

**HERITAGE
RANCH
COMMUNITY**

**MEMBERSHIP
HANDBOOK**

Her Ranch Her Life Her Community

**RULES &
REGULATIONS**

**Help Keep Our
Community Safe**

**EFFECTIVE DATE
SEPTEMBER 1, 2005**

WEBSITE: WWW.HROA.US

HERITAGE RANCH'S MISSION STATEMENT

OUR PLEDGE TO YOU

To protect and enhance the value of properties within the area known as Heritage Ranch.

To provide for the management, maintenance, and preservation of the common areas owned in common by the OWNERS.

To own, operate and maintain on said common areas, or any part thereof, facilities for the exclusive pleasure and recreation of its MEMBERS.

To oversee that all vacant and unimproved lots are kept in good order and to prevent them from becoming a nuisance, detriment or fire threat to the community.

To follow all laws governing Heritage Ranch and enforce all applicable provisions of the GOVERNING DOCUMENTS relating to the control, management, and use of the lots, common areas and common facilities and the roads within the properties.

To bring and defend actions on behalf of the OWNERS in common or the ASSOCIATION to protect the interests of the OWNERS or the ASSOCIATION pertinent to the operations of the ASSOCIATION.

To encourage membership participation.

To foster peace and harmony, and to provide for the equal treatment of others.

To be a good steward of the land and its resources.



INTRODUCTION

Congratulations on becoming a property OWNER in one of the most unique, prestigious and diverse private communities situated along the shoreline of Nacimient Lake.

Heritage Ranch (RANCH) is a Master Planned Community comprised of approximately 9,250 total acres. The Heritage Ranch Owners' Association (ASSOCIATION) was incorporated on January 28, 1972 to manage and maintain the areas owned in common including: the gateways, public easements, drainage facilities, courts, parkways, grass plots, parking areas, pools, buildings, and other facilities dedicated to community use and other open spaces and ornamental features, which now exist or which may hereafter be installed, erected or constructed therein.

Quarterly dues (ASSESSMENTS) are collected from the OWNERS to pay operating costs and to fund the reserve account for large maintenance and restoration expenditures.

A Board of Directors who are OWNERS volunteer to oversee the management of the ASSOCIATION in accordance with the GOVERNING DOCUMENTS. The Board of Directors administers the ASSOCIATION'S affairs through an in-house management staff (ASSOCIATION OFFICE). There are numerous volunteer committees that assist them in that regard including an Architectural and Environmental Control (AEC) Committee and a Finance Committee.

Board of Director meetings are scheduled on a regular basis, using a monthly calendar. Notice and location of meetings are posted at various locations throughout the RANCH, including at the ASSOCIATION OFFICE, Recreation Barn and at the Entrance/Exit boards.

An Annual Membership Meeting takes place on the third Saturday in August of each year where volunteer Board Members are elected by secret written ballot. Each elected Board Member serves a two-year term.

Typically you will have contact with the ASSOCIATION OFFICE in regards to: ASSESSMENTS, account balances, property transfers, rental of facilities, improvements to your property (AEC approvals), tenant information, various Association services, and/or complaints or inquiries as to a variety of other issues.

**The Heritage Ranch Owners' Association Office is located at:
3945 Heritage Road
Paso Robles, CA 93446
Phone: 238-9641 Fax 238-3430**

HERITAGE RANCH DIRECTORY

Animal Control: 781-4400 or 466-1262, ext. 4400

California Department of Forestry (CDF) Station #33: 227-6553

Community Services District (CSD): 227-6230, Fax 227-6231

Heritage Ranch Association Office: 238-9641, Fax 238-3430

Heritage Ranch Gatehouse/Security: 227-6560

Heritage Ranch Maintenance: 239-4013

Highway Patrol (CHP): 434-1822

Sheriff's Department: 237-3000



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PURPOSE OF THIS MEMBERSHIP HANDBOOK

As an OWNER of property in the ASSOCIATION you have obligations and responsibilities as well as many rights and privileges.

This MEMBERSHIP HANDBOOK is published and distributed to primarily assist and guide you

in understanding the rules, regulations, policies, procedures and resolutions, which collectively are referred to as the RULES AND REGULATIONS governing our community. This MEMBERSHIP HANDBOOK includes a variety of other information provided for your benefit and use.

The RULES AND REGULATIONS of the ASSOCIATION are established for two primary reasons:

1. To protect a desirable quality of life for those who live here.
2. To protect the value of the properties within and upon which we live.

The courtesy and consideration we show to each other helps us to meet the first purpose. Respect for our environment for safety and appearance leads to achievement of the second.

This MEMBERSHIP HANDBOOK is not intended to replace the Covenants, Conditions and Restrictions (CC&Rs), the Articles of Incorporation and/or the Association's Bylaws, which collectively including the RULES AND REGULATIONS are referred to as the GOVERNING DOCUMENTS. Each of these other documents should be referenced independently and in conjunction with this MEMBERSHIP HANDBOOK.

The ASSOCIATION is also governed by County, State and Federal Laws. The State of California has adopted a multitude of laws related specifically to homeowners associations. Many of these laws are mirrored in the ASSOCIATION'S GOVERNING DOCUMENTS. The State legislature frequently reviews, amends, appeals or adopts new laws regarding how homeowners associations operate. County, State and Federal Laws in affect at the publication date of this MEMBERSHIP HANDBOOK have been utilized.

Issues related to property boundaries can be found on a SUBDIVISION MAP which illustrates how the various properties are divided into lots, showing the exact location and boundaries of each lot, the common areas, the setback requirements, easements and building envelopes. (The ASSOCIATION OFFICE maintains copies of all SUBDIVISION MAPS within Heritage Ranch.)

In case of a conflict between any of the above forms of regulation, generally Federal Laws, the Articles of Incorporation, the CC&Rs and/or the SUBDIVISION MAP would have priority. The more restrictive regulation is usually also enforceable. You may want to consult with an attorney to advise you on this matter further.



GETTING STARTED

OWNER

Transfer of ownership begins on the day of recordation of a grant deed conveying the property. Regardless if the ASSOCIATION OFFICE is aware of a transfer on this date, the OWNER of record becomes the responsible party for all activity related to a property on the date transfer occurs. Communication regarding property transfers between the buyer and seller is typically handled through a Real Estate representative negotiating the sale. An Escrow Office then coordinates the paperwork to transfer the property to the new OWNER and communicates with the ASSOCIATION OFFICE to obtain the ASSESSMENT schedule and account balance prior to the close of escrow.

