

RESERVE ON THE EAST RIVER  
FISHING, LODGE & EQUESTRIAN FACILITY  
RULES, REGULATIONS & SCHEDULE OF SERVICES  
JANUARY 2005



## THE RESERVE FISHING RULES AND REGULATIONS

"Our objective is to protect, conserve and promote the fishing on the Reserve on the East River for the enjoyment of our homeowners and their families. Through experience and with considerable professional consultation, we feel we have developed a plan that will allow us to fish generously with no damage to the resource. In order to do this, it is important that we all, fishermen and non fishermen, become participants in the preservation of these fisheries. If we are to enjoy, we must also conserve."

## THE RESERVE FISHING COMMITTEE

The purposes of the Fishing Rules and Regulations at the Reserve on the East River are as follows:

- > To provide and promote trout fishing for the homeowners, their families and guests on the East River, Spring Creek and Ponds on the Reserve; and the non exclusive fishing on the East River upstream from the Reserve.
- > To create a premier wild trout fishery and a superior fly fishing experience for the homeowners, their families and guests on the East River and the Reserve's Spring Creek.
- > To provide exceptional adult pond trout fishing for the homeowners, their families and guests regardless of fishing skill or type of fishing equipment used.
- > To provide exceptional pond trout fishing for homeowner family members and their guests under 13 years old, regardless of fishing skill or type of fishing equipment used.
- > To protect and enhance the East River, the Spring Creek and the Ponds and their respective riparian areas on the Reserve.
- > To protect and enhance the wildlife and plant life associated with the waters and riparian areas on the Reserve.

*Article I. THE FISHING, RIVER AND PONDS COMMITTEE (THE COMMITTEE)*

- Section 1.01 The Committee is responsible for maintaining, preserving and enhancing the River, Spring Creek and ponds and their respective fisheries on the Reserve.
- Section 1.02 The Committee is responsible for controlling for the homeowners, the Reserve's non exclusive fishing water on the East River off of the Reserve.
- Section 1.03 The Committee is responsible for establishing and amending fishing rules in addition to the "deeded" rules and other rules governing fishing at the Reserve and on the non exclusive fishing water on the East River off of the Reserve.
- Section 1.04 The Committee is responsible for enforcing all rules and regulations. In the event of misuse of the fishing resources through violation of the rules and regulations, the Committee may suspend fishing privileges of homeowners, their families and guests and issue fines. Any suspension of fishing rights or fines greater than \$250 must be approved by the Board of Directors of the Homeowner's Association (the Board).
- Section 1.05 The Committee is responsible for all fish stocking in the East River, the Spring Creek, the community ponds and the private ponds.
- Section 1.06 The Committee shall be appointed by the Board of Directors of the Homeowner's Association and reports to the Board.
- Section 1.07 All members of the Committee shall be fishermen.
- Section 1.08 The Committee shall meet from time to time as deemed necessary by the Board but at least twice each year.
- Section 1.09 The Committee shall have a chairman and at least five (5) other members who are all homeowners. The chairman of the Committee shall be appointed for no more than three (3) years.
- Section 1.10 The Committee is responsible for maintaining the fisherman identification system (arm bands, hats or other visible means), the registration book, the approved guide lists, the river beat markers, the river bridges, pond piers, the angler's room at the Lodge, pond boats and electric motors, and the riparian areas of the Reserve. The Committee may delegate the day-to-day execution of these established systems to the property manager or other designee subject to oversight of the Committee.

Section 1.11 The Committee is responsible for working with the various owners of the water rights on the East River and in the irrigation ditches located on the Reserve to ensure that the water rights owners receive the proper amount of water while protecting the River, Spring Creek, and ponds and the fish inhabiting the waters. The Committee is responsible for maintaining all irrigation diversion structures in the East River. The day-to-day maintenance may be delegated to the property manager or other responsible designee subject to the oversight of the Committee.

*Article II. FISHING RULES*

Section 2.01 There are two types of rules and regulations that govern fishing on the Reserve.

(a) Deeded Rules can only be amended by a vote of 80% of the homeowners.

Deeded Rules are indicated by (DR) at the end of the statement of the Rule.

(b) All other rules which are not Deeded Rules, can be amended upon recommendation of at least two thirds of the members of the Committee, approved by two thirds of the Board of Directors and approved by two thirds of the Homeowners.

Section 2.02 Any infraction of any Fishing Rule or Regulation should be reported the property manager and to the Chairman of the Committee in a prompt manner.

