

Guide Rock, LTD.

# **Flying X Ranch**

## **Handbook**

**Winter 2009**

- **Introduction**
- **2<sup>nd</sup> Amended Limited Partnership Agreement**
- **Articles of Incorporation**
- **By-Laws**
- **Rules/Regulations/Program Descriptions**

## **Flying X Ranch Partner Handbook**

It is the purpose of this handbook to provide one document to which Partners and guests can refer for general information. This handbook contains the Articles of Incorporation of Flying X Ranch Corp., the 2<sup>nd</sup> Amended Limited Partnership Agreement, the By Laws, and the Rules and Regulations. As this document is legal by nature, the power to alter, amend or repeal these By Laws and Rules and Regulations or to adopt new By laws and Rules and Regulations shall be vested in the Board of Directors. The By Laws are those statements which reflect general policies. The Rules and Regulations are the ‘thou shall and thou shall not statements’. Please do not assume that because there is no rule against something doesn’t mean you should assume it will be ok or even a good idea. If you are requesting a personal benefit or exemption to the rules please remember that there needs to be enough resources to allow everyone else the same benefit. The Board may chose to provide exemptions to any rules. The preference is that Partners will use common sense and respect fellow Partners. Formal rules are written whenever the ‘golden rule’ fails.

For information about the day to day workings of each program refer to procedures manuals. You will find one procedure manual for each program. Procedures are written by various advisory committees and staff. Please ask at the office for information about specific procedures.

### **Ranch Committees:**

The Board of Directors has established four formal committees: the Housing Advisory Committee (HAC), the ATV Committee, the Horse Committee and the Wildlife and Fish Committee. These committees are composed of a combination of Staff, Partners and a Board Member. All committees are advisory to the Board and have the following responsibilities:

1. The committees are to monitor rules and regulations and recommend changes to the Board as necessary.

2. Each committee is to establish conflict resolution procedures. Only if these informal procedures are unsuccessful, is the issue brought before the Board.
3. Each committee should set and monitor quality standards and inform the Board of changes that need to be made to meet those standards.
4. Each committee should write a vision statement for the program being represented.
5. Each committee should write general information about how the program works, partner rights and responsibilities, as well as procedures regarding how partners may access each program. All of this information may be obtained by asking at the office.
6. The Housing Advisory Committee members have the additional responsibility of becoming familiar with State, County and Ranch rules, regulations, and covenants. They are responsible to assure that all homes placed on the Ranch, all additional structures, fences and outbuildings, meet county building codes and safety requirements as well as Ranch rules.
7. All committees are responsible to submit to the Board a monthly report containing copies of all written changes to these documents. This report will be informational in nature although the Board retains the right to disallow any information it so chooses.
8. All committees will work within the Guiding Principles listed below.

If you wish to help out, please talk to the chair of the committee you are interested in. We are looking for partners who can make assessments and vote while separating themselves from their emotions, from their friends and personal loyalties, and from their own pocketbook. They must be able to objectively interpret the rules and make decisions based solely on what is best for the Ranch.

While on ranch property, all individuals shall conduct themselves in a law-abiding manner and shall not violate any federal, state or local law.

The Flying X Ranch Corp. and Guide Rock Ltd., are not responsible for the loss of or damage to any items of personal property, livestock or pets that are brought onto ranch premises by partners, guests, employees, vendors, contractors or any person or entity.

### **Guiding Principles**

The following “guiding principles” were adopted by the partnership in 1999

1. Facilities or activities available to all partners will be paid for by the partnership. Facilities or activities available exclusively for specific individuals or groups will be paid for by those specific partners.
2. Members’ use of the Ranch is encouraged, provided such use does not unduly infringe on other members’ use and enjoyment.
3. Land use decisions (new mobile home parks, new housing areas, expansion, year-round water, etc.) will be made by the partnership.
4. Land and infrastructure improvements (roads, water, sewer, etc.) are owned by the partnership.
5. Future users of those improvements will finance infrastructure improvements. For purposes of these policies, improvements are defined as capital improvements that are depreciated over time.
6. Maintenance of infrastructure improvements is the responsibility of the partnership and will be paid for by the users of those improvements. Maintenance expenses are those expenses written off in the year in which they were incurred.
7. The partnership supports independent partner housing, but the partnership retains complete control and ownership of the land and infrastructure improvements, and retains the right to govern. There are no leases on the land.
8. Management and improvement of the current mobile home park, RV Park, and other independent housing areas are subject to the above policies.

