

Hello Madison River Ranch Association Members

We hope that your home here on the ranch is an inviting place for family, friends, and, from time to time, others renting your home. Some of your guests may be unaware of the rules of our Ranch and the ways of life here in southwest Montana. With respect to abiding by the Covenants and Bylaws, you are responsible for your guest's activity on the Ranch.

We ask that everyone with access to your property be aware and abide by both the letter and spirit of these rules, which are designated by our Covenants and Bylaws. However, this list of rules does not replace or supersede our Covenants and Bylaws in any way. Those are the documents of record, and the agreements under which we all independently purchased our property.

Enforcement of these rules is all of our responsibility, and not the sole requirement of the Board. However our Bylaws do grant the Board both the responsibility to enforce them and the power to take necessary action against owners for flagrant or repetitive violations that are not remedied. As your neighbors and a volunteer Board, we really don't want to issue warnings, establish fines, or be forced to take other actions. Please help us by honoring and respecting the rules established by our Bylaws and Covenants.

In general, we hope that neighbors can respectfully work with each other to discuss any irregularities that arise. The Board can facilitate your ability to contact a neighbor you do not know, as long as they are willing for us to share their contact information. You are always welcome to escalate any questions or issues to the Board, and you should obviously contact the sheriff or game warden for any issues that you feel are egregious, within their jurisdiction, or may put you or others at immediate personal risk. If you do report an issue to the sheriff or game warden, we would hope that you will notify the Board, not as a requirement, but as a courtesy.

Thank You,

Madison River Ranch
Board of Directors

GUIDELINES FOR RANCH ACTIVITY OWNERS, GUESTS AND RENTERS

FIRE

The danger of fire is always with us, and very much a seasonal threat in late summer. We have times of the year when there is very low humidity, and very high winds, increasing the risk of fast spreading wildfire.

- Outdoor fires are permitted on the Ranch only in a forest service approved or better fire containment ring that is approved by the board of directors. Running water must be available to extinguish the fire and coals. A spark arrestor should be used.
- Anyone interested in burning an outdoor fire in the approved manners must also check with local authorities for any current restrictions.
- No fireworks are permitted on the Ranch
- No fires are permitted within 200 feet of surrounding timber.
- (Please note that your Board of Directors is generally not in favor of wood burning outdoor fires, except during very low risk times of the year. However, our Covenants allow for these fires under specific circumstances, so they are not prohibited.)

SAFE DRIVING

The roads on our ranch are our collective largest investment and their maintenance is our most significant expense every year. We must do what we can to protect them. Individual owners are responsible for any damage to roads, gates or fences caused by their or their guests' actions.

The speed limit on the Ranch is 25 mph.

There are three reasons for this.

- Safety. Our roads are used by drivers, off-road vehicle operators, walkers, and bikers. Please respect everyone's safety. We also have abundant wildlife in certain sections of the ranch, especially during migration periods and at night.
- Road Care. Excess speed tears up the roads, especially when wet. Dry conditions bake the needed moisture out of the roads accelerating its breakdown. This loss of binding moisture makes roads more fragile and excess speed accelerates damage.
- Courtesy. Please be especially courteous to avoid kicking up excess dust in front of walkers, bikers, or homes.
- **USE OF RANCH ROADS BY UNACCOMPANIED GUESTS AND RENTERS.** Ranch Roads may only be used for the sole purpose of direct travel to and from an entrance gates to the owner's property they are visiting. Ranch Roads may not be used to access the national forest nor Cliff and Wade Lakes, Recreational use of Ranch Roads with any motorized vehicles is also prohibited.

OWNERS PROPERTY

There is an easement along all of the ranch-owned roads for your travel on and off the ranch. However these are only easements for transport. Almost all of the other property, except the Common Area by the river, is private property.

Since the elimination of cattle grazing on the ranch, many owners have chosen to live without fences. Even if a *No Trespassing* sign is not posted, we expect everyone to respect private land. As a general rule of thumb, you are probably trespassing if you're not on or next to a road and do not have the owner's permission to cross.

COMMON AREA

We are very fortunate to have 55 acres of common property along the river. Please do not be offended if an owner greets you or your guest. This is both an act of courtesy, and a way for us to monitor use of this important asset.

- Each vehicle parked in the Common Area must have a visible MRR tag.
- Access to the Common Area is provided for the use and benefit of all of the Owners.
- Permission to access to the Common Area cannot be given to a leasee or renter.
- No property owner may give permission to allow transit across the Ranch or to access the national forest or adjoining lands to any outside person or entity other than their accompanied guests, without the express written permission of the Board.

ACTIVITY LIGHTS AND NOISE

The Ranch is a safe, peaceful place for all of us, and the Bylaws have very specific rules as such:

- No light shall be emitted which is unreasonably bright or causes unreasonable glare.
- No sound shall be emitted from a property which is unreasonably loud or annoying including but without limitation, speakers, horns, whistles, bells or other sound devices
- No offensive odors
- No noxious or offensive activity shall be carried on upon any portion of the property, nor shall anything be done or placed on any portion of the property which is or may become a nuisance to others.
- No activities shall be conducted on which are or might be unsafe or hazardous to any person or property. This includes the activity of a guest's pets.

FIREARMS AND HUNTING

- All hunting on Madison River Ranch property is prohibited.
- Firearms are permitted. However, it is the responsibility of each owner to ensure that any firearm discharged on their property is done so in a safe manner and does not cause harm or perceived risk to individuals on any other property on the ranch.
- Use of firearms is not permitted in the Common Area. Firearms may not be fired from adjacent property into the Common Area.