Section 2.03 Each homeowner has an assigned locker at the Lodge for storing waders and fishing equipment. Homeowners not using their lockers may loan their lockers to other homeowners, however only homeowners are permitted to have lockers. Each locker will have the last name of the homeowner displayed on the locker. Homeowners will be provided a key to their locker and the property manager will retain a key.

Section 2.04 All fishermen must have a current Colorado fishing license. (DR)

Section 2.05 The State of Colorado fish and game laws are a part of the Reserve's fishing regulations and are to be observed at all times. (DR)

Section 2.06 When "trout" are referred to in these rules and regulations, it means any variety of rainbows, brown, cutthroat, or brook trout. The term "fish" is understood to be all fish including trout. The term "salmon" refers to the fall salmon which migrate up the East River from Blue Mesa Reservoir.

- Section 2.07 All homeowners are responsible for their families, and their guests. Family and guests are assumed by the Committee to understand all fishing rules and regulations. Homeowners must make a special effort to explain to their families and guests, the fishing rules and regulations thoroughly and in detail. Failure of family or guests to comply with all fishing rules and regulations will result in fines and/or reduction of fishing privileges. (DR)
- Section 2.08 A fishing guest must be accompanied by the homeowner or a member of the homeowner's family to the Lodge to register and to the river beat or pond. If the homeowner or a member of the homeowner's family does not stay with the guest while the guest is fishing, the homeowner or family member must be residing on the property during the period of time the guest is fishing. In other words, homeowner's and their families, may not have guest fishing unless the homeowner or a family member is staying on the property. (DR)
- Section 2.09 Homeowners, their families, and guests are prohibited from disturbing any irrigation or pond head gate or irrigation ditches. They are also prohibited from disturbing any natural or man made river, creek or pond structure. (DR)
- Section 2.10 The breaking of bush and tree limbs, the cutting down of bushes or tree, or otherwise harming the trees, bushes and plants of the riparian areas by anyone other than the Committee or its agent is prohibited. (DR)
- Section 2.11 Collecting or harvesting plants and wild flowers within 50 yards of any stream or community pond is prohibited. (DR)
- Section 2.12 Homeowners, their families, and guests are encouraged not to throw stones, sticks or other items into the river and ponds.
- Section 2.13 Non fishermen are to respect fishermen. They are not to enter the river around a fisherman fishing, interfere with the fisherman, or get within 10 yards of the river upstream from a fisherman without express permission from the fisherman. (DR)
- Section 2.14 Discarding of trash, used leaders, or other fishing material in and around the ponds, Creek and river is prohibited. (DR)

- Section 2.15 Felt bottom wading shoes should be worn while fishing. Wading shoes with cleats are prohibited.
- Section 2.16 Homeowners may hire fishing guides from the approved fishing guide list maintained at the Lodge. Fishermen must pay for their guides. The Committee assumes that each guide knows these fishing rules. Homeowners are held responsible for the actions and behavior of guides. Guides may not fish unless they are a guest of the homeowner. If a guide is a guest, the guide must wear one of the homeowner's river or pond identification markers. All guides must register at the Lodge and wear a guide's armband when at the Reserve. Guide arm bands are stored at the Lodge. Guides are permitted on the River, Spring Creek and ponds. Guides may guide only one fisherman at a time and must accompany the fisherman at all times. The Committee may prohibit, at the Committee's sole discretion, any guide from entering the Reserve.
- Section 2.17 River and creek fishermen must park vehicles in the designated parking areas along the East River. No vehicles are to be parked around the community ponds. All pond parking is at the Lodge. (DR)
- Section 2.18 Fishing Rules for the East River, the Spring Creek and any other moving water on the Reserve.
- (a) These waters are fly fishing only. Fly rods, fly reels, and artificial flies with barbless hooks are the only fishing tackle to be used. "Barbless" hooks include standard hooks with the barbs flattened. (DR)
  - (b) Trout must be caught in the mouth with a fly. Trout can not be "snagged." (DR)
  - (c) No trout may be kept. All trout must immediately be returned to the stream (catch-and-release). Dead or injured trout must be returned to the river. (DR)
  - (d) "Catch-and-release" is a tool to maintain and enhance the quality of the angling, however, it doesn't mean that all fish will survive being caught and released. Therefore, in order to protect the fish numbers in the river and streams the daily catch-and-release limit is 30 trout per rod, including trout hooked and played as well as those landed.
  - (e) No fishing from bridges is allowed. Fish cannot be properly handled and released from a bridge. (DR)

