

## **Clarified Rules for Wagon Trail Ranch**

Some concerns have been brought to the Boards attention regarding the rules that govern activities around Wagon Trail Ranch. Several situations have prompted the Board of Directors to add some new rules and clarify others.

Concerns and problems that have been brought to the Boards attention include: riding ATV's on roads, capacity of the pool, use of pool by non ranch parties, speeding on roads, loud and obnoxious actions, ie. music, partying, cluttered lots, unsafe fire conditions on lots, camping on common grounds, unauthorized person using the WTR Facilities.

### **Rules Regarding Vehicles on the Ranch**

All vehicles, whether they are cars, trucks, ATV's, golf carts, motorcycles, tractors, etc., must at all times obey the posted speed limit of the WTR roads. The limits are 20 MPH on the paved areas, and 10 MPH on the gravel areas. All vehicles must obey all local, state and federal laws, regarding travel, on the WTR roadways. All drivers of vehicles on the WTR must be of legal age, and possess a legal driver's license or permit.

All vehicles must stay on the pavement and gravel roads at all times. **No vehicles allowed off the roads on the common grounds.**

If any vehicle violates these rules, it will be brought to the Boards attention in writing. The Board will act accordingly and warn, fine or both, to prevent repeated violations. (See: Enforcement of WTR rules)

### **Rules Regarding Pool use by Ranch Members**

Pool hours are from 10:00 am — 8:00 pm. Maximum capacity of the pool is 25 persons at any one time. Each property owner is allowed five guests with them at one time on a normal daily basis. If a property owner has a higher guest count, or large family gatherings, please notify a member of the Board of such an occasion. The guest must be accompanied by a property owner while they are using the pool. The Member must be 16 years or older to use the pool if NOT accompanied by an adult. If there are children under the age of 16, they must be accompanied by an adult 18 years or older.

Renters, of a home, will follow the same rules as property owners regarding pool usage. The legal Property Owner is responsible for the actions of their full time renter.

Vacation renters or short term renters can use the WTR facilities but must follow the same rules as the Property owner. The legal Property owner is responsible for their renters actions at all times. WTR has the right to require the Property owner to provide, in writing, the name of the renters and the period of their stay. Any violations of these rules should be brought to the Boards attention in writing. The Board will act accordingly and may warn or fine repeated violators. (See: Enforcement of WTR rules)

### **Rules Regarding the Clubhouse and Surrounding Grounds**

The Clubhouse may be used by Property owners and are limited to 5 guests. Any function that has a higher guest count must be cleared by the Board prior to use.

Camping is not allowed anywhere on the Clubhouse grounds or on WTR common areas. The one exception is the Camp Host who will oversee the Clubhouse during the summer months.

The Clubhouse can be rented by contract for special functions, but must not interfere with any of WTR day to day business. A rental of the Clubhouse will not include any use of the pool. The pool must be kept open for the use of WTR members during normal use hours.

#### Enforcement of Wagon Trail Ranch Rules

The Board has the right and duty to protect all Property owners. From time to time the Board may need to set up Rules and enforce rules for the good of the membership. The Board is empowered to do this under Article V., Section 1., a, b, c, e, Article VII, Section 6, 9, 13, 16, Article VIII, Section 1.

#### Methods of enforcement

1. After receiving a written letter of complaint, the Board will research the validity of the complaint.
2. The Board will act on the letter of complaint by:
  - a) after investigation, the Board may dismiss the letter of complaint
  - b) send the offender a letter explaining the complaint and issue a warning
3. The offender will be given every chance to request a meeting with the board to explain their point of view concerning the complaint.
4. If the offender violates the rule a second time, the Board can levy a fine against the violator.
5. If the fine is not paid within 90 days a lien can be placed against the offender's property. At that time the offender can be asked not to use WTR facilities and will not be allowed to vote.
6. When the lien is satisfied, the property owner will be reinstated with full privileges.
7. If the offender commits a third violation, the fine can increase and the lien process will again go into effect.

These rules and updates are necessary to protect all Members of WTR. The enforcement process will only be used as a last resort. The Board feels that if all the rules are known to WTR members, they will be more aware and compliant, thus creating fewer problems.

#### Fine Process for Infractions of Rules Concerning Wagon Trail Ranch

1. The Board must receive a written complaint of an infraction or be aware of an infraction directly.
2. The Board will check out the validity of the complaint.
  - a. If the complaint is valid, issue a warning letter advising the home owner of the infraction and how to correct the infraction.
  - b. If the complaint is not valid, issue a letter to the complainant stating why the complaint is being dismissed.
3. If the complaint is valid, give the violator 30 days or the next board meeting to appeal the Complaint in front of the Board or in a written letter to the Board.
4. After hearing the appeal, the Board can:
  - a. Dismiss the complaint, advising the homeowner.
  - b. Give the owner another 30 days to correct the violation.
5. If the infraction is not corrected in the time allotted, levy a fine of \$100 against the homeowner.

6. If the fine and infraction have not been complied with in a 30 day period, the action will be turned over to the collection company to lien the property.
7. When the infraction and fine with filing fees have been satisfied, WTR will release the lien against the owner's property.
8. No additional liens on the property for the same complaint but additional liens and fines can be made for different complaints.

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