

George Ranch Community Association  
**THE GEORGE RANCH RULES**

As of January 1, 2000<sup>1</sup>, all California Community Associations are required, when providing a copy of a Governing Document, to include a cover page with the following statement:

**If this document contains any restriction based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.**

It has been and continues to be the Association's policy not to discriminate on the basis of race, color, religion, gender, gender identity, gender expression, sex, familial status, marital status, sexual orientation, disability, national origin, or ancestry.

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Pursuant to Section 3.15 (Property Rules: The George Ranch Rules) of the Covenants, Conditions and Restrictions (CC&R's), Third Amendment of 2015, the Governing Body or Board may, from time to time, propose rules deemed necessary for the management of the property.

The George Ranch covenants and restrictions relating to the management of the property are found in the CC&R's. Therefore, the Lot Owner is directed to read closely, Sections 5.2 (Residential Lots: Use and Restrictions), 5.4 (Agricultural Lots: Use and Restrictions) and 5.6 (Common Area: Use and Restrictions) of the CC&R's for the Property Rules. These generally include the minimum standards of use and maintenance of the Property, keeping of animals, use of signs, restrictions on parking, vehicular travel and type of vehicles, and collection and disposal of refuse. These rules serve as a guide to homeowners and their neighbors in the use and enjoyment of their property and the common areas at the George Ranch.

With respect to any planned improvements to either a residential lot or agricultural lot, the homeowner is directed to thoroughly read Article VI in the CC&R's regarding the Architectural Control Committee and its functions and requirements, as well as the George Ranch Building and Design Rules, and to seek advice from any member of the Architectural Control Committee prior to initiating any improvements.

Also, pursuant to Section 3.8.7 (General Powers, Duties and Authority of the Association and Governing Body) and section 3.15 (Property Rules: the George Ranch Rules) of the CC&R's, the Governing Body may, from time to time, formulate rules of operation of the Common Area and use of the facilities controlled by the association and any other subject of matter within the jurisdiction of the Association as provided in the CC&Rs. See also the Schedule of Fines.

The following are the rules regarding use of the Common Area updated in 2019 and adopted by the Board. These Rules serve as a guide to Lot Owners or Members of the Association in the use and enjoyment of the Common Area at the George Ranch:

### **Use of Residential and Agricultural Lots**

Any changes in lot lines (including lot line adjustments, lot mergers, or subdivisions) and/or building envelope locations must be reviewed by the Architectural Control Committee and approved by the Board of Directors.

Lots and/or residences shall not be rented or leased for periods of less than 30 days, except occasional renting to family members or friends may be permitted. Lot Owners are to forward copies of any leases to the Architectural Control Committee to confirm the period of any lease, and shall also forward copies of the PRMD rental zoning permit for use of the property as a vacation rental.

A time-share ownership or contract for any Lot may not be created for 12 or more persons, each having the right to exclusive use of the property for a certain period of time each year.

### **Use of the Club House**

A member may reserve the club house for a special event. In doing so, the member accepts the responsibility for clean-up after use and financial liability for any damage incurred during that special event use. Garbage must be removed by the member within 24 hours.

Association members agree to sign a Clubhouse Rules and Use Agreement and pay a security deposit of \$200.00, which is required in advance, to reserve the club house. An additional, non-refundable \$50.00 fee payment is due for any event with over 15 attendees. The deposit and any fee may be sent to the GRCA Treasurer.

The \$200.00 security deposit is refundable if the clubhouse is properly cleaned within 24 hours, and no damage is incurred. The violation of any clubhouse rule may result in the forfeiture of the security deposit, incurring a fine, and billing to cover any cleaning or damage.

Members using the Clubhouse are responsible for returning it to the same level of cleanliness found before the usage, as it is inequitable for the Association to cover cleaning for the individual Member hosting an event. The Clubhouse and grounds are inspected before and after each use to monitor whether they have been satisfactorily cleaned, after which the security deposit may be refunded.

Members may not reserve the clubhouse during any period in which their dues are delinquent.

Hours for the clubhouse are by arrangement with the Social Committee.

The member reserving the clubhouse MUST be present during the entire period of the event.

Noise is not to be loud enough to disturb residents in adjacent homes. Amplified music will be lowered at 10:00 p.m. and will stop at midnight on week-ends or 10:00 p.m. on weeknights.

