

Deschutes River Ranch
2014 Revised and Restated Ranch Lands Rules and Regulations

The purpose of the Ranch Lands Rules and Regulations (“R&Rs”) is to encourage respect for one another’s use and enjoyment of DRRG, LLC’s Ranch Lands and the safety of all, and to preserve and protect the Ranch Lands’ precious resources. It is each Association member’s responsibility to make sure that they, as well as their family and guests, are familiar with and understand the supplemental R&Rs and to insure that they are followed. These R&Rs are in addition to and are not intended to replace the Declaration of Easement (“DOE”) or the CC&Rs. Effort has been made to make sure that the R&Rs are consistent with the DOE and the CC&Rs; in the case of any conflict the DOE controls.

Map: 2014 Ranch Lands Designated Trails and Emergency Access Points:

The trails designated for use by members lie within the Easement Areas described in the DOE and the CC&Rs. The map provided with these R&Rs is color coded to identify special conditions that are applicable to various trails. The trails highlighted in green represent trails for use by members (member access to the BLM is via the man-gate at the northern most end of this trail system; the combination to the lock on the man-gate is 7169); the trail highlighted in yellow, as it has not been used much, requires some additional definition to make the path obvious and to define its connection to Arrowhead Road; the trail highlighted in purple is a trail that travels along a lush low bank section of the river which is ideal habitat for waterfowl and is within the sensitive wildlife refuge area and, for this reason, is where dogs must be leashed and is where, during the spring nesting season (from approximately March 1st to June 15th), we ask that fishermen not use as points of entry and exit to the river, and; the trail highlighted in orange (“Private Trail”) is a trail that has special conditions per the DOE Section 1.2 and the CC&Rs Sections 6.1(b) and 11.1 and that DRRG, LLC has provisionally made available for use to Association members and their accompanied guests (member access to Twin Bridges Road is via the south end of the LLC’s Private Trail; the combination to the lock on the man-gate is 7169). Members’ emergency golf cart/ATV access via the footbridge and vehicle access via the Twin Bridges vehicle gate are each depicted by a red box.

Finally, DRRG, LLC supports and encourages practices that seek to reduce and control the proliferation of invasive weeds and aquatic species and requests that when using the LLC’s trail system appropriate care is taken by Association members to minimize the transport of these species into the Ranch Lands and the river. For anglers please see, www.cleanangling.org.

Hiking and Bicycling:

Hiking and bicycling is permitted on all Ranch Lands designated trails. Hikers and bicyclers must stay on the designated trail system at all times. Bicyclers yield to hikers and to horseback riders, and hikers yield to horseback riders.

Horseback Riding:

Horseback riding is permitted on all Ranch Lands designated trails. Horseback riders must stay on the designated trail system at all times.

Dogs:

Dogs are welcome on the Ranch Lands and, with the exception of the trail highlighted in purple that is within the sensitive wildlife refuge area, and so long as dogs do not chase and disturb wildlife and dogs’ owners/handlers clearly maintain voice control, are not required to be leashed. To insure that control is always maintained, it is suggested that owners/handlers carry and have available a leash for their dog. Please responsibly dispose of dog waste deposited on the trail. When encountering a horseback rider on the trail system, owners/handlers must maintain strict control of their dog and insure that their dog presents no threat, perceived or otherwise, to the horse or to its rider.

Fishing:

Fishermen’s access to the river is permitted along the trails highlighted in green bordering the Riparian Area and, from June 15th to March 1st, along the trail highlighted in purple within the sensitive wildlife refuge area. Fishermen, to minimize impact to the Riparian area, please use care when entering and exiting the river. Catch and release, using barb-less hooks, is encouraged. Fishermen should check a current edition of the Sport Fishing

Regulations (available online at www.dfw.state.or.us or available at local sporting goods stores) for regulations that apply to fishing the middle Deschutes River.

Campfires:

All campfires are prohibited on the Ranch Lands.

Firearms:

Use of firearms, with the exception of that which is for agricultural purposes by Ranch personnel, is prohibited on the Ranch Lands.

Fireworks:

The discharging of fireworks is prohibited on, or over, the Ranch Lands.

Smoking:

Smoking on the Ranch Lands, with the exception of the irrigated areas of the Pavilion and the Gazebo, is not permitted.

