

**RIVER RIDGE RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

**Use of Commons Policy**

Updated by RRR Board of Directors  
May 6, 2004

I. ARTICLE 5, DIRECTORS, Section 4.(j) of the Bylaws and Article IX, Section 2 of the First Amendment and Restatement of Declaration of Covenants, Conditions and Restrictions of River Ridge Ranch, authorizes the Board of Directors to (1) adopt, (2) mail - to each Member, and (3) post in a conspicuous place on the Common Properties rules and regulations governing the use of the Common Properties, ensuring the personal conduct of the members and their guests thereon; and establishing penalties for the infraction thereof.

II. To maintain and protect the long term beauty and cleanliness of the Commons (parks and trails) and the safety of the POA members and guests for today and into the future, the Board establishes the following rules for the use of Bennet Branch Park, Arrowhead Park and McBryde's Crossing Park, designated trails which are common to the Association and any other parks or property added as Commons to the benefit of the Association.

**Definitions:** For the purposes of this policy, the following definitions apply:

- **Arms and Firearms.** Any device from which a bullet, pellet, projectile, arrow, or bolt is fired by the force of an explosion, compressed air, gas, or mechanical device, including, but not limited to, rifle, shotgun, handgun, air rifle, pellet gun, bow, cross bow, sling shot, paint ball gun, blow gun, or dart gun.
- **All-terrain vehicle.** Any motor vehicle having a saddle or seat for the use of the rider and designed to propel itself with three or four tires in contact with the ground.
- **Licensed Vehicle.** Any vehicle requiring licensing by the State in order to legally operate the vehicle.
- **Motorcycle.** A two-wheeled vehicle propelled by an internal combustion engine, including motorbikes, mini-bikes, and trail bikes.
- **Motor Scooter.** A two-wheeled vehicle propelled by an electric motor.
- **Minor.** A child or ward 17 years of age and under.
- **Wildlife.** Any wild animal, bird, amphibian, reptile, fish, shellfish, aquatic life, or invertebrate

## **Park Rules:**

**Eligible Users.** River Ridge Ranch Property Owners Association (RRRPOA) parks and trails are for the exclusive use and enjoyment of RRRPOA members and their guests. Our parks are a popular retreat frequented by resident and non-resident RRRPOA members. Often more than one group may be at a particular park at the same time. Parks are not for the private or exclusive use of any individual member, and all users are expected to share the area with others who may also be there.

**Park Reservations.** If an eligible RRRPOA member desiring to host such activities would like to reserve an area of the park (Arrowhead Park, Bennett Branch Park, or McBryde's Crossing Park), the member must send a request in writing to the RRRPOA Vice President, Operations, or her/his designee. NOTE: At least 4 tables and river access (as well as for the private function) will remain available for general membership at Arrowhead Park (on the left side) when reserved for a private event. General membership access to the porto-john will also be provided. The request (email or hard copy) should be received at least fourteen (14) days in advance of the requested reservation date and describe the purpose of the intended function, include the anticipated number of guests, and state that the RRRPOA member making the request is aware of and will abide by the Park Rules, will provide supervision of all guests, and will ensure that the park is cleaned after the use.

The request will be reviewed and a confirmation will be sent no later than seven days after receipt of the request. Confirmations will be given on a first come/first serve basis. If the requested area and/or park is not available or if there is a conflict regarding the intended use of the area and/or park, the specific reasoning for the disapproval will be provided. When confirmed, the member must post a notice at the park facility so all residents will be aware that a group will be using the Park specified times on a given day. (Sign available from VP Operations)

**Use by non-RRRPOA sponsored individuals/groups.** Parks are for the exclusive use and enjoyment of River Ridge Ranch Property Owners Association members and their guests and will not be made available to individuals who are not RRRPOA members or groups or organizations not associated with or sponsored by RRRPOA or one of its members.