It is the responsibility of the seller to provide the new OWNER with the necessary documents required by law prior to the close of escrow. As of the publication date of this MEMBERSHIP HANDBOOK, the required documents include:

- ✧ Articles of Incorporation
- ✧ Covenants, Conditions and Restrictions (CC&Rs)
- ✧ Bylaws
- ✧ The last 12 months of minutes of Board Meetings
- ✧ Certificates of Insurance
- ✧ A summary of any litigation in which the ASSOCIATION is involved
- ✧ A copy of the most recent Budget
- ✧ A copy of the most recent Financial Audit
- ✧ A copy of this MEMBERSHIP HANDBOOK

If you as a new OWNER did not receive any of the required documents listed above, they are available for purchase through the ASSOCIATION OFFICE for the nominal fee of reproduction.

MEMBER

Transfer of MEMBER privileges does not commence until a copy of the recorded grant deed (or certificate of insurance) is provided to the ASSOCIATION OFFICE showing finalization of the transaction.

MEMBER privileges are assigned on a single-family basis for which up to two (2) OWNERS of record residing in the same household (PRIMARY ADDRESS) listed on the recorded grant deed can be designated as the PRIMARY MEMBER(S).

When more than one name is shown on a recorded grant deed, or it is owned by an entity, in trust, or other than as an individual, a PRIMARY MEMBER(S) must be designated. If the grant deed is shown to be owned by an entity, a letter must be provided on corporate stationary listing an officer or agent of the entity as the PRIMARY MEMBER(S). If a grant deed is shown to be owned in trust, a letter must be provided signed by an authorized agent designating the PRIMARY MEMBER(S).

Since all VEHICLE DECALS and VESSEL DECALS are issued annually, a change in the PRIMARY MEMBER(S) requires the surrendering of all previously issued VEHICLE DECALS and VESSEL DECALS before new decals can be issued.

Reminder: Only PRIMARY MEMBERS receive VEHICLE DECALS and VESSEL DECALS, billing, correspondence and voting materials, and can rent amenities for private use.

CO-MEMBER

In addition to the PRIMARY MEMBER, the OWNER(S) of record may establish one (1) Co-Owner Member (CO-MEMBER). The ASSOCIATION allows for up to two (2) OWNERS of record residing in the same household (CO-MEMBER ADDRESS) listed on the grant deed to be designated as CO-MEMBERS. A CO-MEMBER has all the privileges of a PRIMARY MEMBER except voting rights. CO-MEMBERS pay an ASSESSMENT equal to the ASSESSMENT paid by the PRIMARY MEMBER. A CO-MEMBER'S rights cease upon non-payment of ASSESSMENTS.

It is important you keep the ASSOCIATION OFFICE informed of any change in title to your property!

WHO IS ALLOWED TO RESIDE IN MY HOUSE?

OWNERS & THEIR FAMILIES

All OWNERS and their families have the right to enter and exit their residence in accordance with the RULES AND REGULATIONS contained in this MEMBERSHIP HANDBOOK.

PRIMARY MEMBERS are established as the person(s) occupying the residence and are the names maintained in the records with the ASSOCIATION. Any OWNER of record other than the PRIMARY MEMBER or CO-MEMBER gains entry on the RANCH as a RESIDENT or GUEST of the PRIMARY MEMBER or GUEST of the CO-MEMBER.

RESIDENT

A RESIDENT is any individual who resides **with** the PRIMARY MEMBER(S) at their property on the RANCH. This may include children, relatives and/or friends or OWNER(S) other than the PRIMARY MEMBER(S). Both the PRIMARY MEMBER(S) and RESIDENT(S) must show proof of residency to the ASSOCIATION OFFICE in order to register as a RESIDENT. (This may be a driver's license, insurance policy, credit card bill, family relation, etc.)

GUEST

A GUEST is any individual who visits the PRIMARY MEMBER at their property on the RANCH. This may include children, relatives and/or friends or OWNER(S) other than the PRIMARY MEMBER(S) or CO-MEMBER(S).

A PRIMARY MEMBER or CO-MEMBER whose PRIMARY ADDRESS is not at their property on the Ranch may not allow a GUEST to reside at the PRIMARY MEMBER'S property consecutively for more than 30 days without the PRIMARY MEMBER or CO-MEMBER also being present unless they are registered as a TENANT.

TENANT

A TENANT is any individual who resides **instead of** the PRIMARY MEMBER or CO-MEMBER in their house for more than 30 days. This may include relatives and/or friends or an OWNER (S) other than the PRIMARY MEMBER or CO-MEMBER.

A TENANT must be registered through the ASSOCIATION OFFICE, for which a deposit and fee are paid.

Whether or not you charge an individual to reside at your property is not a factor in designating that individual as a TENANT with the ASSOCIATION. All TENANTS that are not registered with the ASSOCIATION are subject to a citation being issued.

When a TENANT is registered to reside at your property transfer of **all** privileges to use the amenities are inured to the TENANT.

THE PURPOSE OF OCCUPANCY IS FOR SINGLE-FAMILY RESIDENCY, WHICH INCLUDES THE TYPICAL ACTIVITIES ASSOCIATED WITH THE SAME. AT NO TIME MAY A RESIDENCE BE USED FOR SHORT-TERM OR TIME-SHARE RENTALS. THIS IS IN VIOLATION OF COUNTY ZONING AND THE ASSOCIATION'S CC&RS.

HERITAGE RANCH IDENTIFICATION CARDS

TEMPORARY IDENTIFICATION CARDS

After close of escrow, a paper TEMPORARY IDENTIFICATION CARD may be issued to the PRIMARY MEMBER (or CO-MEMBER) through the ASSOCIATION OFFICE by furnishing a copy of an unrecorded grant deed. This allows the PRIMARY MEMBER to gain entry onto the RANCH on a temporary basis until a PERMANENT IDENTIFICATION CARD can be issued.

<p>Note: If the Escrow Office forwards to the ASSOCIATION OFFICE a copy of an unrecorded grant deed, the ASSOCIATION OFFICE will automatically mail</p>
--

a **TEMPORARY IDENTIFICATION CARD** to the address provided for unless the **PRIMARY MEMBER(S)** has not be established.

PERMANENT IDENTIFICATION CARDS

Once you receive your recorded grant deed, it is your responsibility to provide a copy of the recorded grant deed to the ASSOCIATION OFFICE to obtain your PERMANENT IDENTIFICATION CARD(S). PERMANENT IDENTIFICATION CARDS are only issued to the PRIMARY MEMBER(S) and CO-MEMBER(S).

When you receive your PERMANENT IDENTIFICATION CARD you are assured all rights and privileges are afforded you including the right to vote, maintain a PERMANENT GUEST LIST, etc. The PERMANENT IDENTIFICATION CARD also allows you to obtain VEHICLE DECALS and VESSEL DECALS for vehicles and/or vessels owned in the PRIMARY MEMBER'S(S) or CO-MEMBER'S(S) name.

