

**RAFTER J RANCH SUBDIVISION  
COMMON AREA RULES AND REGULATIONS**

The Board of Directors of Rafter J Ranch Homeowner's Association, adopted at a special meeting held on June 9, 2014, the following resolution establishing rules and regulation for use and enjoyment of the Rafter J Ranch Common Area:

WHEREAS, the Rafter J Ranch Homeowner's Association (the "Association") is the owner of all common area within the Rafter J Ranch Subdivision, including land underlying many of the Rafter J bike paths and roads located thereon (collectively, the "Common Area"); and

WHEREAS, the Association has the right to designate and regulate the use of the Common Area pursuant to Article II, Section I of the Declaration of Covenants, Conditions and Restrictions for the Rafter J Ranch Subdivision, as amended (the "CC&Rs"); and

WHEREAS, pursuant to Article III, Section 3 of the CC&Rs, the Association has the authority to adopt rules and regulations, which shall have the same force and effect as if they were set forth in and were a part of the CC&Rs; and

WHEREAS, pursuant to Article I, Section II of the CC&Rs, the Common Area consists of all portions of Tracts 1 and 2 as shown on the plat for the Rafter J Ranch Subdivision, Plat No. 330, as the same is amended by Plat No. 526, and Tract 2B as shown on Plat No. 611; and

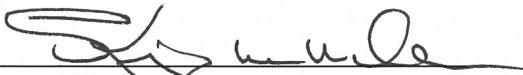
WHEREAS, the Board wishes to adopt rules and regulations to ensure the safety and enjoyment of those using the Common Area.

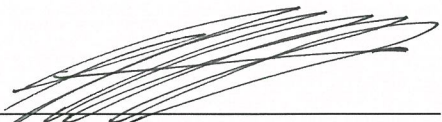
NOW, THEREFORE, BE IT RESOLVED, that the following list of rules and regulations shall govern the use of the Common Area.

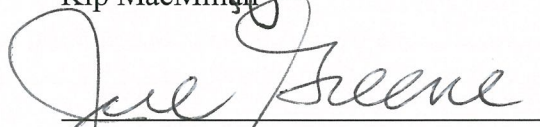
1. No noxious or offensive activity shall be carried on upon the Common Area, (including any bike paths and roads located thereon), nor shall anything be done or placed thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance or annoyance to other owners in the enjoyment of their lots, the Common Area (including bike paths and roads), or the Rafter J Ranch Subdivision generally. In determining whether there has been a violation of this paragraph recognition must be given to the premise that owners, by virtue of their interest and participation in the Rafter J Ranch, are entitled to the reasonable enjoyment of the natural benefits and surroundings of the Rafter J Ranch.

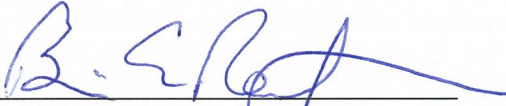
2. Loitering on or in the Common Area (including bike paths and roads) is prohibited. Specifically, it shall be unacceptable for any person to loiter at, on or in the Common Area (including bike paths and roads) in the following manner:
  - a. To interfere, impede or hinder the free passage of pedestrian, non-motorized or authorized vehicular traffic over the Common Area (including bike paths and roads);
  - b. To threaten or do physical harm to another member or members of the public;
  - c. To threaten or do physical damage to the Common Area (including bike paths and roads); or
  - d. To breach the peace or engage in disorderly conduct by the use of words, acts or images or other conduct that clearly threaten, offend, intimidate or present a danger to others.
  
3. No signs, banners, or displays whatsoever, whether of a temporary or permanent nature, shall be permitted within the Common Area (including bike paths and roads) except those which have received the specific approval of the Design Committee.

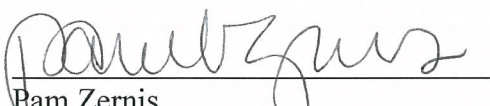
BE IT FURTHER RESOLVED, that the Association may pursue all legal and appropriate means to enforce violations of these rules and regulations. Should the Association deem it necessary to ensure the safety and enjoyment of those using the Common Area (including bike paths and roads), the Association reserves the rights to contact local law enforcement to assist in the immediate enforcement of violations of these rules and regulations.

  
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