

**Grizzly Ranch Association**

**Summary of Important Rules to be Provided for Rentals**

The following is a non-exhaustive summary of important rules that all tenants must be aware and abide by at a minimum. This does not supersede or replace the remainder of the Association’s Governing Documents, and Owners are responsible for ensuring their tenants comply with all such restrictions therein as well. This is a summary of important aspects of the Association’s Governing Documents and is being provided in a summary fashion for convenience only. In the event of a conflict between this document and the Association’s CC&Rs, Bylaws, or other rules and regulations (“Governing Documents”), the Governing Documents shall prevail.

- Grizzly Ranch is a peaceful residential community. Please be respectful of neighbors. Do not enter or cross private property.
- Speed limit is 23 MPH within the community
- Quiet times are from 10pm to 7am daily. Music/noise shall not be heard by adjoining properties at any hour.
- Grizzly Ranch Golf Course (“GRGC”) is private property and not part of the HOA. During the operational season (approximately May 1 to Oct 31) access to the course and cart paths is not allowed without permission from GRGC. Staying in a home does not grant access to the course or to the cart paths. They are not to be used for walking or riding bikes. Being on the course or paths at any hour during the season without GRGC permission is considered trespassing, and is extremely dangerous.
- Dogs (if allowed) must be on a leash and under the control of their owner at all times. Owners need to pick up after their dogs in all locations.
- Guests must follow all rules related to Outpost, Green and Pool/Spa use. (see rules dated 1/27/18 for full list) Card access is strictly controlled. Security cameras are in use 24/7. Do not prop doors or gates open. No smoking at the Outpost facility (Green, Building, Pool). No glass is allowed on the pool deck at any time. Please be sure to reset all thermostats, turn off lights, fans, and fireplace before leaving. Replace all gym equipment in its proper location. Children under the age of 14 must be under active adult supervision at all times while at the facility. No wet bathing suits in the Gathering Room or Gym.
- No overnight parking on the street. Cars must be parked in the garage, in the driveway or other designated parking area on the property.
- No camping or temporary structures. Boats and RV’s cannot be parked in driveways for more than 48 hours and never used for overnight occupancy
- Household garbage is to be securely kept inside the home or garage and only allowed on the street during scheduled pick-up days.
- **COVID-19 conditions and requirements must be observed, including the closure of facilities. In the event the Outpost/Green and/or Pool/Spa facilities are closed, entry or use is strictly prohibited.**

*I have received, read and will abide by the foregoing Summary of Important Rules.*

[Name of Tenant(s) on Lease] \_\_\_\_\_

[Signature(s)] \_\_\_\_\_ Date: \_\_\_\_\_

**Rental Information Form**