

The Wilson Ranch Board of Directors (BOD) is responsible for ensuring that we retain the character of this unique community. Here, we highlight our collective responsibilities as homeowners as specified in our Design Guidelines, CC&Rs, and established practices. With the community mostly built out, our focus shifts to building modifications, landscape alterations, balancing community water conservation goals and homeowner irrigation plans, Firewise refinements, maintaining Dark Skies, and homeowner rental responsibilities. We are fortunate to have Marvin Sutton (Property Manager) and Rachael Plemel (Assistant Manager) as our management team and we ask you all to actively support them as they facilitate coordinating and executing improvements in these areas.

Wilson Ranch Building Modifications and Landscape Alterations

Building Modifications

The process for new ground-up construction is set forth in the CC&Rs and Design Guidelines. Basically, any new construction *requires* approval of the Design Review Committee (DRC), and a checklist is provided on the Wilson Ranch website (in the Owner's Area under General Information—Documents). This requirement also applies to changes to existing buildings, such as paint color, exterior siding, deck or patio addition, hot tub, fencing, etc. If you are planning any kind of building modification, contact Rachael, who will directly address the inquiry, and will involve the DRC as needed.

Landscape Changes

Wilson Ranch BOD actively supports the continued restoration and enhancement of the native landscape on privately owned parcels, as well as the common space, the majority of which is around the lakeside environs. For any of the following items, please contact Marvin or Rachael before moving forward:

1. **Tree management:** The Design Guidelines acknowledge the value of trees for a variety of purposes, but also recognize the value of view preservation and Firewise protection. Removal of healthy trees for view or fire considerations must first be presented to Marvin for approval. Each owner is responsible for removal of diseased trees on his/her property. This also requires prior approval by Marvin.

2. **Addition of new plantings:** Restoration of the landscape with new native plantings (including trees, shrubs, and grasses) has been a long-term goal of the POA and is enthusiastically encouraged. Selecting fire resistant plants is also a significant consideration. As an association, we have assembled a wealth of information on what works and does not work in our specific micro-climate. Again, contact Marvin before embarking on a new landscaping plan. Marvin will provide feedback and advise of available resources. He will involve the DRC as needed for approvals.

3. **Water conservation and irrigation:** As part of the initial DRC approval, all homeowners are required to submit a landscaping and irrigation plan. Any modifications to the existing irrigation system will also require approval. Wilson Ranch seeks to be good stewards of this special land and water is a limited resource. Homeowners are asked to voluntarily conserve water use. Note that a

review of water rights and management as well as an effort to optimize the current irrigation system is underway. This may include periodic meter readings, reporting on water usage, and the addition of irrigation water meters. Rachael is coordinating individual inquiries.

Embracing Dark Sky

As a community we have committed to Dark Sky Goals to preserve the spectacular nighttime sky. With that in mind, recommendations include, among others (see Design Guidelines for more detail):

1. Installing limited outdoor fixtures that shine light down
2. Turning off outside lights when not in use
3. Consider placing exterior lights on timers and/or motion sensors, especially for rental properties

Rental Guidelines

Several issues associated with renter use have been brought to management's attention as well as that of the Board. Addressing those issues on a timely basis presents a challenge in the absence of on-site supervision. Additionally, individual owners are employing a variety of management companies in the valley. With that, renters receive varying or non-existent rules, contributing to behavior inconsistent with our community guidelines and practices.

Wilson Ranch reminds homeowners with rental homes that Okanogan County requires that they license their properties and follow all mandated rules and regulations regarding rentals. Owners with private wells in Elsie's meadow must also adhere to specific guidelines for drinking water testing and annual permitting.

It is important to provide your rental management contact info to Rachael and Marvin and keep it updated in the Wilson Ranch contact list. This is to ensure that management and/or residents can contact them directly should a problem arise during a tenant's stay. Also, please be sure your rental management company contact information is clearly posted and current at your rental properties so guests can get in touch with them if needed.

Guidelines relating to parking, trail use, garbage and recycling, lake use, inflatables, burning/firepits, yard waste, noise, pets, and drone use are presented below. To help ensure the most enjoyable experience for everyone while at Wilson Ranch, ensure these guidelines are posted at any rental property and share with your rental management service. A separate PDF of these policies (for renters specifically) is included with this document.