TENANT IDENTIFICATION CARD

If a PRIMARY MEMBER has registered a TENANT to reside at their property, the TENANT is issued a paper TENANT IDENTIFICATION CARD through the ASSOCIATION OFFICE. This card allows the Gatehouse personnel to issue VEHICLE DECALS and VESSEL DECALS for vehicles and/or vessels owned in the TENANT'S name. The PRIMARY MEMBER(S) **must** surrender their PERMANENT IDENTIFICATION CARD(S) and all VEHICLE DECALS and VESSEL DECALS while a TENANT is occupying their home. To gain access onto the RANCH, the PRIMARY MEMBER is automatically listed on the TENANT'S PERMANENT GUEST LIST.

If a TENANT moves off the RANCH, it is the responsibility of the PRIMARY MEMBER to retrieve all VEHICLE DECALS and VESSEL DECALS issued to their TENANT before new ones can be issued. A list of all decals issued to your TENANT can be obtained at the Gatehouse. If you are unsuccessful in retrieving the TENANT'S decals, the OWNER(S) will be held responsibility for any activity of the TENANT in attempting to gain entry or launching of their vessel, etc. until the decals expire.

IDENTIFICATION CARDS are used as a form of identification (four-digit MEMBER NUMBER and LOT AND TRACT NUMBER) with RANCH personnel.

GETTING GUESTS ON THE RANCH

☀ GUEST LANE ☀

GENERAL

Only an individual authorized as a PRIMARY MEMBER, CO-MEMBER or TENANT may call in GUESTS through the Gatehouse Entry Gate. Children or friends of a PRIMARY MEMBER, CO-MEMBER or TENANT cannot authorize GUESTS through the Gatehouse Entry Gate. The PRIMARY MEMBER, CO-MEMBER or TENANT must provide their four-digit MEMBER NUMBER to the Gatehouse attendant.

PERMANENT GUEST LIST

A PRIMARY MEMBER(S) and CO-MEMBER(S) may, between them, have up to six (6) GUEST families on a PERMANENT GUEST LIST recorded into the Gatehouse computer system at any one time. (A TENANT may have up to five (5) GUEST families.) A GUEST on your PERMANENT GUEST LIST is authorized to gain entry without the necessity of calling them in. Your PERMANENT GUEST LIST must be updated annually prior to April 30th of each year.

ALL PERMANENT GUEST LISTS are maintained through the ASSOCIATION OFFICE and require the signature of the PRIMARY MEMBER.

ALL OTHER GUESTS, CONTRACTORS, SUPPLIERS

PRIMARY MEMBERS, CO-MEMBERS and TENANTS must call the Gatehouse when expecting GUESTS of any type except for those listed on your PERMANENT GUEST LIST.

Construction Workers and GUESTS temporarily residing with you at your residence may be called in for two (2) week intervals.

Uninvited GUESTS will not be allowed entry onto the RANCH. It is not the responsibility of the Gatehouse personnel to call you when your GUEST has arrived to verify if they can gain access.

The ASSOCIATION has the right to refuse entry to anyone who is uninvited, or any GUEST who is deemed a nuisance, or deemed to affect the health or welfare of the community. The ASSOCIATION maintains a list of individuals who are not allowed on the RANCH and updates this periodically by Board action.

Unauthorized individuals may be removed by the Sheriff for trespassing and a fine may be assessed against an OWNER'S lot for aiding and abetting a trespasser entry. No person may interfere with the Gatehouse personnel while they are performing their duties.

Real Estate representatives must physically escort their GUESTS in at the Gatehouse and display their pocket license to the Gatehouse attendant (not a business card). Entrants who may gain direct entry include: Bail Bonds, Process Servers, Law Enforcement, Paramedics and Emergency Vehicles.

DECALS -- GENERALLY

All VEHICLE DECALS and VESSEL DECALS are issued annually. The expiration for all decals is **April 30th of each year**. New decals are available to be applied any time after January 1st of each year at the Gatehouse. Decals cannot be applied in moist, wet, rainy weather, or if the temperature is below 50 degrees.

The Gatehouse also takes appointments annually between January 1st and April 30th to meet the PRIMARY MEMBER, CO-MEMBER or TENANT at their residence or RV Storage Lot to apply VEHICLE DECALS and VESSEL DECALS.

Your vehicle must be operable, must have a license plate, and have headlights and rear lights in working order as described in the California Vehicle Code. A vessel, which is defined as any watercraft or special device which must be licensed by the State of California, must be operable and used as a vessel.

VEHICLE DECALS

MEMBER LANE

You must register all vehicles associated with your property with the Gatehouse for identification purposes. In order for a PRIMARY MEMBER or CO-MEMBER to receive a VEHICLE DECAL you must display your PERMANENT IDENTIFICATION CARD along with proof of ownership of the vehicle by means of a current registration, or purchase/lease agreement. (A TENANT must display their TENANT IDENTIFICATION CARD.) A VEHICLE DECAL is not required, but is recommended for your convenience and use of the MEMBER LANE. If you do not want a VEHICLE DECAL, when entering the RANCH, you must use the GUEST LANE and show your PERMANENT IDENTIFICATION CARD to the Gatehouse personnel. Failure to use the GUEST LANE without a current VEHICLE DECAL to gain entry is subject to a citation being issued.

If you are driving a new vehicle without a license plate, or a vehicle that is purchased with the registration pending from the DMV, you may be issued a PLASTIC PLACARD to hang from the front rearview mirror or keep on the front dash of your vehicle. The PLASTIC PLACARD allows you to use the MEMBER LANE until your vehicle can be properly registered with the Gatehouse. If you are driving a company vehicle and request a PLASTIC PLACARD, it is at the discretion of the ASSOCIATION to issue the same.

Any vehicle seen on the RANCH which is not logged in at the Gatehouse is subject to a citation being issued

VESSEL DECALS

MEMBER LANE

You must register all vessels associated with your property with the Gatehouse for identification purposes.

Only vessels owned by the PRIMARY MEMBER, CO-MEMBER or TENANT may receive a VESSEL DECAL which provides water rights for use of the launch ramp, shoreline and docks. Except that a PRIMARY MEMBER, CO-MEMBER or TENANT who does not have a vessel may surrender their water rights over to a non-MEMBER once each year for one (1) non-owned vessel.

Any vessel seen being launched at the launch ramp, on the shoreline or on a floating dock which is not registered or logged in at the Gatehouse, is subject to a citation being issued.

GUEST VESSELS

☀ GUEST LANE ☀

A GUEST VESSEL applies to any vessel without a current VESSEL DECAL. A GUEST VESSEL may gain entry at the Gatehouse by being logged in at the Gatehouse and by paying a usage fee. (An empty GUEST watercraft trailer is treated the same as if a VESSEL were on board and will be charged the same usage fees.)

The ASSOCIATION does not allow more than 150 GUEST VESSELS to be logged in at the Gatehouse at any one time. During periods when the water level at Nacimiento Lake is extremely high or low, the ASSOCIATION reduces this limit. (Typical drought conditions allow for 50 GUEST VESSELS.)