(f) Artificial feeding of fish is prohibited. (DR)

(g) All fishermen must register at the Lodge in the designated fishing register before fishing and reserve the fisherman's fishing beat(s) and fishing period. The Committee may provide additional means of registration from time-to-time provided that timely notice is conspicuously and adequately posted at the Lodge for all interested parties. All guides must sign out at the Lodge after fishing. (DR)

(h) A single rod may reserve no more than one beat per fishing period. A single rod may reserve no more than two fishing periods. Fishing times and beats may be reserved no more than 24 hours in advance. No more than two rods and one beat per rod for two fishing periods can be reserved in advance by a homeowner at any time.

(i) There are two fishing periods each day. The morning period starts one hour after sun rise and ends at noon. The afternoon period starts at noon and ends 15 minutes after sunset.

(j) Only daylight fishing is permitted. (DR)

(k) The East River and Spring Creek is divided into 12 "beats." Beats are continuous sections of the East River, are designated by name and number, and are displayed on the river map at the Lodge. The beginning and the end of each beat is marked on the west bank of the East River with numbered signs. No beat can be fished more than two consecutive fishing periods. After two consecutive fishing periods the beat must be rested (no fishing or wading in the beat) for at least one fishing period.

(l) There can be no more than 10 rods on the East River and Spring Creek at anytime.

(m) No beat can be fished by more than one fisherman at a time. A maximum of two fishermen, or one fisherman and one non fisherman, can fish together, however only one individual can be fishing at anytime and both individuals must stay side by side. Two fishermen fishing side by side, fishing one rod at a time are considered to be one rod.

(n) There is one Spring Creek on the Reserve. Beaver Creek on the west side of the East River. The Spring Creek is considered to be one beat and can only be fished for one fishing period before being rested for one fishing period.

- (o) Rafting, "tubing", canoeing, or any other type of boating or floating is prohibited. (DR)
- (p) Swimming is prohibited. (DR)
- (q) No individual under 13 years old is allowed in the river or to fish the river without adult supervision. (DR)
- (r) No homeowner may have more than four rods on the River at any time.
- (s) All fishermen must wear "river" armbands or other "river" identification so designated by the Committee, in each case with the homeowner's lot number displayed. Each homeowner has four "river" identification markers. Each marker has the number 1 through 4 following the lot number. The markers are stored at the Lodge, are to be picked up before fishing and returned to the Lodge after fishing. River markers are all the same color but are a different color than "pond" markers and a different color than the guide armbands. (DR)
- (t) Fishermen are prohibited from using the "San Juan shuffle" to dislodge nymphs from the river bottom. (DR)
- (u) No more than two flies on a single leader on a single rod may be used.
- (v) Only the Committee may stock trout. Only trout from disease free hatcheries may be stocked. Only rainbow, brown, cutthroat, and brook trout can be stocked. No other fish or bait fish of any kind can be stocked. (DR)
- (w) Special Rules for catching Salmon:
  - (i) Salmon can be kept.
  - (ii) The limit on the number of Salmon which can be kept is governed by the State of Colorado.
  - (iii) All other rules above apply.

Section 2.19 Fishing Rules and Regulations for the non-exclusive water on the East River.

- (a) The Reserve has non-exclusive fishing rights for two rods on the East River upstream from the Wooden Rail Bridge (the bridge just upstream of the highway bridge near the entrance to the Reserve over the East River) to a point approximately 500 feet south of the Cement Creek Bridge.

(b) A homeowner or a homeowner family member may reserve one or both of the two rods for one fishing period at a time for homeowner, family or guest fishing.

(c) Reserve fishermen should respect the rights of other fishermen who are not homeowners or family or guests of homeowners, who have fishing rights on this section of the East River.

(d) Attached is a map showing in green 3 non-exclusive access points to the East River. Reserve fishing rules state that no more than 2 rods per day may fish the west side of the East River upstream from the wooden cattle bridge. However, our legal counsel cautions that the right of the Reserve lot owners to fish the East River between the two most downstream access point shown on the map is not clearly established.

(e) All other rules in Section 2.18 above apply.

Section 2.20 Fishing Rules and Regulations for the Ponds on the Reserve.

