



Black Butte Ranch Association
Rules and Regulations
May 18, 2013

Table of Contents

Chapter #	Page
1. Administrative Rules	2-4
2. Ranch Access and Security	5
3. Traffic and Vehicle Rules	6-9
4. Recreational Areas and Facilities	9-12
5. Bike Paths	13-14
6. Meadows and Scenic Areas	15
7. Domestic Animals	16
8. Miscellaneous Rules	16-17

CHAPTER 1: ADMINISTRATIVE RULES

1.1 DEFINITIONS

- 1.1.1 The definitions contained in Section 1 of the Master Design will apply to these Rules and Regulations.

1.2 ADOPTION, AMENDMENT OR REPEAL

- 1.2.1. The Association Board may adopt, amend, or repeal a rule or regulation contained or to be contained within these Rules and Regulations in accordance with the procedure set forth herein (see Section 1.3).
- 1.2.2 The adoption, amendment or repeal of a rule may also be proposed by a petition signed by 15 percent of the unit Owners which petition must then be submitted for a vote by all Owners. If the petition is approved by a majority of all Owners, the adoption, amendment or repeal of the rule will be approved by the Association Board at its next regular meeting, provided that the Association Board determines that there have been no irregularities in the vote and the adoption, amendment or repeal of the rule will become effective thirty (30) days thereafter unless otherwise provided from within the petition.

1.3 CHANGES OF RULES AND REGULATIONS/NOTICE

- 1.3.1 Any change in the Rules and Regulations by action of the Association Board, whether by adoption of a new rule or by amendment or repeal of an existing rule, must be approved by a two-thirds vote of the directors of the Association present at a regular meeting of the Association Board. Any new rule(s) shall be considered to be temporary until the next regular meeting of the Association Board.
- 1.3.2 A notice setting forth the change in the Rules and Regulations as approved by the Association Board, together with an explanation of the change, will be provided to each Owner within a reasonable period of time after its adoption. The notice will invite Owners to comment on the temporary rule(s).
- 1.3.3 At the next regular meeting of the Association Board following the adoption of the temporary rule(s), the Association Board will give serious consideration to all of the comments received by owners and it shall make such additional changes in the temporary rule(s) as it may deem appropriate. Upon the approval of two-thirds of the directors of the Association present, the rule(s) shall become final and effective fifteen (15) days thereafter.

- 1.3.4 A notice of the final rule(s) together with an explanation of any additional changes will be provided to each owner within a reasonable period of time after its adoption.

1.4 PUBLICATION OF RULES

- 1.4.1 A copy of the Black Butte Ranch Rules and Regulations and copies of any changes thereto will be kept on file at the Association's principle office.

1.5 ENFORCEMENT OF RULES AND REGULATIONS

- 1.5.1 In accordance with the provisions of Section 3.2 of the Master Design each Unit Owner is deemed to have covenanted that he will abide by, and cause all those who come upon his premises to abide by these Rules and Regulations. A violation of a rule or regulation contained herein by a Unit Owner, lessee, or guest may be regarded by the Association as a breach of such covenant for which such Unit Owner may be a liable for the payment of a fine or penalty to the Association. A failure by the Association to enforce any rule or regulation contained herein shall in no event be deemed a waiver of the right to do so thereafter.
- 1.5.2 Pursuant to Section 9.3 of the Master Design, any fine or penalty assessed to a Unit Owner, lessee, or guest of such Unit Owner which remains unpaid when due will become a lien upon the property owned or occupied by such Unit Owner, lessee, or guest from whom such amount is due upon the filing of a notice of lien in accordance with the requirements set forth in said Section 9.3 of the Master Design.
- 1.5.3 The General Manager or the General Manager's designee is responsible for promulgation and enforcement of the Black Butte Ranch Rules and Regulations.
- 1.5.4 All Black Butte Ranch employees shall abide by these Rules and Regulations. A violation of a rule or regulation contained herein by an employee may result in a citation, fine or reprimand. If a fine is levied the employee shall pay said fine within the pay period following date of levy. If a reprimand is issued, it will be dealt with as outlined in the "Disciplinary Process" in the Black Butte Ranch Employee Handbook.
- 1.5.5 Outside vendors entering the Ranch shall abide by these Rules and Regulations. A violation of a rule contained herein by a vendor may result in a citation and/or fine. Any citation and/or fine levied on a vendor must be resolved or paid prior to future access on the Ranch. Fine shall be paid through the Welcome Center.

