

THE GEORGE RANCH RULES

Pursuant to Section 3.15 (Property Rules: The George Ranch Rules) of the Covenants, Conditions and Restrictions (CC&R's), the Governing Body or Board may, from time to time, propose rules deemed necessary for the management of the property, which rules shall become effective and binding on all Lot Owners upon the vote of a bare majority of the Members.

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 Design Rules, and seek advise 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.

The following are the rules regarding use of the Common Area adopted by the Board over the past fifteen years. 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 maybe permitted.

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, they accept the responsibility for clean-up after use and financial liability for any damage incurred during that special event use. Garbage will 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 \$100.00, which is required in advance, to reserve the club house. The 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. Deposit may be sent to any Social Committee person.

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. Vehicles are to be parked in the parking lot only, should not block White Alder or block any fire department access to the clubhouse 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 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.

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.

The paddle boat is to be kept locked at all times when not in use.

Use of the paddle boat is limited to Members and their guests only, after an Insurance Waiver and Release is properly signed. Please see any Board or Social Committee Member for the Waiver and Release Form and a key to use the boat.

All children under 13 years old must wear life preserves when using the paddle boats. Life preservers are stored in the Clubhouse closet.

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 for the gate to be opened with the Ranch Manager.

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 are families with young children residing on both sides of the club house, and there is generally a lot of activity around the Ranch Manager's house 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.

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

Approved by a majority of the vote of Members, November 1, 2006