(a) Only the Committee can stock ponds (both private and community ponds). Only trout from disease free hatcheries may be stocked. Trout over 10 inches may be stocked. Only rainbow, brown, cutthroat, and brook trout can be stocked. No other fish or bait fish of any kind can be stocked. (DR)

(b) The Committee may decide to artificially feed fish in the ponds however, only commercial, dried fish food, such as Purina Trout Chow may be used.

(c) Community Ponds:

(i) The community ponds are open to all homeowners, their family and guests.

(ii) Each homeowner, including family members and guests, may keep a maximum of four trout per day up to a total of 25 trout per year caught from the ponds. Trout over 22 inches may not be kept. A log of kept trout by homeowner is maintained at The Lodge. Each fisherman must appropriately record all kept trout in the log upon finishing fishing.

(iii) The daily limit per rod is 30 trout including all trout caught and released and all trout kept.

(iv) Creels, not stringers or other means, must be used to store kept trout while the fisherman is fishing. If a trout is to be kept, it must immediately be killed. (DR)

- (v) Kept fish may not be taken off of the Reserve. (DR)
- (vi) Kept fish must be cleaned away from the river, streams and ponds. No entrails may be discarded in or within 100 yards of any water body. (DR)
- (vii) Any type of rod and reel may be used. Only artificial flies and lures may be used, except fishermen eight years old and younger fishing the Lodge Pond may use a single barbless hook with live or dead worms or dead salmon eggs only. Live bait and "minnows" are strictly forbidden. Any bait of any kind is prohibited for any fishermen nine years old and older. All lures and flies must have only one hook which must be barbless. No treble or multiple hooks on a single lure is allowed. Multiple lures attached to a single rod are not allowed; however, up to two flies may be attached to the line of a single fly rod.
- (viii) The fishing periods for the ponds are the same as those for the East River.
- (ix) Homeowners may not have more than four rods on the ponds at any time. Two fishermen can share one rod and be considered one rod.
- (x) Reservations for the ponds can be made no more than 24 hours in advance. Not more than four reservations for one period can be made by a homeowner at any time.
- (xi) All fishermen must registrar at the Lodge before fishing and wear a "pond" arm band. Each homeowner has four pond armbands which are marked in the same way as the river arm bands. All pond armbands are the same color but a different color from the river armbands and a different color from guide armbands.
- (xii) No swimming is allowed in the ponds.
- (xiii) The Lodge Pond (First Pond North of the Lodge)
  - 1) The Lodge Pond is reserved for fishermen 13 years old and younger.
  - 2) All fishermen 10 years and younger must be accompanied by an adult and adults may accompany any fisherman.
  - 3) The pond is limited to 10 rods at any time.
  - 4) No private boats, rafts or canoes are allowed on the pond; however, float tubes may be used on the ponds. (Toy boats and boat models powered by wind or batteries which are three feet or under in length, are allowed)

- 5) The Reserve provides two small fishing skiffs with electric motors which can be reserved by homeowners a fishing period at a time.
- (ix) Butte Pond (Second Pond North of the Lodge)
- 1) The Butte Pond is reserved for fishermen 13 years old and older.
  - 2) The pond is limited to 10 rods at any time.
  - 3) No boats, rafts or canoes are allowed on the pond (including toy and model boats); however, single person float tubes may be used on the pond.
- (d) Private Ponds:
- (i) Homeowners may set their own rules and regulations for their private ponds.
  - (ii) Homeowners may not stock fish in their own pond but can request the Committee to stock it for them. Only rainbow, brown, cutthroat and brook trout can be stocked. Individual homeowners must pay the cost of stocking fish in their ponds.
  - (iii) Homeowners may artificial feed pond fish but can only feed commercial dried fish food such as Purina Trout Chow.
  - (iv) Homeowners are responsible for the winter aeration of their ponds.
  - (v) Homeowners may not alter private water ways or ponds or interfere with or in any way alter water flow through private ponds or water ways with out the approval of the Committee and Board. (DR)

*Article III. RULES FOR LANDING AND HANDLING FISH*

- Section 3.01 Trout are fragile and should be handled with care.
- Section 3.02 All fish, excluding salmon, must be landed using landing nets approved by the Committee. Fishermen should not "beach" trout to land them. Salmon may be beached. (DR)
- Section 3.03 Pliers or forceps should be used to remove hooks from fish.
- Section 3.04 Trout should not be squeezed with the hands.
- Section 3.05 Trout should not be handled by placing a finger through the gills.
- Section 3.06 Trout should not be handled with a dry hand.
- Section 3.07 Trout should be unhooked in the net and gently returned to the stream.