1.6 CITATIONS, HEARINGS, AND APPEALS

- 1.6.1 A majority of the Board of Directors of the Black Butte Ranch Association shall appoint a Citation Review Panel to review the issuance of citations in accordance with the procedures outlined in this chapter. The Citation Review Panel shall be comprised of three owners who are not presently serving on any Black Butte Ranch board or committee. The term of appointment shall be one year, with no limitation on reappointment. The Chairperson of the Board shall appoint one of the panel members as its chairperson.
- 1.6.2 Any citation issued by Black Butte Police Services for violations of the BBR Rules and Regulations may be appealed to the Citation Review Panel, providing the appeal is received, in writing, within fifteen (15) days of the citation date to:

Black Butte Ranch Citation Review Panel
P.O. Box 8000
Black Butte Ranch, OR 97759

If no written notification of appeal is received within the specified time, the citation and fine shall stand as written and the fine will be due and payable in full (30) days from date of issuance of the citation.

- 1.6.3 The Citation Review Panel will meet monthly at which time all current appeals will be reviewed, considered and ruled upon. The Panel shall have the authority to dismiss or adjust the fines, as they see fit. Citation Review Panel rulings are final.
- 1.6.4 Immediately after the decision of the Citation Review Panel, pursuant to section 1.6.3 above or after the expiration of time periods designated in section 1.6.2 above, if no action is taken by the person receiving the citation in accordance with those sections then the amount of the fine designated in the citation shall become due and payable by the person so cited. If that person is a property owner and the fine has not been satisfied within (30) days after that date, it shall constitute a lien against the property of the person so cited. Unpaid fines levied against guests of owners shall not constitute a lien against the property owner.

CHAPTER 2: RANCH ACCESS AND SECURITY

2.1 ACCESS POLICY (see Addendum A – Access Policy)

2.2 SECURITY

- 2.2.1 Black Butte Ranch Police Department has full authority to enforce all Rules and Regulations contained herein.

2.3 DEVELOPMENT AND ADMINISTRATION OF RULES

- 2.3.1 The General Manager of Black Butte Ranch shall develop an access policy statement. Procedures to carry out the intent of this policy shall include, but not be limited to, the following subjects:

Access registration and collection of the fee therefore
Vehicle identification; Issuance of gate cards and gate codes;
the placement and maintenance of access gates.

All such procedures and any changes thereto shall be approved by a two-thirds vote of the Association board. After such approval, those procedures will be incorporated into these rules and regulations by this reference. Notice of the procedures shall be given to Owners and guests in any manner deemed reasonable by the Association Board including, but not limited to, publication in the Ranch Report, direct mailing to the Owners, or by dissemination at the registration desk, or on Black Butte Ranch website.

CHAPTER 3: TRAFFIC & VEHICLE RULES

3.1 APPLICABLE OREGON LAW

- 3.1.1 To the extent applicable, the rules of the road as designated in the Oregon Revised Statutes shall apply to the roadways on Black Butte Ranch and shall be enforced accordingly. Permission to use such roadways is revocable at any time.

3.2 ENFORCEMENT

- 3.2.1 The Black Butte Ranch Service District, Department of Police Services (“Police Services”) shall have full authority to enforce these rules.
- 3.2.2 All persons using the roadways at Black Butte Ranch do so at their own risk

3.3 MOTORCYCLES AND ROLLER DEVICES

- 3.3.1 The use of motorcycles, all terrain vehicles (ATVs) or other similar motorized vehicles inside the security gates is strictly prohibited for property owners and guests at all times. An exception is granted for unique equipment, including ATVs and snowmobiles, used by Ranch staff in the course of their work for specific maintenance purposes.
- 3.3.2 The use of skateboards is prohibited. All human powered roller devices are allowed if they are attached to the feet or are steered using handlebars and can be braked.

3.3.3 Helmets are required for all persons under 16 years of age using human powered roller devices.

3.4 SPEED LIMITS

3.4.1 The speed limit on any roadway of the Ranch is posted. Drivers are cautioned, however, that due caution and good judgement may dictate a lower speed than the posted limit due to road conditions, traffic, presence of pedestrians, skaters, bikers, or inclement weather.

