



**R WILD HORSE RANCH
2024 INFORMATION BOOK**

Effective: 01/18/2024

Mission Statement

“R-Wild Horse Ranch provides a unique opportunity to own a 14,080-acre recreational property that offers exciting adventures and family entertainment in a Ranch environment, where you can create lasting memories and friendships.”

To ensure that every owner can experience the above, we've established a set of rules governing the Ranch. These Rules and Regulations serve to safeguard the Ranch's financial and physical resources, minimize legal liabilities for R-Ranch, and, most importantly, protect the security and enjoyment of individual owners and staff. We have detailed these rules in the following sections and request that all owners observe and adhere to them to ensure an enjoyable Ranch experience for everyone.

If you believe there are matters that require the attention of the Board of Directors, please don't hesitate to contact them at: directors@rwildhorseranch.net

Reminder: The hallmark of a responsible Owner is to leave no trace.

Management
R-Wild Horse Ranch Owner's Association

Ranch Website: www.rwildhorseranch.com

Facebook: www.facebook.com/rwhRanch

Instagram: <https://www.instagram.com/rwildhorseranch/>

R-Wild Horse Owners Association

2024 Master Fee Schedule

Effective **01/18/2024**

All fees are charged in accordance with the annually approved Master Fee Schedule and are subject to the following guidelines.

- **CABINS**
 - Charged on a per night basis.
 - Owner rate: \$15.00 per night for the second cabin.
 - Guest rate: \$35.00 per night.
- **MOTEL Rooms**
 - Charged on a per night basis.
 - Owners: \$30.00 per night.
 - Owners (if RV on site or cabin reserved for owner): \$50.00 per night.
 - Guests: \$60.00 per night.
- **GUESTS**
 - Age 12-17: \$10.00 per day
 - Age 18-64: \$25.00 per day
 - 65+, veterans, or disabled: \$10.00 per day
 - \$20.00 per Motorcycle, ATV and Golf Cart, \$30.00 per UTV, Side by Side and all other off-road vehicles (Per vehicle per day).
- **PLACARD (Off Road Vehicles)**
 - Owners must purchase a placard with the respective owner number.
 - Each off-road vehicle must have the placard attached and easily visible before use on Ranch property.
 - \$10.00 for a permanent placard.
- **HORSE Rides for Guests**
 - Charged as either an Arena ride or a Trail ride. Owners must have appropriate trail card(s).
 - No charge for riders under 6 years old.
 - Arena: \$20.00
 - Trail: \$35.00
- **BUNKHOUSE**
 - Two night minimum applies
 - Cost is \$150.00 per night
 - Bunkhouse Fee is non-refundable

- **UPPER LODGE KITCHEN**

- Owners Only.
- Kitchen fee is for use of the kitchen only and does not preclude other owners from using the upper lodge.
- Upper lodge and motel area are an Adults Only area. Children are only allowed in the upper lodge for meals and/or events when the Upper Lodge Kitchen has been rented.
- Kitchen Fee is non-refundable.
- \$150.00 per day
- \$150.00 Cleaning fee if left dirty.

- **RV SITE**

- Dry camping Guest: \$25.00 charged on a per night basis per RV basis.
- Full Hookup Guest: \$35.00 per night charged on a per night basis per RV (Limited to Temporary RV Cabins only, subject to availability).

- **Electrical**

- Owners who are checked in to any site for more than 14 cumulative days per month are subject to \$30 per month per site for electricity.

- **Fines**

- \$0-\$50.00 dollars per violation (plus damages and labor if applicable).
- Serious violations are subject to a Board of Director's hearing and possible suspension of owner's share.

- **Change of Ownership Fees**

- \$50.00 Transfer Fee.
- \$50.00 Administrative Fee.

- **Designated User Fee**

- \$100.00 per year.

- **Propane Fire Pit**

- \$10 per day.
- \$25 propane tank rental.

- **Propane**

- See Security Shack for Current Rates.

- **Horse Board**

- See Stables for Current Rates.

DOCUMENT DEFINITIONS

C Area: The area adjacent to Ball Rd., also known as Horse Camp or Group Use Area.

Camp Site: Includes both long- and short-term RV sites anywhere on the Ranch, as well as C-Area camping sites.

Developed Area / Compound Area: Encompasses all facilities, including the Lodge/Motel area, Swimming Pools, Recreation Center, Stables, WHOA Office, Tennis/Basketball Courts, Fishing Pond, Rifle Range, Maintenance Buildings, General Store, Well #4 Road, and all improved areas of the Ranch.

Master Fee Schedule: A schedule listing all fees collected by the association for various activities, services, fines, or penalties, available at the WHOA Office, front gate, or online at www.rwildhorseranch.com

Day Use: Refers to any time spent **over 4 hours** on the Ranch premises.

Designated User: The person designated by an owner as the only individual authorized to benefit from the rights of use and enjoyment of the property associated with that owner's share. By default, the designated user is the owner of the share. The Association has the authority to impose reasonable limitations on the frequency of changes to all such designations, currently restricted to once per year.

Facilities: Refers to the Stables, Lodge/Motel, Upper Lodge, Swimming Pools, Recreation Center, WHOA office, Tennis/Basketball courts, Tom Sawyer Pond, Rifle Range, Solar Array, and all improvements to the Ranch.

Guest: Any person or persons invited onto the property by an Owner or Designated User.

Group: Defined as 7 or more guests visiting with an Owner or Designated User on the Ranch on the same day or night.

Kid's Track: The area located east of the kid's playground equipment, designated for children or beginner riders only, with a maximum speed limit of 10 mph at all times.

Medical Release and Liability Release Forms: These forms are accessible at the WHOA Office **or** online at www.rwildhorseranch.com. Forms can also be requested by mail by sending a self-addressed, stamped envelope to the WHOA Office, via fax, or by email. Owners and Guests are required to have updated release documents on file before being on the Ranch

Owner: Any individual who is the grantee of a Deed of Interest or any successor to such a person.