**Commercial Use of Parks.** The parks are not to be used for soliciting, selling, peddling or vending any goods or services, unless the activity is sponsored by the River Ridge Ranch Property Owners' Association. The placing of advertisement within the parks is prohibited.

**Guests.** RRRPOA members may invite guests to participate in activities with the members at the parks. The RRRPOA member who invites such guests is responsible for the conduct of the guests and is responsible for the repair of any damage caused by such guests.

**Minors and Small Children.** Parents and/or guardians are responsible for the behavior and control of minors. Each park has unrestricted access to the Lampasas River; therefore, small children must be under the direct control and supervision of a responsible adult at all times. RRRPOA is not responsible for injuries to children that occur while on RRRPOA property.

**Hours of Operation.** All parks are open to use at sunrise and close at 12:00 midnight. Camping overnight at any park is prohibited.

**Water Activities.** All current parks are located on the Lampasas River and include water access. Members are advised to follow common safety practices when engaging in water activities, including but not limited to use of buoyancy devices, the buddy system, and a life guard or observer, as well as evaluation of the swimming ability of participants. The RRRPOA provides no security with respect to water activities, and members and guests participate at their own risk.

Canoes, rafts and kayaks may be hand launched in the river at any convenient point within the parks.

Members and guests are requested to respect the owners' rights to river access directly adjacent to the Lampasas River, and if wishing to take out on a member's property, request permission of the owner prior to the activity.

**Vehicles at Parks.** Vehicles must be parked on the paved areas within the park or at the entrance to a park not accessible by a road and must not block the flow of traffic on roadways. Parking of vehicles on public roads adjacent to the parks is discouraged.

**Arms and firearms.** It is an offense to:  
Use and/or display a firearm as described in Section I.(D.), Definitions, in any River Ridge Ranch Property Association Park.  
Discharge across, in, or into any park a firearm or other device capable of injuring or killing any person or animal, or of damaging or destroying public or private property.

**Alcoholic Beverages.** Alcoholic beverages for consumption by persons 21 years of age and older are permitted. However, members and guests must be prudent in such use. Becoming intoxicated and/or engaging in loud, inappropriate or dangerous behavior is unacceptable and serves as grounds for suspension of park privileges as determined by the Board of Directors. The consumption of alcoholic beverages by those underage is not permitted.

**Fires and fireworks.** It is an offense to:  
Light, build, or maintain an open fire within a park unless contained in a device designed for such purposes. Fires must not be left unattended and must be fully extinguished and water soaked before the park is vacated.  
Possess within any park any fireworks, explosives, or similar devices capable of explosion, or to discharge, set off, or cause to be discharged in or into any park any such device or substance, except with written authorization from the Board of Directors.  
Gather and/or cut wood within the park except for "dead fall" which has occurred naturally.

**Trash and litter.** Garbage shall be disposed of by placing in the containers if provided or otherwise removed by members. RRRPOA members sponsoring large gatherings are responsible for removing trash in excess of the containers provided. When planning to use the park for large gatherings, members should bring plastic trash bags to remove trash and litter

created by the members and guests. Prior to leaving the park, the members and guests should ensure that all litter, including cigarette butts and other trash, is picked up.

**Animals.** It is an offense to:

Bring into or possess within any park a pet or other domesticated animal, unless the animal is under the positive control of the owner or confined in a vehicle.

Permit a pet or other animal to remain unattended or create a disturbance or hazard within a park.  
Possess a noisy, vicious, or dangerous animal, or one that is a nuisance to other persons, in any park.

**Wildlife.** It is an offense to:

Harm, harass, disturb, trap, confine, catch, possess, or remove any wildlife, or portions of wildlife from any park, except by a permit or license issued by the State of Texas and within the season permitted.

Release any fish into the waters of any park, except that which was caught in the particular park location and is being returned to its natural habitat.

Deposit fish parts in any park.

**Vandalism.** Vandalism, defacing, polluting or destruction of any park or common area facility or adjacent waterway is prohibited and will be reported to the Bell County Sheriff and County Attorney for legal action. It is a violation to dig or remove soil or other natural material from the common areas (parks and trails). This does not limit collection of arrowheads and fossils found on the surface of the parks or riverside.