3.5 RIGHT OF WAY

3.5.1 Subject to the rules of due caution, autos and trucks shall have the right of way over all other traffic on the Roads, including walkers, joggers, bikers, skaters, golf carts and personal mobility vehicles.

3.6 PARKING

3.6.1 Roadways must be kept open at all times to permit the movement of emergency vehicles. Parking on roadways and shoulders is prohibited at all times.

3.6.2 Parking must be confined to private driveways or designated parking areas. If an Owner anticipates that he will have inadequate parking to accommodate his guests, he should contact the General Manager of the Ranch in advance for planning and assistance (see Section 3.6.4 for authorization and notification requirements).

3.6.3 Police Services has authority to have an improperly parked vehicle towed away at the vehicle owner's expense or cite the vehicle owner or both.

3.6.4 All designated parking areas on Black Butte Ranch are to be used at all times exclusively for the parking of unoccupied motor vehicles. Parking exceptions for special events (concerts, Owner's BBQ, Fourth of July Parade, etc.), work parties, and Ranch maintenance crews rule will require authorization by the General Manager of the Ranch, and notification to Police Services. If a roadway is to be blocked temporarily, in addition to authorization from the General Manager of the Ranch, and notifying Police Services, the Black Butte Ranch Fire Department must also be notified.

3.6.5 Overnight parking of Recreational Vehicles including Motor Homes in any Ranch parking lot is prohibited.

- 3.6.6 Employees shall park in designated parking areas as stated in the Black Butte Ranch Employee Handbook under "Parking and Traffic Regulations."

3.7 MOTOR HOMES, BOATS, CAMPERS & TRAILERS

- 3.7.1 Motor Homes, boats, campers, and trailers may not be permanently stored at any location on the Ranch other than in the RV Compound provided for that purpose or a fully enclosed garage.
- 3.7.2 Such items may be temporarily parked at homesites for the purpose of loading or unloading. Parking of motor homes, boats, campers, or trailers by an owner or his guest is permissible for a period not in excess of 48 hours provided the vehicle is not used as living quarters and a temporary overnight parking permit is obtained in advance from Access Registration. In the case of a guest whose stay on the Ranch will exceed the 48-hour period, such guest will be requested to park his recreational vehicle in the Association's RV Compound during his stay at the Ranch when space is available. If the designated parking areas are full, RV owners are responsible for making arrangements for storage off Ranch. Owners should advise their guests of this requirement prior to their arrival at the Ranch. Failure to obtain the required permit will result in the issuance of a citation to the Owner.

3.8 PERSONAL MOBILITY VEHICLES

- 3.8.1 A "personal mobility vehicle" is defined as a wheel chair or other similar wheeled device designed to provide mobility for a single person who is otherwise incapable of mobility by reason of a physical handicap or disability. Such vehicles may be either self-powered by the user, or battery operated and capable of speeds not in excess of ten miles per hour. The use of such devices is permitted on the roads and bike paths of Black Butte Ranch subject to the conditions and requirements hereinafter set forth. A personal mobility vehicle is not a roller device for purpose of these Rules and Regulations, and the use of helmets shall not be required.
- 3.8.2 In the case of a battery operated vehicle, a special permit approved by the General Manager and the Chief of Police of Black Butte Ranch must be obtained prior to the use of such vehicle on any road or bike path. An application for a permit may be obtained at the offices of the Black Butte Ranch Administration Office by mail or in person. The application shall be filed with the Administration Office and must be accompanied with either a copy of an approved Oregon Department of Motor Vehicles handicapped parking permit, or a statement signed by a medical doctor certifying the nature of the handicap or disability and the need for a personal mobility vehicle.

