



## W I L D C A T R A N C H

### OVERVIEW OF PROTECTIVE COVENANTS

In 1989, Michael Douglas and Niel Morgan established key objectives for the long term enjoyment and management of Wildcat Ranch. These included:

- \*Simplicity of ownership, so that the owners' enjoyment of 500 acres will not be encumbered by working the land or managing a staff to do so.
- \*The opportunity to live in a wildlife sanctuary with a minimum of visual or auditory disturbance.
- \*Preservation of the values that caused owners to purchase here in the first place.

Top effect these objectives, Michael and Niel created a series of covenants and responsibilities. They are completely explained in the "Protective Covenants for Wildcat Ranch Association" which is to be found in the Purchaser's Package or can be obtained from the Wildcat office. The following is a short overview of those responsibilities.

The Ranch Association employs a Ranch Manager to manage the physical aspects of the Ranch. This includes snowplowing and maintaining all the roads; maintaining security gates; managing and stocking Wildcat Lake; maintaining the boathouse and owners boats; caring for the thirty miles of irrigation ditches and the Ranch's extensive water rights; irrigating, mowing and maintaining the owners' pastures, operating the domestic water supply and storage system; and doing the wildlife habitat enhancement work which enriches the biodiversity of the Ranch. Provisions have been made for a central horse stable for those owners not wishing to maintain their own horses.

The most important element of the Ranch is its diverse wildlife. Our resident elk, deer and bear; our duck, songbird and raptor population; and our small mammals will be preserved and enhanced by the agreements and restrictions of the Covenants. These include implementing the enhancement plan to provide more and better habitat for our animals; controlling negative impacts by prohibiting cattle grazing; limiting hunting; controlling canine depredation; avoiding certain hiking areas during elk calving and limiting fences that might affect the elk migration routes. Additionally, the easements for horse and hiking trails (and for wildlife research and education) pass through the best wildlife habitats on the Ranch while avoiding individual house envelopes.



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To simplify ownership, Michael and Niel obtained Town Approval for numerous building locations on each site. When an owner chooses the envelope he likes best, the remaining extinguish, reverting to open space. An architectural review will be done on each home by the Site and Architectural Review Committee to assure that those houses visible within the Ranch are complementary to the environment. After the Ranch's review, the owner need only apply for a building permit.

To preserve the serenity of the Ranch there are strict restrictions on off-road vehicles, snowmobiles, dirt bikes and gas-powered motorboats. The intention of these restrictions is to limit offensive noise pollution.

There is an annual assessment for each site for maintaining these elements of the Ranch. Detailed budgets are available.