Partying: Refers to gatherings (groups, social or otherwise), that may involve loud music and alcohol.

Quiet Time: Defined as the period from 10:00 PM to 8:00 AM.

SECTION I

GENERAL INFORMATION

R-Wild Horse Owner's Association (WHOA) functions:

- A. For questions about the Information Book, the Declaration of Covenants Conditions & Restrictions, and/or the By-Laws of R-Wild Horse Ranch, contact the Wild Horse Owner's Association (WHOA) as follows:

WHOA
R-Wild Horse Ranch
6700 Highway 36 West
Platina, CA 96076
(530) 567-7007
Ranchwild@rwildhorseranch.net
www.rwildhorseranch.com

- B. WHOA offers multiple convenient methods for receiving assessment payments. Payments can be made in person at the WHOA Office or by mailing them to the address provided above. The WHOA office accepts various forms of payment, including cash, checks, and all major credit cards. Additionally, assessments can be conveniently paid online at www.rwildhorseranch.com. All electronic forms of payment will be subject to merchant charges.
- C. WHOA keeps owners informed about Ranch information and events through email.
- D. Please contact the WHOA Office if you need to update your information.
- E. The WHOA Office will be open according to posted hours.
- F. Loss or Damage to Property: **R-Wild Horse Ranch is not responsible for any loss or damage to property owned by the Owners, their family, or their guests.**

SECTION II

R-WILD HORSE RANCH OWNERS

- A. All owners are required to update their ownership and have signed waivers of liability on file for each family member on a yearly basis.

Owner Cards:

1. Red – Owner.
 2. Blue – Sole Owner
 3. Green – Associate Owner
 4. Brown- Designated User (DU)
- B. All owners and their associates **must carry their Owner ID card at all times**. Staff may ask you at any time to produce your ID card.
- C. Owners and their IMMEDIATE FAMILY (spouse and children under 26, living in the same residence, going to college, in the military and grandchildren under the age of 18) are entitled to the use of the Ranch facilities year-round. Associates 18 through 25 must present identification at that time to prove that they reside in the same household as the parents.
- D. Foster children assigned to the owner's care, living in the owner's home will be considered associates. Proof required.
- E. Associates are entitled to the use of R-Wild Horse Ranch without owners being on the Ranch, under the following conditions:
1. Reservations must be made by the owner(s). Reservations will not be accepted from the associate.
 2. RANCH USAGE BY MINOR ASSOCIATES

Any minor associate under the age of 18 years on the Ranch without a parent or legal guardian present, must be accompanied by an adult with a signed medical release from the minor's parents, for each visit. The medical release form must be left with Security upon entry to the Ranch.
 - i. Curfew is 10:00PM for unsupervised minors.
 - ii. Associates ages 18-25 and living in the same residence as the owner. Overnight stays are permitted with a maximum limit of 2 guests per family per visit.
- F. Family members not living in the same residence as the owner and friends of Owners are considered GUESTS (see Section III).
- G. Youth groups are subject to all guest fees.
- H. During special events, owners may need to purchase wrist bands or tickets in order to help identify their participation in the special event if there is a special charge for the event.
- I. Delinquent Owners are not allowed to use the Ranch if they have any outstanding balance. (This includes any fines, fees, electricity, horse board etc.)

SECTION III GUESTS

- A. Guests may NOT use the Ranch unless they are accompanied by the Owner.
- B. Guests must sign a release of liability at the Guard Shack each visit, before entering the gates of the Ranch.
- C. Owners are allowed a maximum of six guests per share, per visit, unless group reservations (see "Group Reservations" pg. 8) have been made through the WHOA Office.
- D. During peak times, as determined by Management (i.e., holidays, school vacations etc.), guest and site restrictions may be imposed to ensure availability for owners. Restrictions will be reviewed and modified regularly. Call the WHOA Office for the most current restrictions.
- E. Owners who bring minor children under age 18 to the Ranch as guests, without the children's parents or legal guardian must have a medical release form signed by that minor child's parent or legal guardian. Owners bringing minor children of other Owners to the Ranch without the child's parents will also need a medical release form. Owners may not sign release forms for minor guests. The signed form must be left with the security guard at the gate upon entry. Forms may also be requested by mail by sending a self-addressed, stamped envelope to the WHOA Office, by fax, email, or online at www.rwildhorseranch.com.
- F. Owners are financially responsible for all damages and fines caused by their guests and/or Designated Users and are responsible for the actions of their guests/DU's and guest/DU's children at all times.
- G. Owners bringing guests on the Ranch must pay for each guest at the rate shown on the Master Fee Schedule per guest per day. Any portion of a day **over 4 hours** is considered as a day. Children under 12 and Owner's grandchildren under 18 years of age will not require guest passes. All guest charges must be paid at the main gate upon arrival on the Ranch.
- H. Horseback riding: GUESTS will be required to purchase riding passes for rides in order to ensure the availability of the horses for Owners and to reduce operating expenses. Reservations are required at least 48 hours prior to your ride. All reservations are to be made at the stables directly. All rides are 1 hour and guests will pay according to the Master Fee Schedule per arena ride, or trail ride. Children under the age of 6 will not be required to purchase a riding pass, as they are not allowed on trails. An Owner must always accompany their guests at the stables.

I. Group Use Policy

A “group” is defined as 7 or more guests visiting with an Owner on the Ranch on the same day or night.