Your responsibilities:

1. Post Rental Guidelines PDF at your property
2. Provide to renters in an email before arrival and/or include in existing rental property instructions
3. Share PDF with your property management/rental service

Parking

Please remind all renters that parking is only permitted in your designated driveway. (This is especially important in the winter to facilitate effective plowing.) No “on-street” parking is permitted, including gravel areas on the road shoulder. Reminder for owner use: There is **no long-term** storage of trailers or RVs on any owner’s property. RV’s may be parked only for loading and unloading within a 24-hour period. Limited parking may be available by the utility building however, owners must get management approval prior to parking any oversized vehicle.

Trail use

Please ask renters to observe and use only marked trails for skiing and hiking. Note that ATV and snowmobile use is not permitted *anywhere* within the Wilson Ranch community. Respect private properties and stay within common public areas.

Garbage and Recycling

Wildlife in the North Cascades include bear, cougar, bobcat, and many other animals which could become problematic if they associate our community as a food source. Strict rules apply to handling waste. At no time should garbage be left outside. On occasion during holiday weekends, trash piles up in the trash facility. Please advise your guests to carefully separate out recycling and place in the appropriate bins and dispose of garbage only in the designated dumpster. Especially highlight that leaving bags of trash on the floor is not permitted if the dumpster is full. Waste Management will not pick up and dispose of trash bags piled on the floor. When the dumpster is full, renters (as well as owners) should use the overflow garbage bin that the Wilson Ranch POA will provide. Reminder for owner use: no household wastes (paint, chemicals, pesticides, etc.), and/or construction materials may be dumped into the community dumpster.

Lake use

Two designated beaches (North Beach and South Beach) are available to residents and guests for primary entry into the lake. To keep the shoreline in good health and to prevent erosion, please ask renters to avoid any other areas of the lakeshore and stick to the trail. This is a fly-fishing lake only; bait fishing is not permitted. Please use catch and release methods.

Inflatables

Over the past few summers, as large inflatable devices have become popular, they have frequently been left unattended along the lake shore and adjoining common areas. This impacts the view of the natural setting and harms the plants as they are damaged under the vinyl. No inflatables should be left by the lake overnight. Please keep this in mind and inform renters of this concern.

Yard waste disposal

Wilson Ranch CC&R rules require permission from management for burning yard waste and this permission must be requested with at least a 3-day notice before burning. However, the current recommendation to improve our local air quality is to chip your yard waste instead of burning. Each spring for Firewise we will have a chipping event, and the goal is to have another in the fall. Residents can also dispose of yard waste at the local community pile, but please observe all rules for disposal. Yard waste approved for disposal includes grass clippings, weeds, and branches. Please do not dump stumps, logs, very large branches, construction debris, pallets, treated wood, or any non-organic material.

Firepits/Burning

All residents and guests must follow local Burn Restrictions and Burn Bans during the summer months. Burning of garbage or other waste is not authorized at any time. Recreational fires must be contained within a concrete, rock, or steel ring. The flames can be no higher than 2 feet and the firepit cannot be located within 25 feet of a structure or combustible materials. Recreational fires must always be attended and need to be thoroughly extinguished. Firepit and charcoal grill use are not permitted during a county Burn Ban but are still allowed during a Burn Restriction. The renters' guidelines have more detailed information clarifying the difference between a Burn Ban and a Burn Restriction. Please check the Okanogan County website for the most current Burn Ban information: ***Okanogancounty.org***

Noise

Recognizing that renters may be unaware of how easily sound travels across the lake and through the valley, please advise any renters/guests that several owners live in Wilson Ranch full time and that Okanogan County noise ordinances (**Quiet time of 10:00pm-8:00am**) are always observed at Wilson Ranch, including private property, the trail system, and the lake area. If there are concerns for noise specifically at the Freestone Inn, please contact Marvin directly. Noise travels with amazing ease across the lake and through the valley and can inadvertently challenge the ability of others to enjoy the peaceful experience that Wilson Ranch offers. Your cooperation is greatly appreciated!

Pets

In order to protect the wildlife which is native to Wilson Ranch, all dogs belonging to residents or guests must be kenneled and/or leashed. CC&Rs guidelines require that they must always be under direct human supervision and not allowed to roam freely. All household pets, including dogs and cats, must be contained within the owner's or renter's property, and are not permitted to run at large at any time.

Drones

Recreational drone use is not permitted at Wilson Ranch without management authorization.