- Section 3.08 Revive tired trout by facing them into the current and moving them back and forth until the fish can swim strongly away.
- Section 3.09 Trout should not be dropped onto the river bank, onto stream rocks or into the river.
- Section 3.10 It should always be attempted to handle and release the trout with the trout under the surface of the water.
- Section 3.11 Flies which are deeply embedded in the gills or the throat of a trout and which would cause damage to the fish if removal is attempted should be cut off and left in the fish.
- Section 3.12 A trout removed from the water for more than a few seconds may suffer fatal injury even if it appears to be healthy when released. Damage can occur in as little time as five seconds out of the water.
- Section 3.13 Lifting large trout completely out of the water in the net can injure them. To take a picture of a large fish, reach into the net with the net and fish in the water, cradle the fish in both hands, and lift the fish a few inches above the water for the picture.
- Section 3.14 When fighting a trout, the goal is to land it quickly. An exhausted trout, especially a large one, may not have the energy to survive even if it is apparently healthy when released. As the trout is played, move the rod to create an angle to the fish, which will move the fish through leverage. Use the angle of the rod to maneuver the fish in the stream to a calm landing place.
- Section 3.15 If a fish goes down stream, hold the rod high, maneuver the fly line around obstacles, stabilize the fish in a calm area, then walk and reel down to the fish.

## THE RESERVE LODGE AND RIVERFRONT GUEST HOUSE RULES AND REGULATIONS

The guest facilities at the Reserve are available for the exclusive enjoyment of our owners and their guests. Our mission is to make your experience at the Lodge and the Guest House as convenient and comfortable as being in your own home.

The following rules and regulations are designed to maximize the use of the facilities while making them equally available to all owners. These rules are approved by the homeowners association and are subject to change from time to time. Charges for the bedrooms are designed to cover the variable cost of maintaining, cleaning, managing and supplying the bedrooms.

### DESCRIPTION OF FACILITIES

#### *The Lodge:*

The Lodge consists of three private second story guest bedrooms and baths including the Mt. Crested Butte Room with one king size bed and private bath (Bedroom #1); the East River Room with two twin beds and private bath (Bedroom #2); Cottonwood Room with one queen bed and private bath (Bedroom #3). Other Lodge amenities include:

- > Full Kitchen and pantry
- > Informal dining area
- > Formal dining and meeting area
- > Living room and game area with television
- > Fishing lounge, wet bar and owner's fishing equipment lockers with game table and television
- > Manager's residence
- > Outdoor decks
- > Outdoor fire pit, pavilion and cooking grill

*The Riverfront Guest House:*

The Riverfront Guest House consists of three private guest bedrooms and baths including the Rainbow Trout Room—a second story bedroom with one king size bed and private bath—river view (Bedroom #4); the Brown Trout Room—a second story bedroom with two twin beds and private bath—river view (Bedroom #5); and the Elk Room—a first floor bedroom with two twin beds and not connected but adjoining private bath—river view (Bedroom #6). Other Guest House amenities include:

- Full Kitchen
- Living Room, dining area with television
- Outdoor decks

## RULES AND PROCEDURES

*General Rules:*

- > The public areas of The Reserve Lodge (all areas except the private bedrooms and the manager's residence) are available to owners and their guests during the day and evenings.
- > The entire Riverfront Guest House is reserved for guest and owners staying at the Guest House.
- > All or part of the public areas of The Reserve Lodge can be reserved for special events by and for the enjoyment of the owners, by contacting the Resident Manager. The length of time of the special event and any fees payable to the Homeowner's Association for the special event shall be determined on a case by case basis or until such time as the Homeowner's Association shall set a more defined fee schedules and rules for special events. Only owners can reserve The Reserve Lodge's public areas.
- > Owners must be in residence to permit their guests use of the facilities.
- > No animals will be allowed inside the guest facilities. Pets should stay with the resident owner, or the owner should make arrangements for the pet.
- > Guests are expected to comply with The Reserve rules, regulations and covenants. It is the owner's responsibility to inform their guests of these rules and regulations.
- > Owners may not sub-lease guest facilities.