1. The WHOA Office requires that all group reservations request forms be completed and submitted for approval at least 30 days prior and no more than 6 weeks prior to the arrival date. Forms can be found on our website, or requested from the WHOA Office. Group reservations must be paid with the WHOA Office at the time of reservation. Ranch Management is the final authority on the number of group guests on the Ranch at any one time.
2. All group reservations are finalized 3 days prior to arrival. After finalization, no changes or refunds will be issued.
3. Groups will be subject to the normal guest rates and an additional 10% administrative fee.
4. Groups will be denied during any part of the year when Ranch utilization is high.
5. Owners of groups must notify the Stables and the Snack Bar at least 2 weeks in advance if their group desires to use these facilities.
6. Upper Lodge/Kitchen use: Owners may reserve the Kitchen area for special group events. Please see WHOA office for agreement and cleaning checklist at time of reservation. Fees will be charged in accordance with the Master Fee Schedule. The Upper Lodge and Motel area is an adult only area, therefore, if there are children under the age of 18 attending a meal or function, they must remain within the lodge and supervised. Please remember that other Owners will be able to use the lodge, even though you have reserved the Kitchen.
7. R-Wild Horse Ranch was created primarily for the Owner’s enjoyment. Should the facility become overcrowded due to the excessive use of guest privileges, further limitations on the number of guests using the Ranch will be imposed.
8. Group Reservations are limited to a maximum of five (5) guest ATVs. All guest ATVs must have the owner number displayed in accordance with the ATV guidelines in Section X.

SECTION IV

Reservations and Use (Cabin, Motel, Bunkhouse, Kitchen)

- A. Owners should make reservations in advance to ensure accommodations. No one under the age of 18 is allowed to stay in the motel, or use the upper lodge. No one under the age of 18 is allowed to stay in the cabin without an adult present.
- B. Check-in time is 2:00 PM and Check-out time is 12:00 PM for all site types.
- C. Cabin / Motel Reservations may not be made more than 60 days in advance. It is a good idea to call 2-3 days prior to the arrival date and confirm your reservation.
- D. Bunkhouse and Upper Lodge Kitchen Reservations may not be made more than 180 days in advance. The Bunkhouse and Upper Lodge Kitchen fees are non-refundable. It is a good idea to call 2-3 days prior to the arrival date and confirm your reservation.
- E. If the reservation is made but the site is not used, or is not cancelled at least 24 hours prior to your scheduled arrival, a no-show fee of \$25.00 will be assessed.
- F. Reservations may be made either in person, or by phone directly to the WHOA Office. Reservations must be made only by Owners or Designated Users. Your owner number must always be given with your reservations.
- G. Each Owner has equal right to all facilities; therefore, reservations are accepted on a "First-In" priority basis.
- H. Subject to availability, Owners may reserve more than one cabin/motel or use more than one RV site/campsite for overnight group use. There will be a per night charge for each extra cabin; per night charge for each extra motel room for Owners; per night charge for each extra motel room for guests; and per night for each extra RV site, per share. All fees will be in accordance with the Master Fee Schedule.
- I. The maximum length of stay in cabins/motel is 14 days per visit. There must be a 7-day break between stays during peak season, or 5-day break between off season in cabins/motel regardless of the length of the stay. Cabins/motel left vacant for more than 24 hours will be made available for other Owners.
- J. Owners must always remove their personal property from cabins/motel and leave the cabins/motel in a neat, clean condition. Owners not leaving their cabins/motel in a neat and clean condition will be subject to a \$50.00 fine per occurrence. Additional charges will be assessed for any missing or permanently soiled or damaged items. Additionally, Owners will be charged a per hour rate for repair and maintenance to facilities.
- K. Quiet hours in the developed area must be observed from 10:00 PM – 8:00 AM for the mutual enjoyment of everyone. Those who wish to "party" later than 10:00 PM should see the Ranch Manager for the designated "party areas" on the Ranch.
- L. All owners and guests are required to check in & out with Security upon arrival & departure of any site, including RV Storage. Failure to do so will result in a \$25.00 fine for each occurrence.
- M. Please see additional posted rules inside cabins and motel rooms or online at www.rwildhorseranch.com

SECTION V CAMPGROUNDS

- A. The selection of campsites/RV sites is on a “first come, first serve” basis. There is no saving of spaces, and no reservations. If a trailer is in need of repair, an owner can hold an R.V. spot for up to 72 hours while the trailer is in for repair. After 72 hours the owner must clear their spot for other owners use.
- B. Certain RV/Cabin sites may only be available to owners on a short visit. Request these site numbers from Security. A short visit applies to owners who are not keeping their RVs on site longer than the time they are visiting the Ranch. Owners using these sites may only stay on these sites for up to 14 days. The owners using these sites may not leave for longer than 24 hours to the surrounding areas. The Ranch Manager may open up these sites for longer stays if long term sites are in short supply.
- C. An owner and their guest may occupy only one RV site per visit. Upon arrival, if additional campsites are available, they may be assigned. Owners having more than one share may use one RV site (or cabin) per share.
- D. Owners and their guests may occupy a campsite/RV site for a period of up to 30 days per visit. There must be a 7-day break between stays during peak season, or 5-day break between off season regardless of the length of the stay. R-Wild Horse Ranch is not designed for permanent residents but for periodic recreational enjoyment. Only one RV may be connected to the Ranch power supply and sewer connection per campsite. Owners may connect an additional trailer provided that they do not overload the circuit. Owners are responsible for any damages resulting from overloading electrical circuits. Secondarily powered equipment, such as generators, shall not be left plugged in while the owner or designated user is not on site. Guest RVs on site must be removed when the guest leaves.
- E. All recreational vehicles must be registered with Security at the main gate when checking in. The share number must be clearly mounted on front of the RV and visible from the outside. All recreation vehicles must be currently registered with the State Department of Motor Vehicles and the registered owner's name must match the share number.
- F. Owners must notify Security of the campsite/RV site they occupy within (2) two hours of setting up camp, including RV Storage. Failure to notify Security will result in a fine of \$25.00 for each occurrence.
- G. Owners who are checked in to any site (RV/ Cabin / Motel) for more than 14 cumulative days per month, are subject to the \$30 per month electricity fee (see Master Fee Schedule). If the owner does not leave their RV plugged in when not on the Ranch, and spends less than 14 days checked in per month, they are exempt from the electricity fee.
- H. RVs must be unplugged to be exempt from the monthly electricity fee. Turning off the breaker does not exempt the owner from the monthly electricity fee.
- I. RV repair contractors: Owners can have insured RV repair contractors come to the Ranch and work on their RV's without the owners being present. If the contractor does not have the insurance requirements (call WHOA for specifics) they will not be allowed on Ranch for liability reasons.

