



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

### **Wildcat Ranch Policies and Bylaw Amendments**

**Guest Usage:** Non-owner use of Wildcat Lake, trails or other common facilities, is restricted to either guests staying on Wildcat Ranch at the owner's house or other guests when accompanied by an owner.

(March 7, 1994 member minutes)

**Off Road Vehicles:** Snowmobiles and ATV's are prohibited. Motorcycles, bicycles, and mountain bikes are allowed only on Wildcat Ranch roads. The Ranch Manager may operate such vehicles to perform the operations of Wildcat Ranch. (Covenants – 7.31 p. 50)

**Horse Usage:** All rides on communal horses need to be accompanied by a guide, and prior to any riding, a release must be signed. The reservation policy is that horses are to be reserved no sooner than 72 hours in advance with a minimum notice of 24 hours. (March 7, 1994 member minutes) There will be a \$25 charge for the 1<sup>st</sup> and 2<sup>nd</sup> rider only with a maximum charge of \$50. (July 5, 1997 members minutes)

**Road Impact Fees:** With respect to mitigation of impacts to the roads during construction, a road impact fee will be required equaling \$.70 / square foot of gross floor area. (March 7, 1994 member minutes)

**Boat Usage:** TLMI's boat releases must be signed by all persons using TLMI's boats (July 5, 2005 member minutes)

**Hunting and Firearms:** The discharge or shooting of firearms is prohibited (Covenants – 7.16). Absolutely no public hunting is allowed. Wildlife management is done by the Association (Jan. 1, 2004 board minutes, July 5, 2004 member minutes, July 5, 2005 member minutes)

**Parties on common usage areas** are limited to 35 guests with the attendance of the hosting owner. No party tents or other temporary structures may be used. One party is to only monopolize 3 boats at a time. (July 5, 2001 director's minutes)

**Domestic Water System:** All buildings require engineered water lines and water meters. (July 3, 1999 directors minutes)

**Wildcat Way Road** from the ranch manager's house to Snowmass Creek Rd. is limited to use by is to be used by Thomas Land Management employees, homestead owners and their guests in residence only. Usage for construction, delivery or maintenance is prohibited. (July 3, 2000 member's minutes)

**Signage:** Ranch residences are required by Town of Snowmass village to have numbered posts with numbers at least 3 inches high. (July 5, 1997 directors minutes) All other signs must be approved in writing by SARC (Covenants 7.32).

**Dogs:** Owners are allowed two (2) kenneled or leashed dogs. All other dogs, including those of guests, construction workers are strictly prohibited (see TOSV ordinance 94-08 page 12, number 3).