A PRIMARY MEMBER, CO-MEMBER or TENANT may pre-register their GUEST VESSEL(S) with the Gatehouse to assure a GUEST(S) will have access to Nacimiento Lake. Pre-registration of any GUEST VESSEL is rewarded with a discounted fee. You may pre-register a GUEST VESSEL up to 30 days in advance but not less than 24 hours prior to arrival to receive the discount.

To pre-register a GUEST VESSEL, you will need all of the following information:

- ☀ The name of your GUEST and approximate time of arrival
- ☀ The CF number of the GUEST VESSEL
- ☀ The GUEST VESSEL trailer license plate number
- ☀ The GUEST VEHICLE license plate number

Daily usage fees are available only during weekdays. On holiday weekends, daily usage fees are available only Monday through Thursday. Weekend usage fees are for Saturday through Sunday. During holiday weekends, the weekend usage fees include Friday through Sunday.

ASSOCIATION usage fees do not include the Monterey County Nacimiento Lake Fee.

PARKING / STORING OF MY “TOYS” ON MY LOT

All campers, vessels/trailers and recreational vehicle units must always be parked in a manner not to interfere with through traffic and cannot be used for camping (except for in the designated campground area).

As of the publication date of this MEMBERSHIP HANDBOOK Tracts #424, #446 and #474 have amended their CC&Rs to allow for parking of all campers, vessels/trailers and recreational vehicle units on a lot in the front set-back on a driveway without the need for screening year-round.

For all other Tracts during the “boating season” you can park your camper, vessel/trailer or recreational vehicle unit in your driveway. The “boating season” is from Memorial Day until Labor Day. During the “off season” if you need to temporarily park your camper, vessel/trailer or recreational vehicle unit in your driveway, you may request a temporary permit which is called a Red Tag which is good for up to 72 hours (3 days).

A PRIMARY MEMBER, CO-MEMBER or TENANT may not request more than 10 Red Tags in a calendar year. To obtain a Red Tag, please contact the Gatehouse.

The parking or storing of any vehicle or equipment on a vacant lot is prohibited except for during construction.

MAKING IMPROVEMENTS TO MY PROPERTY

WHAT I NEED APPROVAL FOR

Generally, all plans and specifications for any exterior improvement or structure that is to be erected on, or moved upon or to any lot, and the proposed location thereof upon any lot or lots is subject to the approval of the Architectural and Environmental Control (AEC) Committee. The Conditions, Covenants and Restrictions (CC&Rs) for your Tract specify what improvements are allowed.

The type of projects that need approval by the AEC Committee include: exterior painting or decor, roofing, concrete and block work, fences, fountains, storage sheds, carports, patio roofs, structural remodeling, satellite dishes, antennas, screening, landscaping and tree removal, in-ground spas and swimming pools, garages, grading and excavating, driveways, new home construction and remodels, new mobile homes and park-model homes (in Tract #447).

All **construction projects** that require a building permit from the San Luis Obispo (SLO) County Building Department must have an AEC Committee stamp of approval on the plans that are submitted to the Building Department or they will not issue a permit.

Over-the-counter approvals through the ASSOCIATION OFFICE are allowable for tree removal, re-paint of the same color (if color is on file) and re-roof of the same material (if a sample is on file).

CONSTRUCTION CURFEW

Construction curfew hours are in correspondence with the San Luis Obispo (SLO) County ordinance for noise control which is: Monday through Friday from 7:00 A.M. to 9:00 P.M. and Saturday through Sunday from 8:00 A.M. to 5:00 P.M.

ROAD EASEMENT

The portion of road easement between the edge of the asphalt and your property boundary(s) is the responsibility of the OWNER to maintain in a neat and orderly condition. All bare dirt must be covered with either gravel or ground cover. A driveway may be installed to connect with the edge of the asphalt. A mail box may be erected. No trees, bushes or other plantings, fencing, walls or other structures are allowed in the road easement without the permission of the AEC Committee.

SURVEYING LOTS

A survey is required for all lots prior to construction where property boundaries need to be verified, if a survey is not in the ASSOCIATION files or monuments are not clearly identifiable.

TREES REQUIRED

A minimum of three (3) trees of at least fifteen (15) gallon in size are to be planted and maintained on each lot unless there are three (3) or more existing trees. (This does not apply to Tract #447, which has no tree requirement.)

A copy of all documents needed for AEC Committee approval and regulations and procedures can be obtained through the ASSOCIATION OFFICE.

Any variance that is before the Board of Directors requires the notification to all OWNERS who might be affected by granting of the same.

OTHER ARCHITECTURAL AND ENVIRONMENTAL CONTROL (AEC) ORDINANCES

CANOPIES

A canopy of less than 400 combined square feet and with a height of 10' may be placed behind a fence, in a side yard or back yard (not in a front yard) as long as it is not anchored directly to the ground as a permanent structure (does not apply to Tract #447).

FLAGS

Every OWNER has the right to display the flag of the United States of America without restrictions. A flag and/or flagpole may be placed anywhere on an OWNER'S property.

RADIO ANTENNAS

Radio antennas are regulated by Civil Code 1376 which allows an OWNER to install an antenna in compliance with the following: 1) the antenna must be located in the back of the residence, within the property set-back lines unless reception is bad, and 2) the antenna must not have a diameter or diagonal measurement over 36 inches. The AEC Committee must approve any exceptions.

SATELLITE DISHES

Satellite dishes are regulated by Civil Code 1376. An OWNER may install a satellite dish in compliance with the following: 1) the satellite dish must be located in back of the residence,

within the property set back lines unless reception is bad. The AEC Committee must approve any exceptions.

SIGNS

Signs are regulated by Civil Code 712, 713 and 1353.6 which state that an OWNER may display on their own property, or property owned by others with their consent, signs which are of a reasonable dimension which advertise the property for sale, open house, lease, or exchange or advertise directions to the property by the OWNER or his or her agent. An OWNER may display on their own property a noncommercial sign or poster of less than 9 square feet in size or a flag, or banner of less than 15 square feet in size (made out of paper, cardboard, cloth, plastic or fabric only). No signs, posters, flags or banners are allowed to be displayed on ASSOCIATION property without their express written consent.

HOW TO AMEND THE CC&RS FOR MY TRACT

In order to amend (change) the CC&Rs as they relate to your property, you must submit a request to the ASSOCIATION OFFICE. The procedure requires a review by the AEC Committee and then approval by the Board of Directors whom adopt a starting date for you to obtain signatures which corresponds to the notification to all OWNERS in your Tract that you will be soliciting their signatures to attempt to amend your CC&RS.

You will need to get 75% of the lot OWNERS (one per lot) in your Tract to sign your petition in order to have your CC&Rs amended. All signatures are verified by the ASSOCIATION OFFICE before the amendment is recorded.

