



R-WILD HORSE RANCH

**6700 Highway 36 West
Platina CA 96076
(530) 567-7007**

What is the R-Wild Horse Ranch?

- The Ranch is a 14,080-acre recreation facility wholly owned by its members who have access to the premises according to the rights and responsibilities outlined in the governing documents. It is run by a not-for-profit Home Owners' Association governed by a Board of Directors elected from within its membership.

Is this like a time share?

- No, R-Ranch is an undivided interest consisting of 14,080 acres of common area for your enjoyment. We are considered a 'planned unit common interest development'. Purchase of a share in the property comes with all the rights and responsibilities specified in our CC& R's and Bylaws, and you will receive a deed for your fractional share. One share entitles you to one cabin or RV site per stay.

How often can an Owner use the facility?

- Owners may use the facility as often as they wish. Cabins may be occupied for up to two weeks at a time, after which you have to vacate for a week. All Owners access to the property is limited to 30 consecutive days of use, after which owners must leave the property for a week. Residency on the property is not allowed.

Will I be charged for access?

- The Annual Assessment covers access for the Owner and their Associate Owners (determined as set forth in the CC&R's & Bylaws). The Annual Assessment per shareholder is due on January 1 of each year. Contact the WHOA Office for the current Assessment 530-567-7007

Who can I bring up with me?

- An Owner may bring their Associate Owners whom are required to be their immediate family members residing with them as a family unit in their household. The governing documents recognize only one owner per deed no matter how one holds title. We allow one other qualifying adult per address who can be a husband, wife, or significant other who resides at the same address as part of the family unit. The children of their household who reside with them under the age of 26, as well as grandchildren under the age of 18 will qualify as Associate Owners.

May I bring guests with me?

- Guests are allowed but subject to certain restrictions during heavy use periods such as summer vacation and certain holidays. The Owner or Associate Owners must be present and shall assume all responsibility for their guests. Guests are not allowed on the property without the Owner present.



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What fees will you charge me for guests?

- [Click here for current rates. \(Subject to change at any time\)](#)

Can I board my horse?

- Yes, horse boarding is available to Owners only, and at an additional monthly expense. Boarding fees vary according to the different paddocks and pastures. Inquire at the Stables office for specifics on quarantine requirements, health maintenance, shoeing, fees, rules and etc.

Can I bring my pet?

- Yes, but only if you have them in an RV on site, specified pet cabin or are camping in the unimproved areas of the Ranch. Neither Owners or their Guests may have a pet in or around any R-Ranch buildings.

Can I let my guests bring their recreational equipment?

- Yes, but the Owner assumes ALL responsibility (including damages) for their guests. Guests are not allowed to access the unimproved areas without an Owner. Guest RV's may have limitations on RV site availability.

Do I have to move my trailer every time I come?

- Presently the Ranch allows Owners an up-to 90-day stay on an RV site before they are required to move. Please reference the [Owner Information Book](#) for specific details. This rule is subject to change at any time to maintain RV space availability to all owners.

What are the requirements to make a reservation or gain entry?

- Cabin & Motel reservations may only be made by the Owner on a first come, first serve basis not more than 60 days in advance. Reservations may only be made in person or over the phone with the WHOA Office at 530-567-7007. RV sites cannot be reserved. Shareholders in arrears on their assessments shall be refused a reservation or entry until their assessments are brought current.



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Can I bring a large group of guests?

- Group access for events such as weddings or family reunions are subject to approval by the Ranch Manager. Once your group is approved, you will be allowed to make the reservation upon signing a contract with specific terms of performance. Payment of a deposit (1/2) is due at time of reservation. Balance is due 72 hours prior to arrival. The large kitchen facility at the Upper Lodge is available by reservation only at a current cost of \$100 per day. Reservation of the kitchen does not include the Upper Lodge itself and Owner's cannot be restricted from access to the Lodge when someone reserves the kitchen.

Is my share assignable or transferable?

- Yes, you may arrange to appoint a 'Designated User' (an Owner has the right to assign the use of his/her share's access and use privileges), but until you sell your share and legally transfer the deed, you will be responsible for the annual assessments as well as any damages the designated user incurs.
- **Note:** The R-Wild Horse Ranch is considered Real Property and subject to the Real Estate transfer laws of the State of California. We ask that you review our, Governing Documents, Rule Book, Secretary of State filing, Board Meeting Minutes, Reserve Study, current Budget, Insurance policies and newsletters before buying in, which can be found under the "Forms" tab at the top of the page.