- 3.8.3 A permit will be effective for a period of 24 months from the date of issuance, and upon expiration must be renewed if there is a continuing need for the personal mobility vehicle.
- 3.8.4 The permit for a battery operated vehicle must be displayed in a conspicuous manner on the vehicle at all times during its use by the handicapped individual.
- 3.8.5 No permit is required for the use of hand-operated or otherwise self-powered personal mobility vehicles.
- 3.8.6 Personal Mobility Vehicles and Hand Operated Vehicles may be used on the roads of the Ranch only in the event a Bike Path is not conveniently available. In the case of a battery operated vehicle, it should travel along the right hand edge of the road except while in the act of passing other parties. Such vehicles should pull over and stop on the shoulder of the road or in a driveway in order to permit traffic from the rear to pass safely.
- 3.8.7 The use of personal mobility vehicles on roads or bike paths during inclement weather is discouraged. Such use is not permitted during periods of ice or snow. Users of such vehicles are encouraged to carry a cell phone or other similar communications device at all times while using the vehicle in order that assistance may be dispatched in the event the vehicle becomes disabled or inoperative. The cost of assistance and/or the cost of repairs or removal of disabled vehicles shall be at the expense of the owner or user. Use of such vehicles on the roads and bike paths by any individual shall be at the sole risk of the user.
- 3.8.8 A personal mobility vehicle may be temporarily parked in a designated area at the entrance to the Lodge, any restaurant facility, shop, store or office on the Ranch. If no such designated area is available, the vehicle must be parked in a manner which will not obstruct normal entry to the facility. To the extent that a safe access is available, a hand operated vehicle will be permitted access to any Ranch facility.

3.9 CONTRACTOR EQUIPMENT, HEAVY EQUIPMENT

- 3.9.1 All contractor equipment must be parked in designated areas and removed immediately upon completion of the work. Trailers on which equipment was transported must be parked in designated areas, at the RV Compound, or moved off the Ranch within 48 hours.

- 3.9.2 Construction trailers and mobile offices require a permit from the Black butte Ranch Facilities Maintenance Office to be parked on the jobsite for more than 48 hours. Contractors are allowed to permit one construction trailer or mobile office for the anticipated duration of the project. Additional trailer permits may be issued for a specific period of time to accommodate trades and other contractor needs. Unpermitted trailers or mobile offices are subject to citation from the Black Butte Ranch Police Services if not removed from the jobsite within 48 hours.

CHAPTER 4: RECREATIONAL AREAS AND FACILITIES

4.1 ASSOCIATION RECREATION FACILITIES

- 4.1.1 The Association owns swimming pools, tennis courts, playgrounds, basketball areas, Rec. Barns, and various streams and lakes at Black Butte Ranch. These facilities together with the related structures and grassy common areas are maintained for the exclusive use and enjoyment of Owners and their guests subject to the rules set forth herein.

4.2 USE BY NON-OWNERS

- 4.2.1 Guests of owners, resident non-owners, and guests of resident non-owners are permitted to use and enjoy any recreational area or facility on the Ranch in the same manner as an owner.
- 4.2.2 Non-resident employees. During their off-duty hours non-resident persons who are employed full-time at the Ranch, either on a seasonal or full year basis, are granted a limited guest privilege with respect to any of the Association's recreational areas or facilities according to the provisions of the Black Butte Ranch Employees' Handbook. Each employee will respect the senior rights of Owners, lessees and their guests to the use of such facilities. Abuse of this privilege may result in withdrawal of the privilege for such period of time as may be deemed appropriate by the General Manager.

4.3 SPORTS LESSONS OR CLINICS

- 4.3.1 No person will provide lessons or conduct a clinic in any sport or activity for pay except as authorized by the Recreation Director.
- 4.3.2 The Association will accept no responsibility or liability with respect to any injury or damage sustained by any person incurred while receiving lessons or instruction from another person irrespective of whether such person is or is not authorized to provide such lessons or instruction.

4.4 RULES CONCERNING THE USE OF RECREATIONAL FACILITIES

- 4.4.1 Every person using the Association's recreational areas or facilities does so at their own risk irrespective of whether supervising Ranch personnel are present.
- 4.4.2 Every person using a recreational facility must comply with the specific rules which are posted at such facility.
- 4.4.3 Persons using a recreational facility must respect the rights of other users. Any person whose conduct is such that it constitutes an obvious and undue intrusion upon the rights of others to enjoy the use of the facility shall be requested by the supervising Ranch personnel to refrain from continuing such conduct. Failure to comply with such request will result in expulsion from the facility. Failure to leave the facility when ordered to do so may result in citation for trespass.

4.4 USE OF LAKES AND STREAMS

- 4.5.1 Flotation devices are prohibited on any lake or stream other than Lake Phalarope. Use of such devices is permitted only to the extent that it does not constitute a nuisance or hazard to persons or property. Any person using such device must wear a U. S. Coast Guard approved lifejacket. Failure to do so may result in citation, expulsion from the lake or stream, or both.

Motorized flotation devices are prohibited on any lake or stream at Black Butte Ranch.