ENVIRONMENTAL

ALTERING THE COMMON AREAS No altering of ASSOCIATION property is allowed without the express written consent of the ASSOCIATION, including the following:

- ☼ No trees in the common area are to be planted, cut, destroyed or relocated.
- ☼ No structures of any kind are to be erected or built on ASSOCIATION property, nor are any existing structures to be removed or destroyed.
- ☼ No trash, garbage, grass cuttings or clippings, cement, or fill dirt are to be dumped on ASSOCIATION property.

CONDUCT All OWNERS are equally responsible for the conduct of their family members, TENANTS and GUESTS.

CURFEW OF MINORS

The curfew for unsupervised youths under the age of eighteen (18) is 9:00 P.M. Sunday through Thursday and 11:00 P.M. on Friday and Saturday.

DISTURBING THE PEACE

Any type of conduct by any person(s) that disturbs or disrupts the peace and quiet of another is subject to a citation, such as: loud music, motorcycles, loud and boisterous conduct or profane language.

FIREARMS

The use and carrying of firearms, pellet pump, paint ball or BB guns, bows and arrows or sling shots are prohibited on the RANCH except by duly authorized law enforcement agencies in the performance of their duties.

FIRES

No open fires are allowed on RANCH property at any time.

FIREWORKS

All types of fireworks are prohibited on RANCH property.

LIVESTOCK AND EQUINE

All loose livestock and equine on RANCH property is the responsibility of the OWNER whose property they reside on or are registered with. If you see an animal loose on the RANCH please contact the Gatehouse with identification, i.e. ear tag color, brand, type of animal, and approximate location. A loose animal on the roadway can be extremely dangerous to both the animal and those driving on the roads.

NOISE CURFEW

No loud noise or amplified music is permitted between the hours of 10:00 P.M. and 6:00 A.M.

PETS

All dogs must be leashed or kept in a fenced yard. Proper pooper scooper rules apply at all times. An OWNER of any pet that creates a health problem or nuisance, such as continual barking day or night, may be subjected to having Animal Regulations called. If a loose dog is brought to the dog jail near the Gatehouse and the responsible owner cannot be located within 24 hours, Animal Regulations will be called to pick up the dog and take it to the San Luis Obispo (SLO) Kennel. Contractors are not allowed to bring their dogs on the RANCH.

SOLICITING

There shall be no soliciting on the RANCH without the express written permission of the ASSOCIATION. If a PRIMARY MEMBER, CO-MEMBER or TENANT calls in a food delivery agency or any other agency they will be held responsible for that agency's actions on RANCH property.

WILDLIFE

The RANCH is commonly known as a wildlife preserve. Wildlife on or within the RANCH shall not be disturbed, removed or destroyed. Only wildlife control staff or authorized government officials are permitted to handle wildlife. Please contact the Gatehouse for assistance. (Examples of wildlife species protected include: deer, wild boar, bob cats, mountain lions, foxes, dove, quail and wild turkey.)

ROAD AND PARKING RULES

GENERAL

Any person operating a vehicle must observe posted speed limits. All parking lots and campgrounds are 5 miles per hour.

All persons operating a vehicle of any type on RANCH roads shall have in their possession a valid driver's license.

All persons operating a vehicle of any type must come to a complete stop at all designated stop signs.

All persons operating a vehicle of any type in a manner that is dangerous or unsafe to persons or property is prohibited.

All persons operating a vehicle of any type must stay on designated RANCH roads.

The operating or riding of any type of vehicle which is not equipped with all of the following is considered an "off-road vehicle" which is prohibited on all RANCH roads and property: headlamp (at least one lighted white operating headlamp), tail lamp (at least one lighted red tail lamp clearly visible from the rear), service brake system in good working order adequate to stop and hold said vehicle and a muffler that is adequate to maintain noise limit.

DAMAGE TO ROADS

Any damage done to any RANCH road caused by any OWNER, their family member, their GUEST or their TENANT, such as reckless driving, water damage, etc. is the OWNER'S responsibility.

GUEST PARKING AREAS IN TRACT #475

Designated GUEST parking areas are reserved for GUESTS only.

HANDICAP PARKING

Designated handicap parking spaces are limited to vehicles displaying an appropriate handicap decal, license plate or placard.

INOPERABLE VEHICLES

Inoperable vehicles are not allowed to park on any RANCH road. Inoperable vehicles are not allowed in the front set-back of any lot without a permit. An inoperable vehicle is not to be stored on any lot that is visible from RANCH property.

OVERSIZED COMMERCIAL VEHICLES AND TRAILERS

Oversized commercial vehicles and trailers must park in the designated staging areas. Oversized RVs are subject to being confined to the campgrounds, staging areas, or in a parking lot with a parking permit.

PARKING LOTS

No parking is allowed overnight in any parking lot without a parking permit from the Gatehouse.

STREET PARKING

All vehicles must be parked in a manner not to interfere with normal traffic patterns. Blocking of fire hydrants, driveways, mailboxes or emergency through-ways is prohibited. Two-way thru traffic must be maintained on all roads in the RANCH.

UNSAFE DRIVING

No vehicle, golf cart, bicycle, etc. shall be driving after dusk or before dawn without operable

headlights and taillights and/or appropriate reflectors.

VEHICLE OR VESSEL ADVERTISED FOR SALE

No vehicle, vessel, camper, trailer, RV, golf cart, etc. is to be parked on RANCH owned property with the specific intent for sale (advertised).

Any vehicle and/or trailer which is blocking traffic or blocking another parked vehicle may be towed. Please be considerate of others!

CAMPGROUNDS

Campsites are available on a first-come basis and the PRIMARY MEMBER, CO-MEMBER or TENANT must make the reservation which must be paid for in advance at the Gatehouse. Any GUEST who is deemed to be a nuisance or threat will be asked to leave the premises, with all fees forfeited.

In order to make a reservation you must provide your four-digit MEMBER NUMBER to the Gatehouse attendant. Only two campsites may be reserved at any one time per lot. Only one campsite may be reserved at the MEMBER rate which applies **only** if the PRIMARY MEMBER, CO-MEMBER or TENANT themselves is using the space. Campsites may be reserved no more than 30 days in advance.

A maximum of two (2) motor vehicles or one (1) motor vehicle with a boat trailer is allowed per campsite. Any unauthorized vehicle found in a campsite is subject to a citation being written. Any vehicle that is registered to a campsite will need to display their pink camping permit received from the Gatehouse in the window of their vehicle while staying in the campgrounds.

CAMPING UNITS

As a safety precaution, all tents must be securely anchored or staked, all vehicles must be leveled, and the brakes must be properly set with the wheels blocked.

FIRES & BARBEQUES

Any fire or barbeque is only permitted in self-contained portable units that are fully enclosed with four sides and a lid. The lid can either be a grill or full cover. There are no open fires allowed or any ground fires of any type due to extreme fire danger and close proximity to brush.

PETS

All pets are required to be on a leash in the campground area at all times and not be left unattended outside your camping unit.

CHECKOUT TIME IS 1:00 P.M.

