

GRIZZLY RANCH ASSOCIATION
Government Code §12956.1

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Notice. After January 1, 2022, a Restrictive Covenant Modification form with procedural information for appropriate processing with the Plumas County Clerk-Recorder may be found at the following link:

<https://www.plumascounty.us/DocumentCenter/View/38852/Restrictive-Covenant-Modification-Instructions-and-Forms?bidId=>

Amended October 13, 2023

GRIZZLY RANCH ASSOCIATION

The Grizzly Ranch Association Pool, Outpost and Outpost Green Rules & Regulations

BE IT RESOLVED that at a duly noticed and conducted meeting of the Board of Directors of the Grizzly Ranch Association ("Association"), held on the 13th day of October 13, 2023 at which a quorum was present, the Board of Directors revised these rules & regulations for these Outpost Green, which is defined as the picnic, barbeque and outdoor recreational area adjacent to the Outpost.

WHEREAS, The Grizzly Ranch Association Board of Directors shall have all the powers of a non-profit corporation organized under the laws of the State of California, subject only to such limitations on the exercise of such powers as are set forth in the Articles, The Bylaws and the CC&R's. The Association shall have the power to do any lawful act that may be authorized, required or permitted to be done by the Association under this Declaration, the Articles, the Bylaws and to do and perform any act that may be necessary or proper for or incidental to the exercise of any of the express powers of the Association.

WHEREAS, it is the intent of this policy to be applicable to all homeowners of the Association.

Now, Therefore, Be It Resolved that the Board of Directors agrees to the policies and procedures of Grizzly Ranch Association and accepts the following to be the approved Pool, Outpost and Outpost Green's Rules & Regulations.

- This pool, facility and adjacent Green's recreational amenities are not supervised; Association members shall use the pool, spa, facility, and adjacent recreational amenities at their own risk. Children under the age of fourteen (14) must be accompanied by active adult supervision at all times.
- Association members are responsible for the proper use of all facilities, exercise and amenities' equipment.
- There is neither a life guard on duty at the pool nor a supervisor for the exercise and recreational amenities equipment areas. Consequently, in the use of the pool and the exercise and recreational amenities equipment, Association members are to be knowledgeable of their own physical limitations and should consult with their physicians in advance, if they have any concerns.
- Association members are expected to keep the Outpost facilities, and Outpost Green in good order, including (i) wiping off exercise equipment after use, (ii) returning all equipment (exercise and recreational) to their proper storage locations, (iii) removing and properly disposing of all garbage generated, (iv) after it is safe to do so, thoroughly cleaning all barbeque equipment after use, and (v) ensuring that all tables, chairs, benches are clean after their use.

- The behavior of guests and renters of Association members is the responsibility of the Association member, and all procedures and rules apply equally to guests and renters.
- Association members shall dress appropriately during the use of the Outpost and recreational amenities. Association members shall refrain from using strong perfumes or colognes before working out on the exercise equipment and from using inappropriate lotions or other applications before entering the pool.
- Association members should be considerate to others using these facilities. This includes the appropriate use of cell telephones, radios, etc. Noise levels should be maintained at reasonable and courteous levels.
- Smoking is not allowed at any time in any of the areas covered by these rules.
- Glassware is not allowed in any of the areas covered by these rules.
- Consumption of alcoholic beverages should be monitored carefully by Association members.
- Pets are not allowed at any time in any of the areas covered by these rules.
- Appropriate footwear shall be worn when in the Outpost facility. Shirts must be worn when in the Outpost (except when showering). No wet bathing suits are allowed in the reception and exercise equipment areas.
- Members must use their Outpost keycard to enter the facility. The CC&R's define an Association Member, and for purposes of this provision, a Member also includes a person who is staying overnight in a residence in Grizzly Ranch. Members bringing guests (non-overnight visitors) must limit their number so as to not interfere with other Members' (including their guests) reasonable enjoyment of the facilities, including honoring reasonable time limits on the use of equipment as well as not exceeding the capacity limits for the Outpost facility. Guests must be accompanied by an Association Member to the Outpost facility. For purposes of enforcement of these Rules, the record Owner (record Member) is responsible for the activities of all persons using the facility arising out of their membership and/or residence.
- Turn off all lights, and return exercise equipment to the proper place prior to your departure.
- The Homeowners Association hopes your experience, and the experience of those using these facilities and amenities following your use, is enjoyable. Your commitment to following these procedures and rules will help to ensure that these facilities provide a pleasant and relaxing venue for all Association members, guests and renters.

I hereby certify that I am the Secretary of the Association and that the foregoing Pool, Outpost and Outpost Greens Rules & Regulations are a true copy of the Rules & Regulations approved by the Board at its meeting held on October 13, 2023, at which a quorum of the Directors was present. I further certify that the foregoing Rules & Regulations are in full force and effect; that the same have not been rescinded, nor has it been amended or modified.

Grizzly Ranch Association

Secretary

Date: 10/20/23