- 4.5.2 Swimming or wading is not permitted in any lake or stream at Black Butte Ranch.
- 4.5.3 Fishing is prohibited in any lake or stream other than Lake Phalarope. Where fishing is permitted, it shall be fly fishing only with barbless hooks and a catch and release procedure. Fishing is specifically prohibited from any floating device and is limited to Black Butte Ranch property owners and persons identified in Section 4.2.1.
- 4.5.4 Every person engaged in fishing shall possess a valid Oregon fishing license and comply with applicable state regulations.
- 4.5.5 Unless otherwise posted, ice skating on any lake or stream is prohibited.
- 4.5.6 Waterfowl and other aquatic life may be observed, but not intentionally disturbed. They should receive the same respect as any other peaceful neighbor. An exception is wildlife management authorized by the General Manager of the Ranch.

4.5.7 Riding bicycles around lake perimeters is prohibited except on designated bike paths.

4.6 USE OF TENNIS COURTS

4.6.1 During the summer, certain tennis courts will be available on a reservation basis only.

4.6.2 Tennis courts not subject to reservation will be available for one-hour periods on a first-come basis.

4.6.3 Reservations may be made not earlier than the preceding day of play and will be limited to two hours of play per day per household, except in the case of the lighted courts which will be limited to one hour of play during the evening period after 7 p.m.

4.6.4 In any case where a reservation has been obtained for a court the party holding the reservation must commence play not later than 10 minutes after the reserved time. Failure to do so automatically cancels the reservation, and the court is available for the remainder of the hour on a first-come basis.

4.6.5 Players are required to wear shirts or tops while on the courts. All tennis players must wear tennis shoes while on the courts. Black-soled shoes are prohibited.

4.6.6 Proper tennis etiquette should be observed at all times.

4.6.7 Persons who are not engaged in playing tennis should remain off the court.

4.6.8 Infants and small children must remain outside the court enclosure area and not create a disturbance to other players.

4.6.9 Food and beverages must not be brought within the court enclosure, with the exception of plastic sports water bottles.

4.6.10 The tennis courts are to be used exclusively for tennis. The use of bicycles, skateboards, roller skates, roller blades, dry land cross-country skis, or other similar items on or within a tennis court enclosure is strictly prohibited.

4.6.11 The playing of radios, tape decks or cassette players or compact disc players in or near a tennis enclosure is prohibited unless headsets are being used.

4.6.12 Pet owners should not bring their pets to a tennis area unless such pets can remain on a leash outside the tennis enclosure without creating a disturbance to other players. Under no circumstances may a pet be brought within the tennis enclosure.

4.7 USE OF SWIM POOLS

- 4.7.1 The Association's pools are classified as limited access public swimming pools under Oregon law and as such must be maintained and used in accordance with the regulations prescribed by state authority. To the extent that such regulations apply to the Association's limited use pools, they are incorporated herein by reference.
- 4.7.2 The use of swim pools at the Ranch is permitted only during the hours such pools are open for use.
- 4.7.3 The use of tobacco or drugs within the pool enclosure is not permitted.
- 4.7.4 Use of the pools requires adherence to a general noise provision, whereas, other than reasonable ambient noise (i.e. talking, children playing), sound from the use of radios, tape decks, cassette players, compact players, or musical instruments within or near a pool enclosure shall be mitigated by the use of headsets..
- 4.7.5 Pets are not permitted within a pool enclosure.
- 4.7.6 A lifeguard is authorized to evict any person from a pool area for violation of any posted rule, or, if in such lifeguard's best judgement, the conduct of such person constitutes a nuisance or danger to such person or any other person.

4.8 USE OF RECREATION BUILDINGS

- 4.8.1 Use of the Recreation Buildings is permitted only during the hours when the facility is open.
- 4.8.2 The use of alcohol, tobacco or drugs is not permitted within or in the vicinity of the Recreation Building.
- 4.8.3 Persons participation in off-Ranch activities or field trips sponsored or directed by the Association or its Recreation Staff do so at their own risk. Persons under the age of 18 who are unaccompanied by a parent must present written authorization by a parent prior to engaging in such activities.

4.9 HORSEBACK RIDING

- 4.9.1 Horseback riding is permitted only in those areas expressly designated for such activity. Horses may not be taken into any area within the Ranch other than an area expressly designated by the Association Board.