A handout of the complete Campground Rules is provided by the Gatehouse attendant to the PRIMARY MEMBER, CO-MEMBER or TENANT making the reservation.

MARINA

CANOPIES

Canopies may not be erected overnight between 2:00 A.M. and 5:00 A.M.

COURTESY DOCK

No fishing, jumping, diving, loitering or bicycling on or around the courtesy dock is allowed at any time.

FLOATING DOCKS

The floating docks are only for PRIMARY MEMBERS, CO-MEMBERS and TENANTS who lease them from the ASSOCIATION. If an unauthorized person utilizes a floating dock, a citation may be issued and/or their watercraft may be towed. (See Facilities to Rent for more information.)

LAUNCH RAMP

No parking at any time is allowed on the launch ramp. Any individual who does not have a current VESSEL DECAL must pay a fee at the Gatehouse to use the launch ramp.

MONTEREY COUNTY NACIMIENTO LAKE FEES

Two iron rangers are located on the RANCH. One is near the Gatehouse Entry and the other is in the Marina Parking Lot to pay the Monterey County Nacimiento Lake Fee. Both daily and Annual Fees are available. You can contact Monterey County Parks Department for additional information: 2771 Nacimiento Lake Drive, Bradley, California 93426, Phone (805) 472-2311. The ASSOCIATION is not responsible for any citations that occur on Nacimiento Lake.

PARKING

No parking of any kind is allowed past the Fish Cleaning Station for any vehicle without a current VEHICLE DECAL. All other vehicles/trailers may park in a registered campsite or in any of the dirt overflow parking lots located before the Fish Cleaning Station. Any vehicle/trailer that is parked in the Marina without a current VEHICLE DECAL is subject to a citation being issued. Any unattached trailer found in the Marina is subject to the trailer being towed.

PRIVATE DOCKS

The private docks are only for OWNERS who have continuously registered them with the ASSOCIATION since 1999 as specified in the ASSOCIATION'S Private Dock Policy. No new private docks are allowed and no OWNER may transfer their rights to another OWNER. Private docks are required to be removed when the OWNER moves off the RANCH. Each OWNER of a private dock is required to register annually with both the ASSOCIATION OFFICE and Monterey County, pay the annual fees and provide proof of current liability insurance in order to receive their annual private dock permit.

WATERCRAFT ON SHORE

If an OWNER or GUEST would like to temporarily leave their watercraft in the water, they may anchor it near or on the shoreline.

SWIMMING POOLS

A pool attendant is on duty while the swimming pool(s) are open. Opening and closing seasons are determined by weather conditions.

All persons using the swimming pool(s) must observe all posted rules. All persons using the swimming pool(s) shall yield to the instructions of the pool attendant if directed to do so.

Children under the age of 12 must be accompanied by an adult at all times.

Glass bottles, containers and food are not permitted in the swimming pool area.

TENNIS COURTS

Tennis courts are open daily from 6:00 A.M. to 10:00 P.M. Tennis shoes must be worn on the tennis courts at all times.

No persons, except those actually playing tennis, are allowed on the tennis courts.

No skateboards, roller skates, bicycles, etc. are allowed on the tennis courts at any time.

PARKS AND PLAY AREAS

Use of the parks and play areas is on a first-come first-serve basis. Any tent, canopy or other temporary device erected must be removed daily.

FACILITIES TO RENT

EQUESTRIAN CENTER

Space in the Equestrian Center is on a first-come, first-serve basis and is available for PRIMARY MEMBERS, CO-MEMBERS and TENANTS. Registration of your horse is required through the ASSOCIATION OFFICE. Each owner of a horse kept in the Equestrian Center is required to provide their own stall and tack shed, and must maintain a certificate of insurance for personal liability, provide a security deposit and pay a monthly fee to the ASSOCIATION. A

copy of the complete Equestrian Center Rules and Regulations is available at the ASSOCIATION OFFICE.

When there is a waiting list you must fill out an application form to be placed on the waiting list. When a space becomes available, the next person in line is contacted (in person or by message) and given 48 hours to respond or their name is removed from the waiting list.

FLOATING DOCKS

Use of the floating docks is available for PRIMARY MEMBERS, CO-MEMBERS and TENANTS by lease agreement only. Lease agreements for all floating docks are handled through the ASSOCIATION OFFICE. Each individual must maintain a certificate of insurance for personal liability, provide a security deposit and pay an annual fee to the ASSOCIATION. A copy of the most recent lease agreement is available for review at the ASSOCIATION OFFICE.

When there is a waiting list you must fill out an application form to be placed on the waiting list. When a space becomes available, the next person in line is contacted (in person or by message) and given 48 hours to respond or their name is removed from the waiting list.

PAVILION

A PRIMARY MEMBER, CO-MEMBER or TENANT may request to reserve the Pavilion for private non-commercial use. Non-commercial use is defined to mean that no individual shall charge a fee or use the Pavilion to obtain profit for themselves.

The ASSOCIATION OFFICE maintains a reservation calendar which records all authorized reservation dates. Special arrangements can be made to set up prior to the event if no conflicting event is scheduled.

The reservation shall not be valid until the use fee plus a refundable cleaning/damage deposit, along with the reservation application is completed and satisfied.

RECREATION BARN

A PRIMARY MEMBER, CO-MEMBER or TENANT may request to reserve the Recreation Barn for private, non-commercial use. Non-commercial use is defined to mean that no individual shall charge a fee or use the Recreation Barn to obtain profit for themselves.

The ASSOCIATION OFFICE maintains a reservation calendar which records all authorized reservation dates. Special arrangements may be made to set-up prior to the event if no other conflicting event is scheduled.

The reservation shall not be valid until the use fee plus a refundable cleaning/damage deposit, along with a reservation application is completed and satisfied.

SMALL POOL

A PRIMARY MEMBER, CO-MEMBER or TENANT may reserve the Small Pool after hours of operation on Equestrian Road for private non-commercial use. Non-commercial use is defined to mean that no individual shall charge a fee or use the Small Pool to obtain profit for themselves.

The ASSOCIATION OFFICE maintains a reservation calendar which records all authorized reservation dates.

The reservation shall not be valid until the use fee plus a refundable cleaning/damage deposit, along with the reservation application is completed and satisfied.