- > Guests will be expected to execute a Hold Harmless Agreement to indemnify The Reserve from liability for their activities or possessions and must agree to not perform any unsafe or noxious activities while on the premises.
- > Owners are responsible for the behavior of their guests and families. Violations or Guest Facilities Rules may jeopardize the owner's privileges and the discretion of the Homeowner's Association Board.
- > The Lodge and Guest House are supplied with basic staples such as bath towels and soap, bathroom supplies, paper towels, dish washer soap, laundry detergent, sugar, salt, pepper, flour, spices, pots and pans, dishes, and silver ware but are not supplied with food or drink items such as soft drinks, beer, eggs, bacon, milk, orange juice, butter, bread or other breakfast, lunch or dinner foods. Owners should contact the Manager about food and drink stocking needs at least 48 hours before their arrival at the Reserve. Charges for stocking will be added to the owner's bill.

*Room Reservations at The Reserve Lodge and Riverfront Guest House:*

- > Only owners can reserve rooms.
- > Each lot is entitled to use a maximum of 60 room days per reservation year. One room day is equal one room for one day. For example, reserving two (2) bedrooms for five (5) days is equal to ten (10) room days.
- > Each reservation year starts on November 1st and ends on October 31st.
- > A reservation schedule shall be posted on The Reserve's Web site. The Manager shall post and keep the reservation schedule current.
- > All rooms in The Reserve Lodge and the Riverfront Guest House are available at \$60 per day and include a daily maid service. Additional maid service or other services can be arranged for an extra charge by contacting the Manager. Maid service includes daily fresh towels, bathroom supplies, room cleaning, kitchen cleaning and the making of beds, but does not include laundry service or fresh bed linens. Fees are subject to change at any time by the Homeowner's Association Board.
- > Owners are responsible for damages and/or breakage, excluding normal wear and tear, caused by themselves, their families and their guests.

- > Check in time is after 3 PM on the day of arrival. Check out time is 10 AM on the day of departure.
- > Rooms reserved and not used shall be charged 50% of the daily rental rate for the entire reserved period unless released at least 30 days prior to the dates of stay.
- > Rooms may be reserved by owners at any time within six months in advance of the requested dates of stay on a first-come/first-served basis except for high demand holidays and except for the special rules applying to the Riverfront Guest House. Reservations for high demand holidays are outlined below. Special rules for the Guest House are outlined below.
- > A single owner may reserve rooms in the Lodge and in the Riverfront Guest House during the same period of time. In other words, a single owner may reserve up to six (6) bedrooms for a maximum seven (7) day contiguous period.
- > A single owner may make only one reservation at a time. Additional reservations by a single owner may be made after 21 days have pass since the owner made the last reservation.
- > Fishing waders may not be worn inside the facilities.
- > Reservations for bedrooms except for 5 days on either side of High-Demand Holidays will be taken starting April 1, 2005. This rule will lap after the first lottery is held.
- > Each bedroom has a name and number displayed on the door of the room. Additionally, each room has a separate door lock. Keys to rooms are kept by the Manager and can be picked up on check in.

*The Reserve Lodge Reservation Rules:*

- > One or more bedrooms up to three bedrooms may be reserved for a maximum of 7 days and 6 nights. Owners and/or their guests may not stay in any room or group of rooms in the Lodge for more than a single, contiguous 7 day period. However, if there are rooms available at the end of the reservation period in either the Lodge or the Guest House which have not been reserved three days before the end of the reservation period, the owner may extend the stay in three day increments. Under these conditions, the owner extending a stay may be required to move to another of the bedrooms in the Lodge or Guest House.
- > Specific bedrooms may be reserved.

*The Riverfront Guest House Reservation Rules:*

- > Preference is given to owners wishing to reserve the entire Riverfront Guest House; however, these reservations must be made at least 90 days in advance in order to have preference. At any time within 90 days of a reservation period, individual bedrooms up three bedrooms may be reserved, if available, on a first-come/first-served basis. Owners may reserve the entire Riverfront Guest House and use less than all of the bedrooms. Note, they will be charged for all rooms at the normal room rate.
- > Reservations are for a maximum of 7 days and 6 nights. Owners and/or their guests may not stay in any room or group of rooms in the Guest House for more than a single, contiguous 7 day period. However if there are rooms available at the end of the reservation period in either the Lodge or the Guest House which have not been reserved three days before the end of the reservation period, the owner may extend the stay in three day increments. Under these conditions, the owner extending a stay may be required to move to another of the bed rooms in the Lodge or Guest House.
- > Specific bedrooms may be reserved.
- > The Riverfront Guest House is for the exclusive use of the owners and guest using the Guest House.