CHAPTER 5: BIKE PATHS

5.1 RIGHT TO USE

- 5.1.1 The Association owns and maintains several miles of bike paths for the use and enjoyment of Owners and their guests. These bike paths are reserved for the exclusive use of bikers, walkers, personal mobility vehicles, joggers, and skaters, except as noted elsewhere in this Chapter 5 or in Chapter 3. Certain portions of the bike paths require the use of extreme caution by users, e.g. heavily wooded areas, steep downhill stretches, and intersections with driveways or roadways.
- 5.1.2 All persons using the bike paths do so at their own risk. Helmets are required for all riders and passengers under the age of 16 yrs.

5.2 BIKE PATH CONDUCT

- 5.2.1 Except when walking, persons using a bike trail must provide other persons who are being passed from the rear with sufficient advance warning in order to minimize the danger of surprise. Warnings should be given in a loud clear voice. Do not rely on whether the person or persons being passed can hear you approach since this may not be true in the case of individuals who have a hearing disability. Bike paths are intended to be shared equally by not only bikers, but others who are walking, jogging, skating or using a personal mobility vehicle. Bikers must restrict their speed to a safe level whenever in the act of passing others who are using the bike path.
- 5.2.2 All persons using the Bike Paths must stay on the path particularly where the path is separated from adjacent roadways by only a white stripe.
- 5.2.3 Use of skateboards is prohibited.
- 5.2.4 During periods when ample snow conditions prevail, cross-country skiing is permitted on Bike Paths.
- 5.2.5 Bikers, walkers, joggers, skaters and personal mobility vehicles must use a bike path rather than a roadway except when a bike path is not conveniently available. If it is necessary to use a road due to the absence of a convenient bike path, travel on the road by such persons, other than those using a personal mobility vehicle or bicycle, should be with the flow of traffic. Personal mobility vehicles are governed by the provisions of Section 3.8.6. Auto and trucks are deemed to have the right of way on the roads of the Ranch but shall yield to pedestrians in crosswalks and emergency vehicles responding to an emergency,

- 5.2.6 Except in the case of emergency or maintenance equipment, it is required that the use of the bike paths during periods of darkness is strictly limited (i) to bikes or personal mobility vehicles which are equipped with adequate reflectors and a headlight traveling at speeds less than 10 miles per hour, and (ii) to other users who are using an illuminated flashlight.
- 5.2.7 Unruly or disruptive behavior is not permitted on the bike paths by any users. Permission to use the bike paths is revocable at any time.

CHAPTER 6: MEADOWS AND SCENIC AREAS

6.1 USE AND ENJOYMENT OF MEADOWS, SCENIC AREAS, AND COMMON AREAS

- 6.1.1 The Association owns and maintains certain meadows and scenic areas which add greatly to the general ambience of Black Butte Ranch. The enjoyment of such areas are subject to rules and regulations which are intended to insure that the fragile ecology of these areas will be adequately protected and preserved.

6.2 RESTRICTIONS ON USE AND ENJOYMENT

- 6.2.1 Picking wild flowers or the cutting or digging of shrubs or bushes in any Common Area, including the meadow or scenic area, is prohibited.
- 6.2.2 Within the meadow areas the climbing over, through, or under a fence, the opening of livestock gates, the tormenting or stampeding of animals is prohibited. In addition wildlife, horses, and livestock are for observation only. Under no circumstances is it allowed to touch, move or otherwise interfere with wildlife, horses, or livestock.
- 6.2.3 Vehicular traffic, other than bicycles or equipment which is required for maintenance, is prohibited in the meadow areas. Bicycles shall not be used anywhere other than bike paths or roadways when a bike path is not conveniently available.
- 6.2.4 Tampering with, climbing upon or moving any equipment or fixture located in any Common Area, including the meadows or scenic areas, is strictly prohibited.
- 6.2.5 Persons, other than Association members or their guests, are not permitted to ride horses within the meadow areas. Association members and their guests may ride horses which they own within the meadow area provided prior permission has been obtained from the General Manager.