ITEMS AND SERVICES AVAILABLE

ANIMAL BARKING CONTROL DEVICE

(Available at the Gatehouse)

ANIMAL TRAPS

(Available at the Gatehouse)

CHIMNEY SWEEP

(Available at the Gatehouse)

CHIPPING SERVICE

(Sign-up at the ASSOCIATION OFFICE)

DUMPSTER

(Every Friday at Maintenance Yard 8-12 noon. You must first make arrangements and pay a fee at the ASSOCIATION OFFICE before arriving at the Maintenance Yard)

FIREWOOD

(Un-split, sold by dump truck load when available. Sign-up at the ASSOCIATION OFFICE)

GARAGE SALE SIGNS

(Free use of one (1) sign which can be obtained at the ASSOCIATION OFFICE)

MEMBERSHIP ROSTER/LIST

(Can be reviewed or purchased for membership purposes only through the ASSOCIATION OFFICE)

MOWING OF VACANT LOTS

(Seasonal, handled through the ASSOCIATION OFFICE. Postcards are mailed out annually)

TABLES AND CHAIRS

(Subject to availability at Maintenance Yard. Sign-up at ASSOCIATION OFFICE)

REFUSE COLLECTION

Trash service and recycling is mandatory for all properties with a water meter and is included in your water/sewer bill from the Heritage Ranch Community Services District (CSD), 4870 Heritage Road, Paso Robles, California 93446. Phone (805) 227-6230. Refuse collection containers, appliances, etc. may not be put out before 6:00 A.M. the day before collection, or kept out past 6:00 A.M. the day after collection. No refuse collection containers, appliances, etc. are to be visible from the street other than during the above periods.

PROPER DISPOSAL OF HOUSEHOLD HAZARDOUS MATERIALS -- The Community Services District has a household hazardous waste collection site program through San Luis Obispo (SLO) County. The household waste disposal site is located in the Community Services District yard. The operating hours are on Fridays from 1:00 P.M. to 3:00 P.M. For further assistance, please call the Community Services District at (805) 227-6230.

Materials that are accepted for automotive waste:

Air conditioning Freon	Motor oil
Antifreeze	Power steering fluid
Automobile batteries	Transmission fluid
Brake fluid	Wax and polish
Gasoline and diesel fuel	Windshield wiper fluid

Materials that are accepted for household waste:

Aerosol spray cans partially full	Nail polish remover
Air conditioning Freon	Paint, cans that are partially full
Ammonia based cleaners	Paint, oil and latex based
Batteries, button or hearing aid	Paint thinner, stripper, etc.
Chemical fertilizers	Photographic fixer/developer
Computer monitors	Pesticides (herbicides, insecticides, etc.)
Disinfectants	Poisons (rat, mice, slug, insect, etc.)
Drain cleaners	Pool chemicals, acid
Flea repellant powder	Propane, non-refillable cylinders
Floor and furniture polish	Rust remover
Flourescent bulbs and tubes	Shoe polish dye
Glue (if solvent based), epoxy	Smoke alarms/detectors
Kerosene or lamp oil	Spot remover, rug cleaners
Lighter fluid	Televisions
Metal polish	Thermometers, broken mercury
Moth balls	
Oven cleaner	

SCHEDULE OF MONETARY PENALTIES

July 1, 2005

All CC&Rs and Association Rules and Regulations will be enforced equitably by the Board of Directors and staff. The process of enforcement may involve any combination of corrective, restrictive or financial measures. This Schedule of Monetary Penalties has been adopted by the Board of Directors as the current enforcement policy.

Corrective Measures: The Association has the right to correct certain property violations on lots within Heritage Ranch and bill the lot owner after proper notice has been given. The Association has the right to bill the responsible property owner for repairs for damages caused to Heritage Ranch property by the property owner, their tenant (s) or their guest(s). **Restrictive Measures:** The Association has the right to deny entry to any guest deemed to be a nuisance or threat to the community. The Association has the right to deny use of any or all amenities to any property owner or tenant deemed to be a nuisance or threat to the community. **Financial Measures:** The Association has the right to issue citations for violations of any CC&R provision, Rule or Regulation and after a hearing, assess such fines according to the following schedule:

RULES AND REGULATIONS, AND CC&R CITATION SCHEDULE

Rule or Regulation	Description	Fine Amount
Parking Violation	Vehicles parked not to interfere with traffic, in no parking, oversized vehicle restrictions, with intent for sale, etc.	\$ 25.00
Parking Violation/Handicap	Vehicles parked in designated handicap space without appropriate i.d.	\$250.00
Parking Violation/Marina	Non-stickered vehicles parked in marina area	\$ 50.00
Driving/Parking on Vacant Lot	Vehicles driving or parking on property owner's vacant lot	\$ 25.00
Driving/Parking in Common Area	Vehicles driving or parking on open space common area	\$ 50.00
Driving/Defacing Common Area	Vehicles defacing or trail blazing in open space (common area)	\$500.00
Unlicensed Driver	Operation of vehicle (motor or battery) have valid license	\$100.00
Failure to Stop	Operation of vehicle (motor or battery) complete stop	\$ 50.00
Excessive Speed	Operation of vehicle (motor or battery) observe speed limits	\$ 50.00
Excessive Speed in School Zone	Operation of vehicle (motor or battery) dangerous in School Zone	\$ 70.00
Unsafe Driving/Passing	Operation of vehicle (motor or battery) dangerous or unsafe	\$100.00
Off-Road Vehicles	No "off-road vehicles" allowed on roads or common areas	\$100.00
Damage to Roads	Damage done to Association roadways (plus cost of repair)	\$100.00
Foul Language	Foul, abusive or threatening language or gestures prohibited	\$100.00
Non-payment of Usage Fees	Use of facilities (exclusive) without payment of fees	\$ 25.00
Minors/Drinking	Minors may not partake of alcoholic beverage in public	\$100.00
Minors/Curfew	Minors may not be out after 11 pm Fri-Sat; or 10 pm Sunday-Thursday	\$ 25.00
Illegal Sign	Display of unauthorized signage (house # and For Sale signs only allowed)	\$ 25.00
Lot – General Clean-up	Lots to be maintained to prevent from becoming unsightly (Art XI, Sec 4)	\$ 50.00
Lot – Ground Cover/Bare	Lots to be maintained to prevent from becoming unsightly (Art XI, Sec 4)	\$ 50.00
Lot – Drying/Laundry Visible	No outside drying or laundry areas visible (Art XI, Sec 9)	\$ 25.00
Lot – Unreasonable Annoyance	No noxious or offensive activities on lots (Art XI, Sec 3)	\$ 50.00
Parking of Boat, RV, Camper	Parking, storing of truck, camper, boat, or trailer (Art XI, Sec 6)	\$ 25.00
Illegal Entry	Unauthorized entry is prohibited	\$ 50.00
Aiding Illegal Entry	Aiding and Abetting unauthorized entry is prohibited	\$250.00
Animal Regulation	Number and type of pets authorized	\$ 25.00
Unleashed Dogs	Unleashed Dogs or Nuisance Animals is prohibited	\$ 25.00
Barking or Nuisance Animal	Dogs continuous barking or other nuisance	\$ 25.00
Firearms, Pellet, BB Gun, etc.	Use and carrying of firearms, pellet, pump or BB guns prohibited	\$100.00
No Soliciting	No door-to-door disturbance/sales	\$ 25.00
Disturbing Wildlife	Wildlife shall not be disturbed, removed or destroyed	\$100.00
Intentional Cruelty to Wildlife	Anyone caught inflicting harm to wildlife species	\$500.00 to \$1,000.00
Open Fires where not allowed	No open fires allowed except in designated bbq pits	\$100.00
Courtesy Docks/Boat Docks	No fishing, jumping, diving, loitering or bicycling on or around	\$100.00
Canopies at Marina	May not be erected overnight between 2am and 5am	\$ 50.00
Disturbing the Peace	Disturbing or disrupting peace of others in common area prohibited	\$ 50.00
Illegal Tenant	Occupancy in Member's Residence without adhering to Tenant Policy	\$300.00
Vandalism, Graffiti, Littering	Acts of Vandalism or Graffiti that cause damage, or Littering	\$100.00 to \$1,000.00
Illegal Dumping/Common Areas	No dumping of any kind allowed, expense of removal determines fine	\$25.00 to \$500.00
Construction Curfew	Construction hours 7am-9pm, Sat & Sun 8am-5pm	\$ 25.00
Lot – Weed/Debris	Lots to be maintained to prevent from becoming unsightly (Art XI, Sec 4)	\$ 50.00
Lot – General Repair	Lots to be maintained to prevent from becoming unsightly (Art XI, Sec 4)	\$ 50.00
Lot – Address Nos. Required	Lots to have address numbers visibly displayed	\$ 25.00
Lot – Trash, Rubbish, Garbage	No trash, rubbish, garbage	\$ 25.00
Lot – Stripped/Junked/In-op Veh	No stripped down, junked vehicle parked or stored (Art XI, Sec 22)	\$ 25.00
Refuse Containers/Appliances	Not to be put out before 6 am day before or past 6 am day after collection	\$ 25.00
-	All Other Violations in Rules and Regulations Book or CC&Rs	\$ 25.00

