

PUTAH CREEK RANCH OWNERS ASSOCIATION

ROADWAY RULES AND KEY POLICY FOR OWNER'S
AND GUESTS OF P.C.R.O.A.

June 24, 2000

A. ANY OWNER OR GUEST OF AN OWNER WHO ACCESSES THEIR PROPERTY THROUGH THE TWO P.C.R.O.A. GATES ALONG THE EAST SIDE OF PUTAH CREEK BRIDGE AND/OR WHO TRAVELS OVER THE P.C.R.O.A. ROADWAY SHALL ABIDE BY THE FOLLOWING RULES:

1. Lock gate(s) upon entering and exiting. Gates are not to be left open at any time.
2. Remain on the P.C.R.O.A. road and proceed to the property which you own or to the one to which you have been invited. All other property is private. The speed limit on P.C.R.O.A. roadways is 15 miles per hour.
3. All activities such as camping, wood cutting, target practice and hunting shall be restricted specifically to the property which you own or to which you are an invited guest. Motorcycle driving, all terrain vehicle driving, and 4 wheel drive vehicle driving shall be restricted to entering and exiting the P.C.R.O.A. roadways for the purpose of going to a property you own or to a property to which you are an invited guest.
4. Except in the event of an emergency you are not to access the P.C.R.O.A. roadways during heavy rains and for three (3) days after heavy rains.
5. It is understood that the actions of guests are the responsibility of the property owner; and, any infractions of the law and/or these rules and regulations will be pursued by P.C.R.O.A. against both the property owner and the guest(s).
6. Issuing of keys by P.C.R.O.A. shall be governed by the following policies:
 - a. One (1) key only shall be issued to each recorded owner free of any charge. Husband, wife and children shall be considered merged as one recorded owner.
 - b. The burden of proof shall fall upon each member to produce the evidence that they are a recorded owner.
 - c. Recorded owners may purchase a second key at a cost of \$100.00 without any prior approval of the Executive Committee of P.C.R.O.A.

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d. Any keys issued to recorded Owner's which are in excess of two (2) Keys shall require the prior approval of a majority of the Executive Committee of P.C.R.O.A. Each additional key so approved shall cost \$100.00.

e. All payments for Keys shall be paid in a manner and a place acceptable to the Executive Committee.

f. The Executive Committee shall provide Keys to Public Agencies, free of charge, when it is regarded by the Committee to be necessary in order to protect the health, safety, and welfare of the Association.

7. Any vehicles left on the P.C.R.O.A. roadway for a period of over thirty (30) days will be considered abandoned; and, they will be removed at the expense of the Owner.

8. Owners and Guests shall make a diligent and earnest effort to pick up any bottles, cans or other litter which they discover on the roadway and to properly dispose of it. Property Owners and Guests shall not dispose of any of their bottles, cans, or other litter upon P.C.R.O.A. roadways.

B. EACH PROPERTY OWNER SHALL ACKNOWLEDGE RECEIPT OF A COPY THESE "ROADWAY RULES AND KEY POLICY FOR OWNER'S AND GUESTS OF P.C.R.O.A." BY SIGNING AND RETURNING A COPY TO THE SECRETARY-TREASURER OF THE ASSOCIATION AT 12 CORTE ANNETTE, MORAGA, CA 94556. (TELEPHONE 925-283-1471). UPON VERIFICATION OF THE RECORDED OWNER STATUS BY THE EXECUTIVE COMMITTEE OF P.C.R.O.A., NEW KEYS WILL BE ISSUED TO THE OWNER'S IN ACCORDANCE TO THESE REGULATIONS.

1. New locks have been purchased and, it is proposed that they will be installed as soon as possible.

2. Please respond immediately to this request (or as soon as possible) so that you will not be without access when the locks are changed. You will be notified at your listed address when the locks are going to be changed.

3. A copy of these "Roadway Rules and Key Policy for Owner's and Guests of P.C.R.O.A." is being sent to each Owner listed on the P.C.R.O.A. records. It is the responsibility of each Owner to respond as requested and/or to have any Co-Owner not listed on P.C.R.O.A. records respond appropriately as requested. No Keys will be issued without the appropriate verification by the Executive Committee that the recipient is entitled to a Key.

ACKNOWLEDGEMENT, RECEIPT, AND ACCEPTANCE:

OWNER _____

DATE _____

VERIFICATION, RECEIPT, AND ACCEPTANCE:

By _____
EXECUTIVE COMMITTEE
PUTAH CREEK RANCH OWNER'S ASSOCIATION

DATE _____