CHAPTER 7: DOMESTIC ANIMALS

7.1 IN GENERAL

- 7.1.1 The maintenance or keeping in a Unit any animal other than those normally classified as domestic pets (e.g. dogs, cats, or birds) by owners or their guests is not permitted.
- 7.1.2 The breeding of animals at Black Butte Ranch is prohibited.
- 7.1.3 The right to graze animals within Black Butte Ranch will be available only to those persons with whom the Association has entered into a Grazing License or their lessees.
- 7.1.4 Domestic pets are prohibited from creating an unreasonable disturbance or annoyance. Complaints regarding such conduct should be directed to Police Services.
- 7.1.5 Dogs must be under leash control or in sight of their owners and under effective immediate voice command and control at all times.
- 7.1.6 Owners of domestic pets are required to immediately clean up after their pets.

CHAPTER 8: WILDLIFE

8.1 IN GENERAL

- 8.1.1 Wildlife have long inhabited or migrated through Black Butte Ranch. The enjoyment of wildlife is a part of what makes the Black Butte Ranch experience unique. It is the intent of the Association to make the Black Butte Ranch environment compatible for the continued presence of wildlife while ensuring that wildlife populations are appropriately managed and that presence of wildlife does not endanger persons or property or encumber human enjoyment.

8.2 SAFETY

- 8.2.1 Wildlife at Black Butte Ranch should be treated and remain "wild". Under no circumstances is it allowed to touch, move or interfere with wildlife unless under the direct supervision of Black Butte Ranch personnel. Should members or their guests encounter potentially dangerous wildlife they should immediately report it to Police Services.

8.3 FEEDING WILDLIFE

- 8.3.1 The feeding of deer (including salt licks), ducks, geese, turkeys and other waterfowl is prohibited at Black Butte Ranch.

CHAPTER 9: MISCELLANEOUS RULES

9.1 FIREARMS

- 9.1.1 The discharge of a firearm of any type (including air propelled BB guns) within the boundaries of Black Butte Ranch by any person (excluding Police Officers) is strictly prohibited.

9.2 FIREWORKS

- 9.2.1 The sale, possession, discharge or use of fireworks within the boundaries of Black Butte Ranch by Owners, residents or their guests is strictly prohibited.

9.3 USE OF REFUSE COMPOUND

- 9.3.1 Use of the refuse compound is restricted to owners and guests. Persons using the refuse compound shall abide by the dumping rules which are posted within the refuse compound.

9.4 CAMPING AND PICNICING

- 9.4.1 Overnight outdoor sleeping in tents, autos, campers, trailers or other vehicles anywhere at Black Butte Ranch is prohibited.
- 9.4.2 Outdoor picnicking in the public area around the Lodge is prohibited.

9.5 GOLF COURSE

- 9.5.1 The golf courses located at Black Butte Ranch are the private property of Black Butte Ranch Corporation. The right to the free use and enjoyment of Association facilities referred to herein does not extend to the golf courses. Specific rules governing conduct on the golf course properties are published by Black Butte Ranch Corporation, and incorporated by reference herein.
- 9.5.2 Owners and guests shall not practice golf except in designated practice areas.
- 9.5.3 Owners and guests must not permit their children to play unattended on a golf course.

9.6 RESTRICTIONS ON OPEN HOUSES

- 9.6.1 Open houses to view real estate for sale on the Ranch are permissible provisions of the open house policy incorporated herein by reference.

9.7 RESTRICTIONS ON NOISE

- 9.7.1 No person may make, assist in making, continue or cause to be made any loud, disturbing, or unnecessary noise.

Loud disturbing and unnecessary noises in violation of this section include but are not limited to the following:

1. The playing of a radio, television, stereo, or similar devices which disturbs the tranquility of neighbors or any person in the vicinity.
2. The keeping of any animal which by causing frequent or long-continued noise shall disturb the tranquility of neighbors or any person in the vicinity.

Noise associated with normal operation of equipment necessary to maintain common property and the golf course between the hours of 5:30 a.m. and 7:00 p.m. is permitted.

- 9.7.2 Exceptions:

Noise associated with approved Corporate events and other special events shall be permitted as long as it is within the required decibel levels prescribed in event contract.

9.8 CURFEW HOURS FOR MINORS (UNDER AGE 18)

- 9.8.1 Minors may not use, occupy, or be in or upon any of the facilities owned by Black Butte Ranch Association or Black Butte Ranch Corporation between the hours of 12 midnight and 5 a.m. the following morning, unless they are accompanied by a parent or a guardian or a person over 18 years of age who is authorized by the parent to have custody of the minor.



**Black Butte
Ranch®**

ADDENDUM A

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 General 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.