SCHEDULE OF FEES

July 1, 2005

PUBLICATION CHARGES

DESCRIPTION	COST	UNIT	COMMENT
CC&R Book	\$ 8.00	Each	
Bylaw Book	\$ 8.00	Each	
Rules and Regulations Book	\$ 2.00	Each	
Membership List/Address Labels	\$ 25.00	Each	One-time use, with approval. Cannot be provided on disk
Individual Tract List/Address Labels	\$ 5.00	Each	One-time use, with approval. Cannot be provided on disk
Photocopying	\$ 0.20	Page	
	\$ 0.25	Page/Duplex	
Fax Copies	\$ 0.50	Page	Outgoing

Escrow Fee	\$ 0.50	Page	Incoming
Escrow Package	\$ 40.00	Each	Seller Requested Documents to Prospective Purchaser

ALL CHARGES ABOVE PLUS POSTAGE IF MAILED

FACILITY (EXCLUSIVE) USE FEES

DESCRIPTION	COST	UNIT	COMMENT
Recreation Barn Rental	\$100.00	One-time use	Without kitchen use
	\$200.00	One-time use	With kitchen use
	\$150.00	-	Refundable Cleaning/Damage Deposit
Pavilion Rental	\$ 50.00	One-time use	
	\$ 75.00	-	Refundable Cleaning/Damage Deposit
Swimming Pool Rental (Small Pool)	\$ 50.00	One-time use	
	\$ 75.00	-	Refundable Cleaning/Damage Deposit
Boat Slip Rental	\$500.00	Year	5-Year Lease Agreement
	\$250.00	-	Refundable Cleaning/Damage Deposit
	\$ 25.00	Each	Replacement Key for Gates
Private Boat Dock	\$ 20.00	Year	No new Docks allowed per Policy
Campground Rental: Property Owner Rates	\$ 18.00	Day	Full hook-up (2 stickered vehicles allowed)
	\$ 10.00	Day	Non hook-up (2 stickered vehicles allowed)
Campground Rental: Guest Rates	\$ 30.00	Day/Vehicle	Full hook-up (2 vehicles maximum per site)
	\$ 20.00	Day/Vehicle	Non hook-up (2 vehicles maximum per site)
Watercraft	\$ 20.00	Weekday/per day	Monday thru Thursday / Pre-registered
	\$ 25.00	Weekday/per day	Monday thru Thursday / Non-registered
	\$ 40.00	Weekend	Saturday thru Sunday / Pre-registered
	\$ 50.00	Weekend	Saturday thru Sunday / Non-registered
	\$ 60.00	Weekend	Friday thru Sunday / Pre-registered
	\$ 75.00	Weekend	Friday thru Sunday / Non-registered
	\$ 80.00	Weekend	Friday thru Monday "Holiday" / Pre-registered
	\$100.00	Weekend	Friday thru Monday "Holiday" / Non-registered
Equestrian Center/Stall	\$ 45.00	Month	\$65.00/month in new area
	\$ 10.00	Day	Guest Horse

CAMPGROUND CANCELLATIONS: LESS THAN 7 DAYS - NO REFUND; 7 DAYS OR MORE - \$10.00 CANCELLATION FEE

EMPTY GUEST WATERCRAFT TRAILERS WILL BE TREATED THE SAME AS IF WATERCRAFT WERE ON-BOARD AND WILL BE CHARGED THE ABOVE FEES

MISCELLANEOUS FEES

DESCRIPTION	COST	UNIT	COMMENT
Mowing Fees	\$ 35.00	Per Mowing	Small Lots
	\$ 50.00	Per Mowing	Large Lots
Chipping Fees	\$ 35.00	1st 30 Minutes	Or Minimum
	\$ 15.00	Each 15 Minutes	Additional
Cluster Mail Box Installation	\$ 30.00	Each	For Tracts with cluster boxes only
Late Charges: Assessments, Equestrian, Docks	\$ 10.00	Each	Assessed against each payment delinquent
Late Charges for Fines	\$ 10.00	Each	Assessed against each fine delinquent
RV Trash Area Fee	\$ 10.00	Month	Payable Qrtly: January 1, April 1, July 1 & October 1
	\$ 15.00	Each	Key Replacement for Trash Area
Tenant Fee	\$ 100.00*	Each	Non-Refundable - per tenant
	\$ 500.00	-	Refundable HROA Property Damage Deposit
	\$ 100.00	Each	Failure to retrieve vehicle/vessel decals - tenant moves
New Property Owner Transfer Fee	\$ 75.00	Each	Paid through escrow
Insufficient Funds/Returned Check Charge	\$ 25.00	Each	
New Home Construction Fee	\$ 500.00	Each	Non-Refundable
	\$2,500.00	-	Refundable HROA Completion Deposit
	\$ 50.00	Each	Re-inspection, Home Sales or Extension Fee
Dumpster Service at Maintenance	\$ 25.00	Per Cubic Yard	Average of 1-2 cubic yards in small pickup
Gate Remote Controls	\$ 50.00	Each	

*A \$25.00 INTERNAL CREDIT IS PROVIDED TO TENANTS IF THEY MOVE TO ANOTHER PROPERTY ON THE RANCH