ADA Inspired Member Golf Cart/ATV Transportation To The Pavilion:

By mutual agreement between DRRCA and the LLC, this use, as it was only a short term solution, is temporarily unavailable. It was further agreed that the parties would begin collaborating on a permanent solution that would facilitate the transportation of persons with a disability to the Pavilion, and that this would likely require that members pass an amendment to the CC&Rs and that the LLC make a modification to the DOE. It is the goal of both parties to have a proposed solution available for the membership's consideration at the annual members' meeting in September 2014.

Pavilion Area:

The Pavilion is open to all Association members, it is not necessary to schedule small family events. However, any large scale semi-private events should be coordinated with Cascadia Management by calling 541.617.3863 or emailing StephanieW@mycascadia.com.

Camping

Tent camping is only allowed at the Pavilion and for no more than two consecutive nights in any 15 day period. Camping arrangements must be made in advance as it is necessary to shut off the irrigation system prior to camping. Please contact Cascadia Management by calling 541.617.3863 to schedule a camping event. Minor children (children under the age of 18) must be accompanied and supervised by the sponsoring member.

Lighting and Propane Use

The Pavilion is equipped with fully shielded lighting and a propane tank for use with a personal barbeque. The light switch and propane valve are located in a closet on the backside of the shelter. The closet is locked; 7169 is the combination to the lock.

Toilet and Changing Room

Please take care to follow the posted directions when using the incinerating toilet. The toilet/changing room is locked; 7169 is the combination to the lock. Please make sure that the toilet/changing room is locked when not in use.

Fireplace

The Pavilion Fireplace is the only place on the Ranch Lands where members' fires are permitted. The Association provides firewood for members' use. Cutting trees or gathering any branches or fallen wood for kindling or firewood is not permitted anywhere on the Ranch Lands. ***Members must take into consideration the dryness of the Ranch Lands and the wind conditions, particularly during fire season, when evaluating whether or not it is safe to use the Fireplace and they must exercise good judgment. Fires must be completely extinguished before leaving the Pavilion; it is the responsibility of the member, or the sponsoring member, who started the fire to insure that it is completely out.*** Minors (children under 18) may not use the fireplace.

Corral

Use of the corral is on a first-come first-serve basis. There are two paddocks; they can open to make one large paddock.

Trash

Trashcans are not provided. The Pavilion is a carry-in and carry-out facility and must be left in the same condition, or better, when members leave. Everyone is encouraged to pick up any trash seen on the Ranch Lands.

Gazebo Area:

The Gazebo is open to all Association members, it is not necessary to schedule small family events. However, any large scale semi-private events should be coordinated with Cascadia Management by calling 541.617.3863 or emailing StephanieW@mycascadia.com.

Trash

Trash cans are not provided. The Gazebo is a carry-in and carry-out facility and must be left in the same condition, or better, when members leave.

Emergency Golf Cart/ATV/Vehicle Access:

In the event of a 911 emergency, first responders have access to the Ranch Lands via the Twin Bridges vehicle gate and/or the White Rock Loop vehicle gate. In the event of a *non* 911 emergency, for golf cart/ATV and/or vehicle access to the Ranch Lands, call the Ranch Lands non 911 emergency answering service, **1-866-810-2022**; this service will provide the caller with the combination to the locks on the bollard at the entry to the footbridge and the Twin Bridges vehicle gate. In addition to this, members can also cut the lock on the bollard and/or cut the chain on the Twin Bridges Road vehicle gate to gain emergency access. The emergency access phone number is available 24 hours a day, seven days a week. Please note that DRRG, LLC makes no representations as to the condition of its Ranch Lands trails for use by a golf cart/ATV or a vehicle for emergency access; operators do so solely at their own risk.

Disclaimer:

The Ranch Lands are largely unimproved and include dangers and/or conditions such as variations and steepness in terrain, rocks, river, surface or subsurface conditions, stumps, and other potential dangers. Use and enjoyment of the Ranch Lands is at one's own risk. DRRG, LLC assumes no liability for any harm that may come to Association members, their families or guests, or their personal property as a result of using and enjoying the Ranch Lands. Association members, their families and guests, accept and assume the inherent risks of use and enjoyment of the Ranch Lands and hold harmless and indemnify DRRG, LLC from any and all claims of any nature whatsoever in any manner associated or connected with members, or their families or guests use and enjoyment of the Ranch Lands.

2014 Ranch Lands Designated Trails

- Trails
- Trail Under Improvement
- Wildlife Refuge Trail
- Private Trail
- Emergency Access