**Park Etiquette.** It is a violation to use profane or abusive language or to conduct oneself in a manner that interferes with the reasonable use of a park by other members. The appropriate use of music, electronic amplification devices, and other noise making devices should be taken into consideration when other members are using the park.

**Barriers.** It is an offense to remove any park barrier, post, rocks, cable, or chains installed to control access to or movement within the parks.

**Accidental Damage.** The RRRPOA member is responsible for the repair of damages to park facilities or equipment accidentally caused by the RRRPOA member or his/her invited guests. The member may make needed repairs to correct the damage to the satisfaction of the RRRPOA Board of Directors, or may reimburse RRRPOA for the expense of making such repairs.

**Inoperable or Broken Park Facilities.** Should a member find any park equipment, facility, or feature to be broken or inoperable, the member should, as soon as possible, report the problem in person or by phone to a member of the Board, or in writing to the Vice President of Operations.

## **Designated Trails Rules:**

Eligible Users. RRRPOA designated trails are for the exclusive use and enjoyment of RRRPOA

members and their guests. Our trails are a popular retreat frequented by resident and non-resident RRRPOA members and are not for the private or exclusive use of any individual member. All users are expected to share the designated trails with others who may be there.

Horseback riding is permitted on both the paved roads and designated trails.

Trail Closure. Trails (or roads) may be closed any time trail conditions are deemed unfit or unsafe by the RRRPOA Board.

Respect for Property Owners. Members and guests are requested to respect the owners' rights to individual property directly adjacent to the designated trails, staying within the 30' wide common easement for the trails and entering and exiting at designated spots on a common road.

**Other.** Motorized recreational vehicles, including trail bikes, all-terrain vehicles, golf carts, or bicycles are permitted on paved roads, parking areas and designated trails.

**Reporting Violations.** In the event a member observes the clear violation of a park or trail rule and desires to report the violation, the member should gather all relevant information and either write or call the information to the Vice President of Operations.

**Penalties.** Violation of park and/or designated trail rules may result in the suspension of the River Ridge Ranch POA member and family members from use of the parks in accordance with the provisions contained in Article IX, Section 1 of the Covenants. When the River Ridge Ranch Board of Directors becomes aware of a potential violation or possible damage to park facilities and equipment, the Board must notify the River Ridge Ranch POA member involved of the possible violation. The notice must be sent by certified mail, return receipt requested, and must detail the violation or the property damage, state the amount due the association, and advise the RRRPOA member of his/her right to request a hearing before the Board. The RRRPOA member must request such hearing, in writing, within 30 days after receiving the notice of violation/damage.

**Liability.** River Ridge Ranch Property Owners Association is not responsible or liable for any injury caused to any person while on, proceeding to, or departing from any River Ridge Ranch park or trail.

**Dangerous Activities.** The safety of members and guests using the parks is of the utmost importance. Users are expected to use good judgment in conducting activities and take immediate action to stop any activity that may be dangerous to the participant or to others.

**Waivers and Exceptions.** Recognizing that rules do not cover all possible situations, members may request a waiver or an exception to any rule by writing the RRRPOA Board of Directors. The request must state the purpose of the waiver and its effect. The Board of Directors will review the request and advise the member of its decision within seven days of the receipt of the request.

**Policy Scope and Changes.** The primary consideration in the adoption of this Policy is to

maintain an enduring community of excellence for the good of the many while maintaining the respect for the individual member, enabling the POA members and their guests to obtain maximum enjoyment from the use of the facilities while at the same time considering the important aspects of health, safety and general welfare. This Policy is subject to change by the Board of Directors of the Association at any time without prior notice to the POA members. Changes will be posted to the Association Web Site and are effective when posted.

Effective February 1, 2003  
Amended May 6, 2004

Original Signed by Dan Gillane  
President, Board of Directors