*Special Room Reservation Rules for High Demand Holidays:*

The following are considered High Demand Holidays:

- Presidents Day
- Easter
- Memorial Day
- Independence Day (4th of July)
- Labor Day
- Thanksgiving
- Christmas
- New Year's Day

Reservations for High Demand Holidays may be made by owners according to the rules of the lottery as established and modified from time to time by the Homeowners Association Board.

- > Reservations are for a maximum of 7 days and 6 nights including the day of the holiday. The 7 days around Christmas may not extend past December 28th and the 7 days around New Year's Day may not start before December 28th.
- > A single owner may reserve up to a maximum of three bedrooms out of the six bedrooms available. A single owner may reserve additional bedrooms during a holiday on a first-come/first served basis, if they are not reserved via the lottery.

*Lottery rules apply as follows:*

- > On April 1, 2005, all lot numbers (1 through 24) will be drawn from a hat by the Manager one at a time. The order the lots are drawn will establish the lottery order for all time.
- > On April 15, 2005, the lottery will begin.
- > The lottery will be conducted by the Manager by e-mail (and telephone if necessary).
- > The owner of the first lot number in the lottery sequence shall be contacted and asked to pick a holiday, reservation dates, and number of rooms up to a maximum of three bed rooms. Each lot owner is contacted in sequence.
- > A lot owner must respond within 48 hours or lose the turn to the next owner in sequence. (From time to time, each owner may file with the Manager their priority for holiday reservations and the Manager can reply to the lottery for the owner.)
- > The lottery covers the holidays within a one year rolling period.
- > The lottery must commence within 7 months of the next open holiday and continue until all bed rooms are reserved for at least the next 9 month period of holidays. The lot in sequence may stop the lottery after the next 9 months of holidays are filled.
- > Bedrooms not reserved during a holiday after a complete rotation of the lot owners will cease to be available for the lottery and may be reserved under the normal reservation rules.
- > Bedrooms reserved and released will be placed back in the lottery.
- > For the above holidays, a single owner must reserve the entire Riverfront Guest House.
- > Owners may trade holiday reservation among themselves.
- > All other reservation rules apply.

## THE RESERVE EQUESTRIAN FACILITY RULES AND REGULATIONS

Horses boarded on the ranch will primarily be pastured horses, and pastured in groups. Stalls are for short term use, or for use as doctoring or sick stalls.

Ranch managers will have control over which pastures and stalls are to be used and can move any horses at their discretion.

All horses to be boarded on the ranch must have a vet-signed current health certificate presented to the ranch managers prior to staying on the ranch. Out-of-state horses brought in must have negative Coggins test results, and all brand inspection papers in place. Depending on the prior boarding location of the horses, the ranch managers may require a quarantine of up to two weeks. Stalls in the stables may be used for this purpose.

Lockers are for owners who are actively using their horses while in residence and not for long term storage. Lockers are on a first-come first-served basis. There is extra space in the tack room if no lockers are available. Please respect other people's tack and equipment, and do not "borrow" without prior permission.

Use of the stables and its facilities, riding arena, round pen, and trails throughout the ranch are for members only. Guests and professional trainers must be accompanied by a member.

Horses brought onto the ranch by guests or professional trainers for day use only are not to use the pastures.

All trailers are to be parked only in designated areas.

All owners and guests assume their own risks involved with horses and mules, and will not hold the ranch managers or the Homeowners Association liable for any accident or injury to persons or livestock.

Any costs incurred by the Association or the ranch managers to repair or replace any damage caused by a horse shall be reimbursed by the owner of that horse.

There will be a monthly fee assessed for each horse boarded on the ranch. Depending on the season and the cost of hay, the cost will range from \$50 in the summer months to \$150 in the winter. Any extra time for handling, training, or hauling, and costs incurred for extra grains or supplements, doctoring, veterinary services, and shoeing or trimming are not included in these costs.