RVs left on site:

- J. When an RV initially comes onto the Ranch to start its stay, you must stay the first night, which counts towards the first 30-day stay requirement.
1. You must spend two nights on the Ranch in your RV per 30-day period to receive an extension during the summer season (May 1st - Sept. 30th) and one night per 30 day period during the winter season (Oct. 1st - April 30th). If you are unable to make it to the Ranch to move, please call Security at (530) 567-7007.
 2. After you have fulfilled the stay requirement for the first 30-day period you must take your tag to security to get a new tag that will extend your stay for the next 30-day period - to day number 60. You do not have to wait until the end of the first 30-day period to receive the new extension tag to day 60.
 3. Between days 30 and 60, after you have fulfilled the overnight stay requirement on the new tag renewal, take the new tag to security and have it updated with a new 30-day extension tag that will carry you through to the end of your current stay, and day 90, on the Ranch.
 4. Between day 60 and day 90, you must continue to fulfill your seasonal overnight stay requirement to avoid penalties. Owners who do not meet the stay requirement for the last 30-day period may not return an RV to the Ranch until 7 days after they have removed their RV from the Ranch.
 5. After a 90-day stay, your RV must be removed from the Ranch, or taken to storage for 7 nights before returning to the Ranch (except for Dual Share owners who comply with the Dual share ownership requirements). Failure to move trailer will result in fines of up to \$25 every for 72 hours for the first 30 days, then \$50 every 72 hours.
 6. When moving off the site, all personal belongings must come off the site as well. Switching sites and leaving personal belongings on site is not allowed. This includes tents, trailers etc that belong to other owners. If there are items left on the RV site, the owner who occupied that site is not considered off site until all items are removed. Owner will be subject to late fees. (See section D above)
 7. RVs (not owners) may occupy a site for up to 90 days at a time (if the owner follows the 30-60-90 policy). The RV must then be removed from the Ranch or placed in the storage area for a minimum of 7 days. It is the Owner's responsibility to ensure that the RV is moved in a timely manner.
 8. Owners must utilize the trailer while on site. Having an Associate Owner, or guest staying in the trailer to avoid owner staying in the trailer does not count towards fulfilling trailer policy.
 9. Owners that have multiple shares may move their trailers to another space at the end of their 90 days without a 7-day break and check in under their other share number(s).

- K. If an RV is left on the same site for over the authorized limit a charge of \$25.00 for every 72 hours for the first 30 days shall be assessed. After which a \$50.00 charge for every 72 hours will be assessed to the Owner until the RV is removed. Each day beyond the end date is considered a new violation as per Article VIII of the By-Laws. After 60 days, the association may remove the RV from the site at the risk of and cost to the owner in violation. (As per CC&R Declaration 4(h)).
- L. Owners may have a contractor move their RV onto a site up to 48 hours prior to their arrival to the Ranch. Contractors who work on the association's property must provide proof of insurance and list R Wild Horse Ranch Owner's Association as an additional insured. Contractors who fail to meet this requirement will not be allowed to perform work on the Ranch. *If there is no owner arrival within the 48 hours a fine of \$50.00 will be assessed. A fine of \$50 will then be assessed every 72 hours until an owner checks in for the first time on that RV site.
- M. State and County Health regulations prohibit dumping of ANY waste water on campgrounds. Sewer connections in the "A" and "B" areas are provided and dump stations are provided in the "C" area for disposal of all waste water (grey and black). Owners and guests must use formaldehyde free products at the Ranch.
- N. Quiet hours in the cabin/motel/ RV/ and campground areas must be observed from 10:00 PM – 8:00 AM for the mutual enjoyment of everyone. Those who wish to "party" later than 10:00 PM should see the Ranch Staff for the designated "party areas" on the Ranch (Note: this would be solely at the discretion of Ranch Management Example: the exception to this would be if there were Owners staying in the designated "party area," which is the "C" area.)
- O. In consideration of your neighbors, RV owners with generators will not operate their generators between the hours of 10:00 PM – 8:00 AM. The only exception to this rule is if the power is out.
- P. All Owners and guests are required to check in & out at Security upon arrival & departure. Drop boxes are available at each "out gate" for your convenience.
- Q. When owners are not on the Ranch, they may leave two additional trailer and/or tents provided that these additional items do not impede on neighboring sites. This makes the total amount allowed = three (3) including the RV. All owners' personal belongings must be setback three feet of the neighbors' electrical pedestal Note: not all R.V. sites are the same size so please be considerate to your neighbors.
- R. Please keep your sites clean and organized. Do not create an eyesore. Examples of eyesores are: trash, broken down ATVs and vehicles, cluttered and unorganized campsites. All owners are expected to leave the Ranch with a clean and organized site. Clean and organized is defined as: All miscellaneous items must be covered or out of sight. Failure to do so will result in disciplinary action.
- S. All tents left setup on site must be complete and free of any major tears.
- T. If you are occupying a Cabin/RV combo: your area will stop 2 feet from the neighboring cabins.

SECTION VI

STORAGE YARD

It is the intent of the Board to provide and maintain a portion of the Ranch specifically for the purpose of long-term storage of users' vehicles. In order to properly maintain the storage yard, the following rules are enacted:

