

Association policies*

To clarify and specify items from the CC&Rs and implement actions, the Board and the Association have revised (Fall, 2019) and passed the following policies: The Board is given permission to take whatever action it feels is necessary to implement the CC&Rs and policies of the Association (see **Article IX=Protective Covenants, Section 17= Authority to Adopt Additional Rules and Regulations and Penalties**)!

NOTE: Red printed policies are existing policies, black printed policies are new policy changes.

1. No firearm is to be shot on the property. There is a \$100 assessment (per shot) for the shooting any firearm on the ranch that is not an emergency situation.
2. Any hunting, or the killing of a deer, elk or any other animal in a non-accidental incident will result in a \$2500 assessment.
3. Careless driving, speeding and spinning rocks by unnecessary fast turns or donuts will result in a \$50 per incident road abuse assessment, plus any additional costs to repair any road damaged.
4. Any cutting of any trees not approved by the board will result in a minimum of \$250 penalty per tree, and up to \$500-\$1,000 for larger/mature trees.
5. Fireworks are prohibited on the Ranch. Any discharge of any fireworks shall result in a minimum of \$100 penalty per incident. Large discharges of fireworks may result in larger fines determined by the board.
6. Any violation of the ranch's noise quiet time policy shall result in a \$100 penalty for each incident (11:00pm until 7:00am).
7. Scotch broom is to be removed in a timely manner or in a reasonable period of time after the RRR Board has contacted the owner. Any refusal or delays to remove such noxious or related weed(s) may result in a \$50 penalty for the first 6 months, then will be increased to \$100 per month thereafter.
8. Any owner in violation of a County or State burn ban will be assessed a \$250 penalty for each incident and reported to the proper agency(ies).
9. Any livestock or horses kept on an owner's lot shall be for their personal use only! A owner shall send a notice to the board "prior to the owner's intended usage" and the number of animals requested. The board shall have final approval of how many and what kind of animals will be permitted per lot. No odors shall leave said owner's property and evade other owners' enjoyment of their property. Penalties for odors will be determined at the time of such incidents, or \$100 per month.
10. No large or commercial vehicles over 16,000lbs. gvw will be permitted on any

roads, or stored on any private lots, except for temporary construction purposes. Any damage to roads caused by such vehicles will be charged to violating owner. RV's and travel trailers are exempt.

11. Any commercial use of an owner's property will result in a \$500 penalty per incident or per month if continued. Any attorney fees resulting in this issue shall be borne by the owner.

12. All owners will take any/all "reasonable action" to reduce fire hazards upon their lot(s), ie: = removal of trash/debris, hay/grass mowing, no storing of flammable liquids, etc. Usage fuel like gasoline for mowing etc. is allowed up to 10 gallons. Owners need to notify board of any higher stored amount and reason(s) why and length of time of storage. Penalties may be assessed to owners for refusal to help lower fire hazards at the time of violation(s). Amount of penalty will be determined by the board per incident or hazard created at that time.

13. Any incidents that may arise but are not stated herein, shall be dealt with at that time by the board, and may result in any penalty(ies) that the board deems necessary. Repeated incidences will result in penalties doubling, tripling, etc, each time there is a reoccurrence of any violation.

14. All assessed penalties shall be paid within 30 days of notification. Otherwise, a 25% interest penalty shall apply each month that penalties are not paid. All unpaid penalties will be added to a owner's annual dues amount too.

15. Only members in good standing, i.e. are up to date with their dues, will be counted for the Annual Meeting and be able to vote.

16. Board members must attend 50% of RRR meetings, unless other acceptable reasons are made with the Board.

17. Owners are not to build any type of building or structure without obtaining clearance from the Board. Those who start building without the Board/ACC approval will get a stop/desist order from our lawyer. Costs for the lawyer will be tabbed to the owner's dues. Other penalties may be applied to as determined by the Board, including the possible removal of any buildings or structures.

18. Owners two years in arrears in their dues payment will have a lien placed on the property with lien and association expenses added to their dues amount.

19. Vehicles staying longer than 60 days on the property must meet the Association variance policy, no exceptions! The variance application form is available directly from the Association (send a self-addressed and stamped envelope to RRR, Box 427, Randle, WA 98377 and request a variance policy) or [download it](#). Owners without an acceptable variance, or approval by board, will receive a warning letter

from our lawyer stating that the said vehicle will be removed in 30 days at the owner's liability and expense.

(In general, this means that all vehicles on the Ranch must meet several requirements: They must be have a current license OR they must be in usable condition (no broken windows, doors, flooded etc.), used annually, and the grounds around kept in acceptable condition (mowed, no unsightly debris, etc.) All definitions are the Board's explicit power to define.

This policy is not meant to have any significant effect on those living on the Ranch full-time, nor upon those who recreate there regularly and use their property and vehicles. It is aimed at those vehicles that are stored there, neglected and, for all practical purposes, abandoned, creating eye-sores for neighbors and a lessening of the experience and value of the Ranch.)

* All the above may have extenuating circumstances that owners may bring to the Board. Appeals must be to the next Board meeting after receiving any notice of non-compliance. (Appeals must be in writing and mailed to the Board after receiving any notice of non-compliance within 15 days. The Board will discuss and get back to the owner in a reasonable amount of time with their decisions regarding such appeals).

All owners are responsible for their guests and any penalties that may arise.

Please see RRR Visitor/Guest Guideline's Policy.