## SCHEDULE OF SERVICES FOR RESERVE ON THE EAST RIVER HOMEOWNERS ASSOCIATION

### Services Included in Homeowners Association Dues:

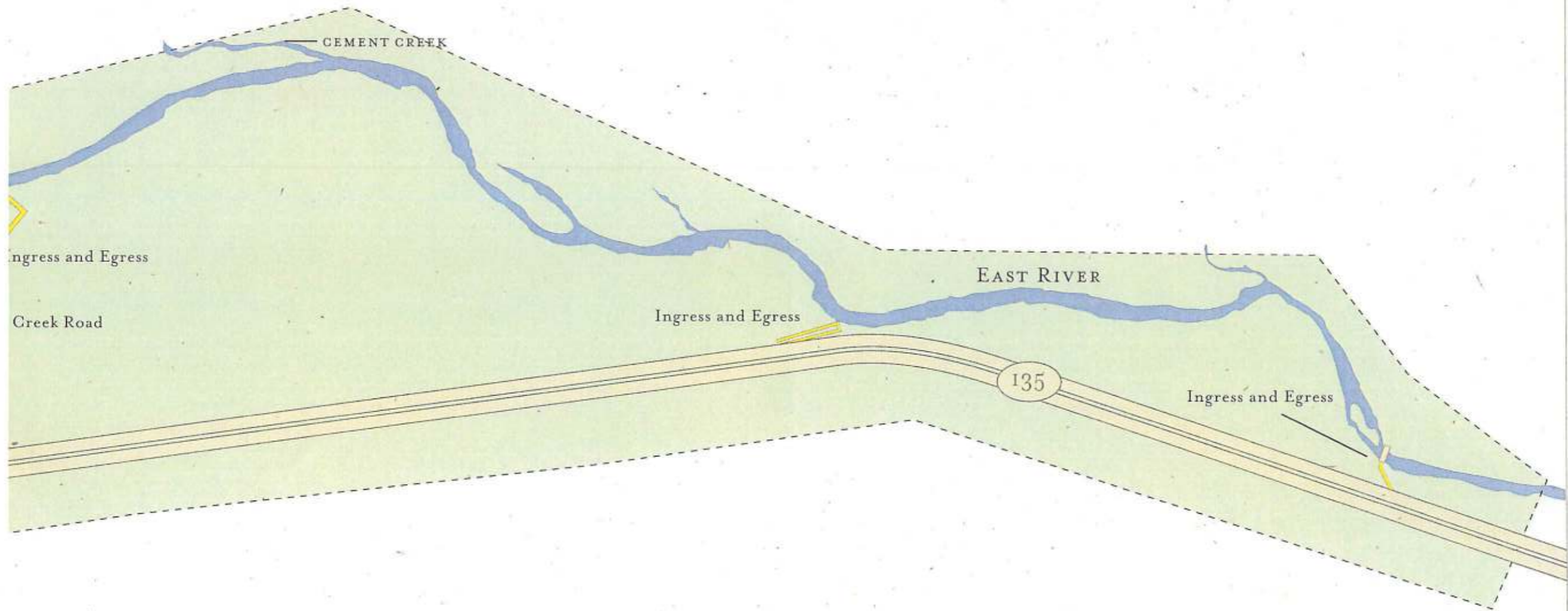
- > Employment of on-site caretaker
- > Upkeep and maintenance of Lodge, Guest Cabin and Equestrian Facility
- > Liability and hazard insurance on Lodge and other common elements
- > Utilities for common amenities
- > Maintenance of Lodge ponds
- > Stocking of Lodge ponds and river as needed
- > Maintenance of common ranch land and agricultural operations
- > Road maintenance including application of dust retardant, snowplowing and seasonal grading
- > Snowplowing of individual driveways
- > Payment of real estate tax on common elements
- > Seasonal labor
- > Amortizing the purchase of road maintenance equipment

## Additional Services Available on Fee Basis from On-site Caretaker:

- > Pick up from or delivery to airport
- > Drop off or delivery of Owner's vehicle at airport
- > Pantry stocking of Owner's residence
- > Weekly inspection of Owner's residence
- > Pet sitting
- > Interior plant maintenance
- > Housekeeping/Maid service
- > Coordination of basic home maintenance and repair
- > Coordination of recreational activities such as cross country ski tours, snowmobile tours, and fly fishing guide service  
*(These services will be provided at a cost of \$26.00 per hour)*
- > Skilled repair and minor construction work
- > Equestrian lessons, doctoring or hauling horses  
*(These services will be available at a cost of \$36.00 per hour)*
- > Horse boarding will be available at a cost ranging from between \$50.00 and \$150.00 per month, depending upon the current cost of feed

## Note:

1. Fees approved by Homeowners Association and subject to change.
2. Fees payable to Homeowners Association.





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