



Adopted by the Board on June 21, 2009

Appendix "C"
Spruce Valley Ranch
Boathouse
Rules and Operating Guidelines

1. Boathouse Management

The Board will maintain and enforce a set of rules to encourage the safe, secure, and enjoyable use of this facility by the owners. The SVR Board will also appoint a Boathouse Manager. The Manager will be the prime contact for owners to secure assigned space in the boathouse, to process the required indemnification agreements, to receive instructions on the use and care of the boathouse, and to resolve any problems regarding the use of the boathouse. The Manager will oversee the maintenance of the boathouse and report to the Board any violation of the rules. Failure to follow the rules could result in an Owner's loss of boathouse privileges.

2. Boathouse Usage

Boathouse storage space is for the exclusive use of SVR lot owners. Only lightweight craft (e.g. canoes, kayaks, skulls) that can be safely lifted and stored on the racks provided are allowed. All craft must be registered and marked in accordance with Colorado State Laws and Town of Blue River ordinances. Any craft that is not properly identified and registered with the Boathouse Manager will be removed. Slots will not be assigned to an owner unless the owner has a boat and is ready to put it in the boat house. There will be a one month grace period for the owner to place their craft in the boat house. After this one month period, the space will be reassigned if the craft is not in the slot or the slot is not being used as intended by the rules. If there is unused space, owners may request permission to store multiple units until the space is needed for other owners. Rack slots will be numbered and assigned to specific users by the Boathouse Manager. Assignments may be changed from time-to-time to allow the Manager to best utilize space and meet special needs of some users and/or craft types. Crafts may be stored in the boathouse year round. There will also be designated space for storing auxiliary equipment such as paddles, life vests, anchors, etc. However, non-craft related equipment or materials may not be stored in the boathouse. No equipment may be stored or left outside the boathouse. Owners are reminded that the Tarn and adjacent shoreline are not Ranch property and that Town of Blue River ordinances prohibit leaving watercraft on the shores surrounding the Tarn.

3. Indemnification Agreement

No one may enter the Boathouse without first completing and signing an indemnification agreement and submitting it to the Boathouse Manager. Lot owners are responsible for assuring this is completed for themselves, their family members, and any guests who use the boathouse. If an owner permits anyone to use their equipment who has not signed an indemnification agreement, the owner must arrange for someone who has signed the indemnification to remove and return their equipment to the boathouse. Neither the Foundation nor the appointed Boathouse Manager are responsible for the personal safety of those using the boathouse, for the safe condition of equipment stored in the boathouse, or for the safety of users on or near the Tarn.

4. Facility Security

The boathouse has two large overhead doors, which lock on the inside, and one pedestrian door that has a combination lock. The Manager will provide the current combination to those owners who have equipment stored in the boathouse. It is also recommended that each owner secure their own craft

and/or equipment inside the building to prevent loss or unauthorized use by others. However, SVR Foundation will not be responsible for any damage or lost equipment stored in the boathouse. Each user will be responsible to assure the building is always kept secure and locked even during the short period they may be using their craft on the Tarn.

No flammable or otherwise dangerous material may be stored in the boathouse. No smoking or open flames are allowed in the building or within 20 feet of the building. No foodstuffs may be left at the boathouse, including the trash bin, to avoid attracting animals and insect infestation.

The building has no utilities (heat, water, electrical power). There will be minimal solar lighting for emergency access after dark. However, the building is intended for use only during the summer daylight hours. Winter access will not be maintained.

5. **Personal Safety**

Lifting and carrying watercraft, especially on wet slippery surfaces, can cause personal injury if not done properly or if done by someone not capable of handling the weight. The Foundation is providing dolly carts to facilitate transporting craft from the boathouse to the shore. However, no one should attempt to access, lift, or transport a craft beyond their physical means. The Foundation is not responsible for any personal injury resulting from the use of the boathouse or its equipment, nor from the use of any watercraft on the Tarn.

6. **Boathouse Maintenance**

The Foundation will provide general maintenance of the facility and the SVR provided equipment. However, the users are responsible for keeping the building clean and orderly. Auxiliary equipment must be stored in the proper location. Trash receptacles are provided and no trash should be left on the building floor or around the grounds outside the building. Brooms are provided and each user should clean up any debris they track into the building.

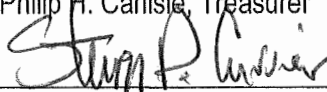
7. **Parking**

Users who can are encouraged to walk to the Boathouse to avoid over taxing the available parking space. A small parking area is provided next to the boathouse and off the asphalt surface. This is on common open space and for the exclusive use of SVR people using the boathouse. In the event this area is full, temporary overflow parking may use the gravel shoulder off the asphalt surface near the boathouse, but no parking is allowed such that it blocks access to the boathouse, the Tarn boat launch area, or the driveways of adjacent property owners. No overnight parking is allowed.

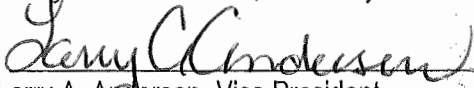
IN WITNESS WHEREOF, the undersigned have evidenced their approval of the above proceedings as of 21st day of June 2009.


Tom E. Roe, President


Philip H. Carlisle, Treasurer


Steven P. Carrier, Vice President


Georgianna Fernandes, Secretary


Larry A. Andersen, Vice President