- A. The designated storage yard is for the storage of vehicles related to use on the Ranch. The storage of vehicles owned by users with the intent on converting said vehicle(s) to one appropriate for use on the Ranch is not allowed. (Example: a bus to be converted to RV).
- B. Notwithstanding items above, the storage of a boat of size no greater than twenty-five (25) feet is allowed provided that the remaining conditions and restrictions are abided by. The term "Vehicle" will include boat for the remainder of this section.
- C. All vehicles stored in the storage yard shall be properly registered with Security and the State Department of Motor Vehicles prior to being admitted to the yard. Registration Security and the State Department of Motor Vehicles shall be required annually subject to the following requirements:
 - 1. All vehicles must display a current Ranch Storage Permit and the permit term shall be a calendar year. This permit shall be attached to RVs, Off-Road Vehicles or other vehicles in such a manner that it is clearly visible from the aisle as Ranch staff pass by the vehicle. The recommended location is the left side (when looking at the vehicle) of the front bumper or frame area.
 - 2. There shall be a grace period of January through March of each year to allow users to return to the Ranch and either renew their storage permit or remove the vehicle(s) from the storage yard. Failure to properly register the vehicle(s) in storage during the first quarter shall result in a fee/fine of \$50.00 for each storage space occupied assessed and due monthly on the first of each month. If the storage permit is not renewed and any/all fines paid after three months, legal proceedings to remove the vehicle will commence. The vehicle owner will be responsible for any and all fees paid for such proceedings. WHOA will not be liable for any damage to the vehicle and the owner will be responsible for the cost of removal of the vehicle under these proceedings. Should the owner remove the vehicle prior to completion of the proceedings they will still be responsible for payment of any fines.
 - 3. Vehicle(s) left in the storage yard without being used at least once during the previous calendar year, or that are found to be in unusable condition will be ineligible for renewal and shall be removed from the Ranch at the owner's expense.
 - 4. The storage of Special Equipment in the storage yard is not allowed except with the specific express written permission of the Ranch Management (or designate) and only then when the use of said special equipment is necessary for use on a Ranch sanctioned project. Special Equipment is any non-recreational, industrial type equipment including but not limited to: tar pot, air compressors, welders, tractors, dozers, etc.

SECTION VII

FAMILY RECREATION CENTER

Rec Center, Pool, Hot Tub, Saunas, Bathrooms

- A. The Recreation Center is designated for use by the entire family.
- B. Hours for Pool: 9:00 AM. to 10:00 PM.
- C. Hot Tub: 9:00 AM to 12:00 AM
 - 1. (Absolutely no glass is allowed in pools or hot tub area – a violation of this rule will result in a fine) If glass is broken, owner is liable for all charges related to broken glass in hot tub/pool.
- D. Recreation Center staff should be contacted for environmental controls (heating and air conditioning), TV programming, sports equipment or any problem arising in the area. Contact the WHOA office for hours.
- E. The use of alcoholic beverages is under the complete control and discretion of the Owners and their guests. R-Wild Horse Ranch Owner's Association accepts no responsibility regarding the use of such beverages. No alcoholic beverages are allowed at any time in the TV/game room area. Consumption of alcoholic beverages by anyone under the age of 21 is strictly prohibited. Please note that all applicable California drinking laws will apply while on Ranch property. Security has the authorization to call the CHP or Sheriff's Department to take legal action if a situation arises that is beyond the control of security or management.
- F. Vehicles should be parked only in designated parking spaces using only a maximum of a single space. Vehicles must not block access roads, which must remain open for emergency vehicles. While parking at the recreation center handicap laws will apply.
- G. Swimming pools and the hot tub do not have a lifeguard on duty. The hot tub is only for Owners, Associates, and guests 16 years and older. Please follow all posted signs around the pool area.
- H. **The Recreation Center, as well as all Ranch facilities, belong to you.** When you leave the area, please ensure that it is left neat and clean for the next Owner to enjoy. Clean the tables, chairs and floor in the areas you used.
- I. We must remember that many owners enjoy the Ranch for its peace and quiet. Children must be supervised and respect the peace and quiet sought by others. This applies to all common areas of the Ranch.
- J. Please review posted rules at recreation center and pool area.

SECTION VIII UPPER LODGE/MOTEL AREA

- A. The Lodge/Motel area is designated as an adult area. Owners, Associates, and guests 18 years or older may utilize the Upper Lodge, Motel and upper swimming pool complex.
- B. The Lodge Kitchen is reserved for Ranch functions. The kitchen may be reserved and used by Owners for special events such as weddings and family reunions (see Section III, paragraph I, subparagraph 7). At all other times, the kitchen area is for use by Ranch personnel only.
- C. Vehicles should be parked only in designated parking spaces using only a maximum of a single space. Vehicles must not block access roads, which must remain open for emergency vehicles. While parking at the Upper Lodge and Motel Area handicap laws will apply.
- D. The use of alcoholic beverages is under the complete control and discretion of the Owners and their guests. R-Wild Horse Ranch Owner's Association accepts no responsibility regarding the use of such beverages. Consumption of alcoholic beverages by anyone under the age of 21 is strictly prohibited. Please remember that all applicable California drinking laws will apply while on Ranch property. Security has the authorization to call the CHP or Sheriff's Department if a situation arises that is beyond the control of security or management.
- E. The Upper Lodge and Motel Areas, as well as all Ranch facilities, belong to you. When you leave the area, please ensure that it is left neat and clean for the next Owner to enjoy. Clean the tables, chairs and floor in the areas you used.

SECTION IX SWIMMING

- A. Pool hours and swimming policies are posted at the pools. These policies must be read and adhered to by all pool users.
- B. There are NO lifeguards on duty and all swimmers use the pools and hot tub(s) at their own risk and must exercise caution. **No diving, forwards or backwards is allowed at any time.**
- C. Children under 14 years of age are not permitted in the pool area without a parent or guardian present.
- D. Glass containers are NOT allowed in the pool areas, inside the fences.
- E. Associates and Guests under 16 years of age are NOT allowed in the spas/hot tubs.
- F. The Sauna rooms may be used only by Owners and their guests, those under 16 years of age must be accompanied by an adult. Inside Showers are to be used strictly by sauna users only.
- G. For the welfare of all swimmers and Ranch resources, all swimmers are to use the outside showers before entering the pool or spa/hot tubs at the Recreation Center.
- H. Swim diapers are to be worn by babies, toddlers, and children as necessary.
- I. All pools at the Ranch are subject to the California Department of Public Health regulations.

If contaminated with solid human waste, both the pool and kiddie pool must be closed to all owners for 12-24 hours to completely disinfect and filter the water.