Those under age 16 are permitted in the clubhouse only under the direct supervision of a responsible adult.

Children under 12 must be accompanied by an adult at all times when in the Common Areas.

Association Members agree to control parking for the Club House. Vehicles are to be parked in the parking lot only, and should not block White Alder or block any fire department access to the Club House area.

Clubhouse capacity as set by the fire department is 77 persons.

The resident responsible for the clubhouse use is liable for any fines from violations of George Ranch Rules, or from violations of fire department limitations, ordinances or laws.

No pets are permitted in the clubhouse.

Barbeques will be confined to the deck of the club house only. Please observe the posted rules in the kitchen.

Every Association Member has the responsibility and authority to enforce these clubhouse rules. Interpretation of these rules will be the responsibility of the Board and the Social Committee.

See Appendix for Operational Information on the Clubhouse

### **Use of the Pond**

No swimming is allowed in the pond. There is no lifeguard present.

Only Members and their guests may fish in the pond. Fishing is limited to 'catch and release" only, using barbless hooks.

### **Use of the Tennis Court**

Use of the tennis court is limited to Members and their guests only. No other rules are enacted other than common courtesy.

### **Use of the Front (Security) Gate**

The security gate will be closed, except during the hours of 6:00 AM to 6:00 PM weekdays and Saturday.

If a Member wishes to arrange for the security gate to be open during normally closed hours (such as for a party), please arrange with Buildings and Grounds, at least 48 hours before your event, for the gate to be opened.

### **Use of the Common Area Roads**

The speed limit on all George Ranch Common Area Roads is 26 miles per hour.

Members and their guests and contractors/service persons are advised to be especially careful in approaching the Club House area, from both the uphill and downhill directions as there is generally a lot of activity around the Cottage and post box areas.

Heavy construction trucks weighing 20,000 pounds or more (excluding fuel delivery and garbage trucks and vehicles supporting agricultural operations) will not be permitted over the George Ranch Common Area roads from October 15 through April 15 each year, unless specifically approved by the Architectural Control Committee under Board of Directors' oversight. Upon the recommendation of Buildings and Grounds, the Board may initiate the ban early or extend it. See also Schedule of Fines.

Members of the Association shall annually be provided a copy of The George Ranch Rules.

Approved by the GRCA Board, April 17, 2019

## Appendix on Operational Information for the Club House

1. POWER LOSS: the main circuit breaker is located on the outside west wall of the building
2. HEAT: the electric furnace is activated by a control switch and thermostat located on the wall adjacent to the storage closet. Set desired temperature on thermostat and turn control switch to the number of hours you need the building heated
3. FIREPLACE: firewood is available, but you may need paper and kindling to get started. The wire screen should be pulled closed to control sparks. Please replenish the indoor stock of firewood before leaving (if available you may use the stack outside on the deck).
4. EQUIPMENT:
  - a. Additional folding chairs are in the storage closet
  - b. Sports equipment -tennis racquets, badminton, horseshoes, and a volley ball are usually in the storage closet
5. CLEANING UP:
  - a. The main room, the kitchen, both restrooms, the deck, and the surrounding grounds must be cleaned within 24 hours
    - i. Extra supplies for restrooms are in the wall cabinets in the restrooms
    - ii. Main room floor swept/or vacuumed and mopped as necessary for spills etc
    - iii. Kitchen cleanup includes: refrigerator, stove, oven, microwave, sink etc
    - iv. Dishware washed in dishwasher can be left in the unit
    - v. Outside cleaned of debris
  - b. Cleaning tools and supplies include:
    - i. Vacuum & attachments in storage closet. Control switch is on wall behind unit
    - ii. Broom, dust pan, mop, mop bucket, and some cleaning supplies
  - c. Trash: Collect all trash including from restrooms into main barrels Club House
6. CLOSING UP: following the event, please
  - a. turn of running water,
  - b. turn off lights,
  - c. turn off furnace,
  - d. restock the interior firewood supply,
  - e. close all doors and windows firmly.
  - f. TAKE YOUR TRASH WITH YOU----Do not leave trash behind in the trash barrels. Best to bring large trash bags with you to go into barrels before your event starts