



Black Butte Ranch®

BBR ACCESS REGISTRATION POLICY 2009

PURPOSE:

Black Butte Ranch is a private, access-controlled community committed to ensuring the safety of residents and guests. This policy defines who has access, levels of access, restrictions on access and responsibilities associated with the granting of access to the community.

“All the properties located on Black Butte Ranch are privately owned. Consequently, limiting access to the Ranch is essential to continue the benefits of a private residential development. The Association is empowered with the duty and responsibility to develop rules regulating access to the Ranch and the right to be present thereon.”

(Black Butte Ranch Association Rules and Regulations September 27, 2003 2.1.1)

2009 ADMINISTRATION:

Registration is located at the Welcome Center, along with Rental Operations and Group Sales. Registration provides access and front desk services for owners and registered guests. Access Policy procedures, enforcement and compliance are the responsibility of the Ranch Manager, or his designee. Registration procedures are reviewed annually and published to all appropriate parties of any procedural or policy changes. This policy is approved by the Black Butte Ranch Association Board of Directors.

DEFINITIONS:

Access: Access is defined as express permission to enter through the gated areas of Black Butte Ranch.

Gates: Gates are defined as the four electronic gates at (1) Fiddleneck and MacAllister Roads (Fiddleneck gate), (2) near the Community Center on Bishop’s Cap Road (East Meadow gate), (3) Hawksbeard Road near the Big Meadow Golf Course (Big Meadow gate) and (4) Hawksbeard and Power Line Roads (Power line gate).

Gated Areas: Gated Areas are defined as the property located within the four electronic gates including all private property, facilities, bike paths, walking trails and common areas.

Register: Defined as the process of obtaining the appropriate identification for access to Black Butte Ranch.

Registered Guest: A Registered Guest is a person or persons who have followed the procedures in this policy to obtain access to Black Butte Ranch. Registered guests fall under one of the following categories:

- a. Property Owner: owner and their immediate family members as defined (spouse, children, grandchildren, parents, grandparents)
- b. Lessees in Residence: shall mean that person or persons occupying a unit in Black Butte Ranch subject to a formal , written lease agreement, the duration of which is at least 30 calendar days.
- c. Guests of owners: those visitors to Black Butte Ranch pursuant to the invitation or with the permission of an owner or lessee whose presence on the Ranch coincides with that of said owner or lessee.
- d. Guests of owners and lessees not in residence: shall mean those visitors to Black Butte Ranch who are present on the Ranch pursuant to the invitation or with the permission of an owner or lessee while said owner or lessee is not in residence at the Ranch, including any person who is present on the Ranch at the invitation of such a guest.
- e. Business Invitee: shall mean a person(s) who is in Black Butte Ranch for a business purpose at the invitation of the Black Butte Ranch Association, or its subsidiary, the Black Butte Ranch Corporation.
- f. Vendors and authorized service personnel: consist of Black Butte Ranch Association and Corporation authorized vendors and service personnel and also vendors and service personnel as invited by owners.
- g. Special Service vehicles/utility vehicles and public service vehicles: consist of but not limited to police, fire, utility vehicles.
- h. Employees: non-resident employees of Black Butte Ranch Association or Black Butte Ranch Corporation.

GENERAL:

1. Only registered guests are allowed access to Black Butte Ranch.
2. Registered guests will be given a gate pass and vehicle identification tag that will appropriately identify them as Registered Guest. Specific details of each pass and tag are written in the Ranch Access Procedures.

3. Ranch Access Procedures, enforcement and compliance are the responsibility of the Ranch Manager, or his designee. These procedures are reviewed annually and any changes are published to all appropriate parties. This policy is approved by the Black Butte Ranch Association Board of Directors.
4. Any person(s) wishing to gain access to Black Butte Ranch must register at the Welcome Center to obtain the appropriate gate pass and vehicle identification tag. Failure to display the vehicle tag or misuse of a gate pass may result in the following:
 - a. Revocation of access privileges
 - b. Warning citation issued by the police or ranch staff
 - c. Penalty citation issued by the police
5. All Registered Guests are required to comply with all community rules and regulations, written or posted. This includes, but is not limited to, community speed limits, designated parking areas and use of recreational facilities. Black Butte Ranch reserves the right to deny access or request vacation of the community, at its discretion.
6. Vehicle drivers, cyclists and/or pedestrians are responsible for any damage caused to the gates, gate arms, or the operating devices regardless of the condition of the device at the time of the occurrence. Operating instructions are visibly displayed on stickers/tags and gates.
7. Lost or stolen cards, stickers or mechanisms should be reported to Black Butte Ranch staff at the Welcome Center. A charge may apply for replacement of any gate pass.
8. Access to the Community by any means other than a motorized vehicle (i.e., walking, biking) will be held to the same levels of access, restrictions on access and responsibilities associated with the grant of access to the community.
9. Motorcycles are not allowed access to Black Butte Ranch.
10. Personal mobility vehicles must be registered at the Welcome Center. Separate fees and regulations govern this type of vehicle.