SECTION X SECURITY

- A. **R-Wild Horse Ranch is a private Ranch.** Our Security staff are available to assist Owners, to protect Ranch property and to ensure the orderly conduct of Owners, their associates and guests. Security staff and the owners must treat each other with respect, owners must acknowledge the authority of Security staff to enforce regulations to ensure everyone's safety and enjoyment of the facilities.
- B. **R-Wild Horse Ranch Owner's ID Cards: Your ID card must be carried with you at all times while on the Ranch.** When asked by Security Personnel, Manager or any employee, to show your ID card, please do so. Make sure that your guests wear their wrist bands while on Ranch premises. This procedure is for your own protection to ensure that no outsider will use YOUR RANCH.
- C. **Entrance and Exit Procedures:** When entering the Ranch, Owners should always have their ID cards and all associate ID cards out to show the main gate security personnel. When leaving the Ranch be sure to check out with the Security Officer at the main gate, over a callbox, or use the drop boxes at either "out gate".
- D. **Speed Limits:** A 10 mile per hour speed limit is posted throughout the Ranch for Owner's and their children's safety. Please adhere to these limits at all times (be alert for horses and bicycles).
- E. **Lost and Found:** A lost and found is maintained at Security. Articles found may be given to Security personnel to log.
- F. **Disturbances:** Please report any disturbances or unusual events to R-Ranch Security personnel. Any noise, music or other activity that obstructs or interferes with another owner's enjoyment may be classified as a disturbance and is not permitted.
- G. **Complaints/Concerns/Maintenance issues:** Any owner who has a concern/complaint is to report them to Security. The owner will be required to fill out a form. Forms are available for issues requiring maintenance's attention.

SECTION XI ATVs/MOTORCYCLES

Operation of these vehicles on R Wild Horse Ranch is a privilege requiring Owners to follow the Rules set forth by the Ranch. Safety of individual riders is a priority. BE SAFE. Please report any emergency to the guard shack or WHOA Office and they will alert proper personnel. The board of directors will lease the Ranch out for cattle grazing, please keep that in mind when you are riding your ATV out in the back country.

Remember, due to the remoteness of the Ranch, it takes medical personnel up to 2 HOURS to respond to an emergency, please ride safe!

CLOSE ALL GATES WHEN ENTERING OR LEAVING COMPOUND

VEHICLE INFORMATION

- A. All ATVs, motorcycles, go carts and golf carts must have their 4-digit Owner Number displayed and clearly visible from the rear of the vehicle. If mounting on the rear of the vehicle is not possible, please see Security for alternative instructions
 1. Placards with numbers are available at the Guard Shack and General Store for a fee (See Master Fee Schedule).
 2. Vehicles are required to have 3-inch black numbers on white background mounted on the rear of the vehicle. Guest vehicles are required to have owner # placard mounted on the vehicle at time of entrance to the Ranch.
 3. All ATVs/Motorcycles MUST have a functional spark arrestor at all times. Security will ensure all vehicles have spark arrestors immediately upon entering the Ranch gate.
- B. ATVs/motorcycles and any other rolling stock ridden after dark must be equipped with functioning headlights, tail lights and brake lights. Certain vehicles manufactured without brake lights are exempt (some ATVs, Golf and Go carts).
- C. All ATVs/motorcycles, go-carts, etc. are limited to a decibel level of 96 decibels at 20 inches to the side of the vehicle, plus/minus 1 ½ decibel.
- D. Vehicles 36" or less at the highest point – ATVs, motorcycles and similar vehicles – must mount a flag on a pole riser to provide visibility to other vehicles. Flags are available for purchase at the Security Shack and General Store.

RIDER INFORMATION

- A. All Guests operating motorized vehicles on the Ranch must be accompanied by the Owner or Designated User at all times.
- B. All Guests must have a signed Hold Harmless Agreement and signed ATV/Motorcycle Rule Signature form on file in the Security Office.
- C. Children 11 and under must be accompanied by an adult at all times while on the Ranch.
- D. All riders under the age of 14 years must be accompanied by an adult or designated guardian 18 years or older when outside the developed area.
- E. All riders must wear appropriate clothing conducive to the operation of an ATV or motorcycle. No bathing suits, sandals or other open toed shoes are to be worn while operating said unit. No Exceptions.
- F. All persons under the age of 18 years are required to wear a helmet that is certified for use by a national lab for its type.
- G. ATVs/Motorcycles may only be ridden in a manner for which they were designed. Each rider must be seated on an appropriate seat.
- H. No one under the age of 18 is allowed to ride double.

Operating ATV's / MOTORCYCLES ON THE DEVELOPED AREAS OF THE RANCH

- A. All vehicles must obey the 10 MPH Speed Limit in all areas – except the designated ATV area.
- B. Vehicles are restricted to the designated main roads while in the developed areas of the Ranch.
- C. Riding around and between the cabins, RV spaces, and other structures is prohibited.
- D. ATVs, motorcycles and other gas-powered units are not allowed in the stable area during stable hours.
- E. No riding on horse designated trails.
- F. Vehicles MUST yield to horses in all developed Ranch areas.
- G. C Area has the same restrictions as the cabin area. Ball Rd. is a county road and the area beyond the cattle guard is private property.
- H. The Beegum Gate Road has the same restrictions as the rest of the Ranch; vehicles must stay on established roads and no riding on horse designated trails.
- I. ATVs are NOT allowed off established roads except in the designated ATV area.
- J. No open toed shoes allowed when riding ATVs.

BOUNDARIES OF THE 900 Acre ATV AREA

- A. North: Highway 36
- B. East: The road going from the gate to the Shooting Range on Hwy 36 to the Pipeline Road.
- C. South: The Pipeline Road, which is the road going out from cabins 46 and 47.
- D. West: The first road crossing the Pipeline Road.

ACCESS TO ATV AREA:

- A. Proceed through the gate beyond cabins 46 and 47 or through the gate on the south side of Hwy 36, approximately one mile east of the General Store.

