

Wolf Creek Ranch Homeowners Association Rules and Regulations

1. Large Events

Each lot owner is allowed no more than 3 large events per lot per year. A “large event” is defined as any event at which more than 50 non-family members are invited, expected, or actually attend. If an exception is requested for additional large events beyond 3 per lot per year, the Ranch Manager, in his/her sole discretion, will approve or deny the request. All large events should be approved by the ranch manager at least 7 business days in advance of the event so that security can prepare for the impact of the event.

2. Motorcycles

No motorcycles are permitted on unpaved roads or surfaces in the Association.

3. Collections Procedure

WITH RESPECT TO RECURRING MONTHLY ASSESSMENTS (aka HOA DUES):

Beginning on January 1, 2015, monthly invoices will be sent to the owners by the 28th of the month for HOA dues due in the next calendar month.

Monthly HOA dues shall be due before the close of business on the 5th calendar day of the applicable month, and shall be deemed late if not paid by the close of business on the 10th calendar day of the applicable month.

Owners participating in the WCR automatic debit program will have their accounts debited on the 5th calendar day of the month (unless such day is a holiday or weekend, in which case such debit will generally occur on the next business day).

Payments of monthly HOA dues which are not received by 10th calendar day of the month will automatically incur a ten percent (10%) late fee to be billed on the next month's invoice.

A two percent (2%) per month finance charge will be billed to any amount which is sixty (60) days or more past due, from the date such payment became late until paid in full.

Any account that is ninety (90) days or more past due will have an assessment lien placed on the applicable owner's property/lot, and all costs incurred thereby shall be billed to such owner's account.

The applicable owner must pay the entire past due balance, all late fees, finance charges, and any other costs incurred (e.g., recording fees, certified mailing charges, and legal fees) in order to have an assessment lien removed.

The Board may waive, at its discretion, any late fees, finance charges, or other costs incurred.

Annual special Assessments will be billed on March 1st and shall be due in full by June 1st of the same year, and shall be deemed late if not paid by the close of business on June 30th of the same year.

Any owner who fails to pay its annual special Assessment by the close of business on June 30th of the applicable year will automatically incur a ten percent (10%) late fee.

Annual special Assessments shall be subject to the same finance charges as delinquent monthly HOA dues (i.e., a two percent (2%) per month finance charge shall be imposed from the date such special Assessment became late until paid in full).

Any account that is ninety (90) days or more past due will have an assessment lien placed on the applicable owner's property/lot, and all costs incurred thereby shall be billed to such owner's account.

The Board may waive, at its discretion, any late fees, finance charges, or other costs incurred.

4. Fining Schedule

Any member found to be not in compliance with the HOA CC&Rs or governing documents, including these rules and regulation, may be fined as follows:

First Offense: Warning

Second Offense: \$5,000

Third Offense: \$10,000

Fourth Offense: \$25,000, and each offense thereafter

This schedule may be modified by the HOA Board at any time

5. Board Member Term Limits and Requirements

All Board member terms are limited to 3 years. All Board members may serve up to two consecutive terms. Former board members may be re-elected to the Board, but only after a break of at least one year. To be eligible for election to the board, an individual must have served at least one year on an HOA committee prior to the election. A past president of the HOA may stay on the board as a non-voting emeritus position to assist in continuity.

6. All-Terrain Vehicles (ATVs)

All ATVs or similar vehicles (including without limitation side-by-side vehicles) over 64 inches in width are prohibited from traveling over or accessing Association trails. ATVs or similar vehicles traveling over Association trails shall not be driven at speeds greater than 20 miles per hour.

7. Rule for Construction Traffic

The Board may from time to time limit non-owner vehicle traffic in to Wolf Creek Ranch during hunting dates. The Board will decide on an annual basis the time limits that will be enforced and notice of these limits will be provided to owners and to contractors with current construction projects. Wolf Creek Ranch security will enforce this rule. The Ranch Manager has the authority and discretion to make exceptions to this Rule in order to accommodate unique situations. The exercise of that discretion in any situation does not constitute a waiver of this rule. Any member in violation of this rule will be subject to a fine or the loss of

construction rights. A violation of this rule by any contractor or vendor will be imputed to and enforced against the member for whom the services are being provided.

8. Rule for Water Wise Landscaping

The Association supports water-efficient landscaping. Low water use on lawns during drought conditions is allowed in the community.

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