



## SWR RULES FOR RENTERS AND GUESTS

We hope you enjoy your time at the beautiful Sun West Ranch! To ensure everyone at Sun West Ranch enjoys our mountain community, we have a few rules that all renters must abide by.

For the safety and security of our community, we request that you let the SWRPOA office know your arrival and departure dates, the house where you are staying, the make and color of your vehicle and the number of guests in your party. This information can be included on this form or given to the office by phone, 406-682-4831 or email at [office@sunwestranchpoa.com](mailto:office@sunwestranchpoa.com).

1. **HANGTAGS:** All vehicles of renters and guests must display a hangtag at all times on their rear-view mirror while on the Ranch property. Ranch staff cannot keep track of unfamiliar vehicles on the Ranch without this identification system. Please cooperate with our staff.
2. **PRIVATE AND PUBLIC LANDS:** No one renting a home on the Ranch is permitted to access any adjoining private lands. During any hunting season access to Forest Service or BLM land is not permitted.
3. **DRONES:** The use of drones on the Ranch is prohibited. The Ranch has had too many instances of guests using their drones to “buzz” birds, wild animals, cars, and owners’ homes. The Ranch Manager or Assistant Manager will confiscate any drone used on the Ranch for the duration of the guest’s or renter’s stay at SWR.
4. **DOG RULES:** All dogs on the Ranch must be under the owner’s control at all times. If owners do not have voice control of their dogs, then they must have them under leash or collar control while out walking. Any dog that attacks/overwhelms any person on the Ranch will be removed either permanently or until proper training is completed. When running dogs off leash, owners must ensure it is safe to do so, and the dog must be under voice control.
5. **HORSE RULES:** The horses on the Ranch are privately owned. Please do not feed the horses or enter the corral. Owners may permit their guests to ride their horses only if each guest has signed a waiver of liability releasing SWR from all liability.<sup>1</sup>
6. **VEHICLE RULES:** Snowmobiles, all-terrain vehicles (ATVs), utility terrain vehicles (UTVs), recreational utility vehicles (RUVs), dune buggies or any similar vehicles (licensed or unlicensed), as well as scooters

and motorcycles, are prohibited on the Ranch at all times, except for those needed by Ranch Staff in their work, and except for battery powered RUVs owned by homeowners.

No boat, camper trailer, motor home or other type of recreational vehicle may be parked anywhere on Ranch roads. If parked on any lot, please ensure that it cannot be seen from any neighboring home.

The posted speed limit on all Ranch roads, including the paved entry road, is 25 miles per hour. Please observe this limit. It will help to keep dust down and reduce the risk of injury to children and accidents with other vehicles.

Fire roads are generally closed to motorized vehicles – particularly in the winter when the roads are snow covered and during periods of high fire danger. Please do not use these roads if they are very wet or snow covered as they can be slippery and dangerous. When closed to motorized vehicles, they are open to individuals on foot, on horseback, and on skis or snowshoes. Please park your vehicle only in designated parking areas when fishing or picnicking anywhere on the Ranch.

**DRIVING OFF ROAD ANYWHERE ON THE RANCH IS NOT ALLOWED.**

**7. FISHING & HUNTING RULES:** The Madison River, and all the Sun West Ranch ponds, are “Catch and Release” fishing only, using only flies or lures with one hook. Please use barbless hooks. No bait is allowed. Children 14 and under may keep one trout a day from the ponds. Fishing from the bridge over the Madison River is not permitted. This is a safety issue. You may hike on BLM and USFS land which borders the Ranch, but do not cross fences or trespass on neighboring private property. There is absolutely no hunting or use of firearms anywhere on the Ranch. Access from the Ranch to hunt on adjacent BLM and USFS land is governed by special rules; please see the Ranch Manager for further information.

**8. OTHER:** FIRE IS OUR GREATEST DANGER! No open or wood-burning fires are allowed on the Ranch at any time. Grills and fire-pits burning propane are permitted. Please be especially careful with fire, cigarettes and anything that produces sparks from June to November. Rocks on the Common Area must be left undisturbed. Do not disturb plant life, animal life, or animals’ natural habitat. For your own safety, please do not feed or approach wildlife.

**9. BEARS:** To prevent human/bear conflict, garbage, rubbish and other waste must be kept inside a home in sanitary, sealed containers, except as allowed on construction sites. Please do not dispose of any food items except in approved containers.

**10. COMPLIANCE:** If a renter fails to comply with these guidelines or with the Ranch Rules, the manager will notify the renter, the identified local contact, and the homeowner. The homeowner may be charged a fee for staff time involved with noncompliance. Renters must understand that their relationship is with the individual homeowner, property manager or rental agency and not with the Ranch staff.

Please sign to acknowledge your understanding of all of the renters rules.

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(Name)

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(Signature)

(date)

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(Home Address)

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(Telephone number)

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(Address of rental)

(# of guests)

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(Contact person/property manager name)

(Phone Number)

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(Vehicle Make and Model)

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(Arrival and departure dates)

*\*please sign and return to [office@sunwestranchpoa.com](mailto:office@sunwestranchpoa.com) prior to your arrival*

*All renters are welcome to visit the Sun West Ranch store located in the SWRPOA Ranch office. Please call for store hours – 406-682-4831.*

*The Sun West Ranch Property Owners Association hopes you will enjoy your stay.*