OPERATING ATVs / MOTORCYCLES IN THE ATV AREA

- A. Guest vehicles must be accompanied by an Owner in the ATV and outback areas at all times. Each Owner may take a maximum of 3 guest vehicles (no limit on the number of people) in the ATV area at one time, and the vehicles must safely seat all passengers riding in or on the vehicle. Ranch Management can approve an additional number of vehicles (i.e. when a club comes to the Ranch).

VIOLATION OF ATV/MOTORCYCLE RULES

- A. Owners are responsible for guests in violation of the ATV rules will be subject to penalty fines. Consequences for violations vary based on their severity and may include a range of actions such as a written warning, a monetary fine ranging between \$25 and \$50, per violation (in addition to damages and labor charges if applicable), and potential action by the Board of Directors, including a suspension of up to 90 days per violation.
- B. SPEED LIMIT on the Ranch is 10 MPH in all areas except the designated ATV area.
- C. ATVs are NOT allowed off established roads except in the designated ATV area.

SECTION XII

STABLES AND HORSES

As R Wild Horse Ranch Owners, we own a string of horses for the use of all Owners. STABLE GUIDELINES have been established to help Wranglers maintain the safety and well-being of both horses and riders. Accordingly, we must follow their guidance in the care, handling, and riding of horses – they are our experts. Owners are responsible for knowing and understanding STABLE PROCEDURES, RULES, and ETIQUETTE prior to riding. These are posted at the Stable and are available on the Ranch website. Owners must present a valid Owner ID Card at the time of their ride.

OWNER RIDING PROCEDURES

- A. A HOLD HARMLESS AGREEMENT must be completed by every owner prior to riding. Guests must sign a release every time they visit the Ranch. The Agreement may be obtained from the Stable, or WHOA Office in person, by email, Fax, or from the stable page of the Ranch website: www.rwildhorseranch.com.
- B. Trail Riding on Ranch Horses: In order to ride a Ranch horse away from the stable area and/or arenas, one must have either a trail card or be in the company of an owner holding the appropriate level of trail card.

GUEST RIDING

- A. Guest Passes are required for all non-owners and must be presented to the Wrangler prior to riding. See Master Fee Schedule for fee.
- B. The Owner must always accompany guests at the stable and on rides.
- C. The Owner is responsible for guests following all Stable Rules and procedures.

STABLE RULES

- A. No smoking allowed in the barn and hay storage areas.
- B. Riders will adhere to posted stable and riding hours.
- C. Decisions regarding horse assignments, riding areas, etc. are at the discretion of the Wrangler – Wrangler decisions are final. Riders are prohibited from switching horses after assignment.
- D. All riders must wear proper clothing, such as long pants, shirts with sleeves, and closed-toed shoes. Riders will not be permitted to wear shorts, skirts, or sandals.
- E. Associates under the age of 14 MUST be accompanied by an adult in the stables area and on trails.
- F. **Loping, cantering or running of stable horses is strictly prohibited.**
Ranch horses must be walked at all times. Riders returning an overheated horse will be required to walk the horse until completely cool and may face suspension of riding privileges for a period of time at the discretion of the Stable Supervisor.
- G. Horses are not permitted in the campgrounds, RV area, cabin areas or other Ranch facility areas. They are permitted only in developed areas lead to established riding trails.
- H. No “ponying” (the leading of one horse by the rider of another) of Ranch horses is allowed.
- I. No alcohol allowed at the stables during stable hours.
- J. No riding double during Stable hours.
- K. Riding reservations must be made no less than 48 hours in advance with the Stables. Failure to arrive, or cancel your riding reservation will result in a fine of \$25.00 per horse, per occurrence.

Failure to comply with the above rules will result in the revocation of trail cards.

TRAIL CARDS are a way to determine rider abilities, help ensure rider safety and appropriate horse assignment.

- A. Owner's ID Card shall be presented to the Wrangler before riding.
- B. To take the test for your Trail Card, make an appointment at the Stables. Appointments will not be available during holiday weekends.
- C. The Wrangler will document misuse of a horse. A trail card may be revoked.
 1. LEVEL I TRAIL CARD
 - i. Associates over the age of 18 years may ride unescorted in the stable and Arena areas.
 - ii. Associates 6 to 17 years of age may only ride on trails escorted.
 - iii. Are not allowed to take any additional rider with them who does not possess a Trail Card.
 2. LEVEL II TRAIL CARD
 - i. Must be 18 years or older and may ride on trails unescorted.
 - ii. Must be 18 years or older to take one non-Trail Card holder on trails.
 3. LEVEL III TRAIL CARD
 - i. Must be 18 years or older and may ride on trails unescorted.
 - ii. Must be 18 years or older to take two non-Trail Card holders on trails.
 4. NON-TRAIL CARD HOLDERS
 - i. May ride on trails only when escorted by a Level II or higher Trail Card Holder.
 - ii. Must be 18 years of age or older to ride unescorted in the Stable and Arena area only.
 - iii. Wranglers may require riders to demonstrate sufficient riding ability prior to riding escorted on trails.
 - iv. Children under 18 may be eligible to earn a Jr. Trail Card by meeting Trail Card I requirements.

STABLE SERVICES

- A. Riding lessons, Wrangler supervised trail rides, Overnight trail rides, Dinner rides, and Gymkhanas are scheduled periodically. Ask a wrangler for current schedules.
- B. Owners desiring to have a Wrangler lead a trail ride must contact the Stables 48 hours prior to their arrival on the Ranch. This request will be fulfilled if the stables are adequately staffed. Wranglers will try to accommodate special requests. Please contact the Stables at 530-567-7007 or stables@wildhorseranch.net

STABLE GUIDELINES FOR PERSONAL HORSE OWNERS

Owners may board their personal horses at the Ranch, subject to fees and regulations set by the Board of Directors and Ranch Manager. The Stable Supervisor must be consulted and must approve your horse prior to bringing a personal horse on the Ranch. **All outside parties accepting money for services related to owner's horses must provide proof of liability insurance to the stable supervisor before work is performed.**

- A. All Owners boarding horses at the Ranch must sign the Horse BOARDING AGREEMENT and HOLD HARMLESS AGREEMENT.
- B. All Owners boarding horses at the Ranch must abide by all Stable PROCEDURES, RULES, and ETIQUETTES **at all times.**
- C. All Owners boarding horses at the Ranch must obtain and agree to follow GENERAL BOARDING RULES prior to bringing a horse to the Ranch.
- D. For the protection of String horses, all horses brought on the Ranch must have current vaccination records in accordance with Ranch requirements and are subject to approval by the Stable Supervisor.
- E. No stallions shall be brought on the Ranch at any time.
- F. For the protection of all horses and people, Ranch Management may require any Horse to be removed from the Ranch if it is deemed to be a hazard.

