

SPRUCE VALLEY RANCH

THE RANCH RULES

NOV 2 10 50 AM '98
SUMMIT COUNTY
CLERK AND RECORDER
COLLEEN RICHMOND

395242

The following rules and regulations pertain to all who own property, work, live upon or visit the Ranch, and such rules will be used to insure the natural beauty and safety of the Ranch. Security personnel have complete authority to enforce these rules and regulations and to evict violators.

1. In order to preserve the physical environment and natural tranquility of the Ranch only fully mufflered motor-cycles, motorbikes and no trailbikes and motorscooters shall be allowed on the Ranch. Snowmobiles shall not be allowed on the Ranch. Vehicles may use improved roads and parking areas only. No vehicles shall be parked on the roads within the Ranch except when necessary to accommodate an Owner's guests and only then for periods not to exceed twelve hours. Written notice of the necessity of using the roads for parking shall be given to the Foundation at least forty-eight hours prior thereto.

2. All safety and traffic regulations must be observed and will be strictly enforced as posted.

3. All vehicles used on the Ranch shall be operated at the owner's or operator's sole risk.

4. No campfires (except for barbeques and fire pits, approved pursuant to the Architectural Standards), or overnight camping shall be allowed on the Ranch, including camping by an Owner on his Site.

5. State littering laws will be enforced on the Ranch.

6. No hunting or shooting of any type is allowed within the Ranch boundaries, except on the Ranch's shooting range and only then pursuant to the Rules and Regulations established by the Foundation for use of the range.

7. Horses may be kept on a Site during daylight hours in a fenced area, but must be returned to the stables each evening.

8. All applicable state laws and county ordinances shall be enforced.

9. No pet may be kept which abnormally interferes with the rights, comforts or convenience of other Owners. Dogs shall at all times be under their Owner's control and shall not be allowed to roam at will throughout the Ranch.

10. Construction equipment and other outsized machinery and equipment shall not be stored on Sites at the Ranch.

11. Boat trailers shall not be left overnight at the landing area on Goose Pasture Tarn.

12. No signs shall be allowed on the Ranch except as specifically provided for in the Architectural Standards. In order to insure compliance with this provision, an Owner shall give the Foundation prior written notice of his intention to list his Site for sale with a real estate brokerage firm.

13. Diseased trees may be cleared only after written evidence that their removal is necessary or desirable is obtained from the United States Forest Service.

14. No repair, construction or reconstruction of any vehicle or equipment shall be allowed except and unless it takes place entirely within an enclosed garage.

FAILURE TO ABIDE BY THE ABOVE RULES AND REGULATIONS WILL RESULT IN REVOCATION OF ALL PRIVILEGES AS PROVIDED FOR IN THE DECLARATION OF RESTRICTIONS, COVENANTS AND CONDITIONS OF THE SPRUCE VALLEY RANCH.

ADOPTED AND EFFECTIVE AS OF NOVEMBER 9, 1977.