SECTION XIII PETS POLICY

(This policy is not intended for services animals)

The intent of this policy is to create a harmonious co-existence of all in our Ranch community living situation by fostering an attitude of respect, cooperation and consideration among owners, guest, and staff. We welcome your well-behaved pets at R-Wild Horse Ranch.

Ranch management has deemed several cabins "pet friendly" cabins. If owners do not comply with keeping both the cabin and surrounding pet friendly area clean, management will revoke the use of all "pet friendly cabins."

Pets are allowed on R-Wild Horse Ranch under the following conditions and in the following areas:

- A. All pets must wear identification tags that indicate the pet's name and telephone number.
- B. Pets need to be inoculated in accordance with state and local laws. All pets must receive proper veterinary care, and must be up-to-date on rabies and distemper vaccinations.
- C. Owners must immediately pick up and dispose of all waste deposited on the Ranch grounds. A waste removal penalty of \$10 per occurrence will be assessed for failure to comply with pet rules on waste removal.
- D. All household pets must be restrained and under the control of a responsible individual at all times. Pets shall not be allowed in any of the following areas: (including but not necessarily limited to) the upper and lower recreational centers, motel, pool areas, horse barn and arena area.
- E. Owners and/or guests are responsible for ensuring that their pets do not disturb or annoy other owners or guest neighbors. Owners or guests whose pets are determined by management to be disturbing others must remedy the situation immediately.
- F. Owners and/or guests are responsible for all damages or injuries caused by their pets. Failure to follow the pet policy will result in fines and disciplinary action up to not allowing the pet on Ranch property.

SECTION XIV

SHOOTING RANGE

- A. No glass is allowed at the Shooting Range area.
- B. No alcoholic beverages are allowed at the Shooting Range area.
- C. Dispose of or remove debris after using the Shooting Range area. Recycling of brass is encouraged in order to provide funds to make improvements on the range.
- D. Failure to clean up will result in a \$50.00 fine per occurrence.
- E. Destruction of range property or facilities may result in a fine and replacement/repair costs to be assessed.
- F. Plan ahead- bring your own targets and if you see someone abusing the Shooting Range rules or facilities, please report it to security as soon as possible. A description and vehicle license number will help us prevent damage to the range facilities and keep owners accountable for their actions.
- G. Use of the range is on a first-come first-serve basis. **Note: Owner's use of the gun range takes priority over quest's use. Guest cannot use the shooting range without the owner present on site.**
- H. There is absolutely no target practice anywhere on Ranch except shooting range. **This is considered a serious violation and is subject max fine and immediate Board discipline.**

SECTION XV

ARCHERY RANGE

The archery range is located out towards Beegum Creek on the "B" side. There is archery equipment that you can borrow and check out from the Rec Center.

- A. All owners and guests will be held financially responsible for loss or damages done to borrowed equipment.
- B. Please be mindful of other owners and clean up any garbage or targets you brought with you.
- C. **ABSOLUTELY NO GUNS ARE ALLOWED AT THE ARCHERY RANGE.**
- D. **Vehicles are not permitted to drive in, or around the Range area and must stay behind the firing line.**

SECTION XVI

MISCELLANEOUS

HUNTING:

- A. A current California Hunting License (example: Hunting Zone B) with appropriate tags is required to hunt on the Ranch. The Ranch has designated areas for hunting.
- B. Hunters must follow all R-Wild Horse Ranch posted rules when hunting. Anyone hunting must use the fire break as a safety area and not hunt on the fire break.
- C. Owners actively hunting at the time may bring one (1) guest to hunt with them. If both a husband and wife are hunting, each may bring one (1) guest with them to hunt. An Owner in violation of this policy will be asked to leave the Ranch and face disciplinary action with the board.

FISHING:

- A. The "Tom Sawyer" pond is open to all Owners and their guests with a 3 fish per day limit per person or a 5 fish per day limit per family.
- B. With the exception of the "Tom Sawyer" pond, a California Fishing License is required to fish on the Ranch.
- C. Anyone found violating any California Fish & Game regulation will lose their privileges to hunt or fish on Ranch property and will be reported to the California Department of Fish & Game.

DESIGNATED USER:

- A. If an owner designates his/her share to someone else, the owner accepts all liability of damages and fees that said DU incurs. In order to put a DU in place, owner and DU must come to WHOA in person or owner must notarize DU form, **no exceptions**. Please call WHOA for further instructions.

FINES:

- A. If any activity poses a safety risk, it will be prohibited and subject to fines and or disciplinary action.
- B. Consequences for violations vary based on their severity and may include a range of actions such as a written warning, a monetary fine ranging between \$25 and \$50, per violation (in addition to damages and labor charges if applicable), and potential action by the Board of Directors, including a suspension of up to 90 days per violation.

PROPANE:

- A. Owners who want their propane tanks filled, please drop them off at the maintenance shop near the propane tank. Maintenance fills them in the morning, before lunch and before 4:00 PM. After they are filled, security then picks them up and takes them to the locked propane cage at cabin 1. Please see security to pay and pick up your tanks.

MAIL:

- A. Owners cannot receive mail and or packages at the Ranch. Please call WHOA for alternative options.

****Please note – these rules are subject to change at any time****