**2<sup>nd</sup> AMENDED LIMITED  
PARTNERSHIP AGREEMENT**

**ARTICLES OF INCORPORATION  
OF  
FLYING X RANCH CORP.**

**BYLAWS  
OF  
FLYING X RANCH CORP.**

**BYLAWS  
OF  
FLYING X RANCH CORP.**

RESOLVED that Flying X Ranch Corp., (“Ranch”) is a Wyoming corporation created for the primary purpose of acting as the General Partner of Guide Rock, Ltd., a Wyoming Limited Partnership, however the corporation shall have unlimited power to engage in and do any act concerning any or all businesses for which corporations may be organized under the law of the State of Wyoming. As the General Partner for Guide Rock Ltd., the Ranch shall have a special interest in engaging in agricultural activities for pecuniary gain and educational purposes; in protecting and enhancing the environment of the ranch property; and in developing the fraternity of its’ owners by providing facilities to be used, by designated family groups, for the purposes of fishing, camping, horseback riding, hiking and all other enjoyments of the outdoors.

**ARTICLE I  
BUSINESS OPERATIONS**

1.1 Principal Office. The principal office of the Ranch shall be Flying X Ranch Corp., 799 Halleck Canyon Road, Wheatland, Wyoming 82201.

1.2 Registered Office. The registered office of the Ranch shall be 602 10<sup>th</sup> Street, P.O. Box 69, Wheatland, Wyoming 82201 and the registered agent for service of process shall be M. Gregory Weisz, Pence and MacMillan LLC, P.O. Box 1285, Laramie, WY 82073

1.3 Operations. The Ranch shall be compensated by Guide Rock Ltd., for its services as General Partner. The stockholders of the Ranch may be assessed by the Board of Directors, subject to the approval of a majority of the stockholders.

1.4 Fiscal Year. The fiscal year of the Ranch shall be November 1<sup>st</sup> through October 31st.

## **ARTICLE II STOCKHOLDERS**

2.1 Number. The number of stockholders in the Ranch shall be limited to the number of units of ownership in Guide Rock Ltd, and the Ranch shall issue one share of stock for each unit of ownership in Guide Rock Ltd. To be a stockholder of the ranch, one must also be a limited partner in Guide Rock Ltd. The Board of Directors shall be responsible for the qualification and approval of any proposed stockholder.

2.2 Stockholders. Stockholders shall comply with all rules and regulations of the Ranch and Guide Rock Ltd., and shall timely pay all assessments imposed by the Ranch and/or Guide Rock Ltd. A failure to so comply or to pay the required assessments may result in a suspension of the privilege to use the ranch facility and/or a forfeiture of the share(s) of stock in the Ranch.

2.3 Family Group. Each stockholder must designate, in writing to the Board of Directors, the family group which will be identified with each share of stock owned. A family group is defined as one, *and only one*, of the following:

a. Two (2) adults living together in the same household, and their properly claimed dependent children\*.

**Or**

b. One adult, designated the "Primary", and their properly claimed dependent children\*; and **one** (1) Secondary" person, designated for a period of not less than one year, whose Ranch privileges **do not** include bringing or hosting any guests.

c. One “Primary” adult and their properly claimed dependent children \*; and **one** (1) other individual

designated at each visit, who must be accompanied by the Primary partner while at the Ranch.

\* “ claimed dependent children” is defined as unmarried children who are claimed as dependents on the previous year’s U.S. Income Tax Return, and who are under twenty-one (21) years of age.

**Intent:** The intent of the Family group definition is to include traditional and non-traditional families (two adults that are in a long-term loving and economically interdependent relationship, and their dependent children, all living in the same household), while at the same time, allowing flexibility for single Partners. It is not the intent of this definition to allow the sharing or “splitting” of one partnership between two separate related or unrelated families.

2.4 Transfer. A stockholder may only transfer his share of stock in the Ranch to said individuals or entities who are, at the time of the proposed transfer, limited partners in Guide Rock, Ltd. A transfer of stock must be approved by the Board of Directors although The Board of Directors shall have the sole discretion to accept or reject an individual or entity as a limited partner. The Board of Directors may establish a transfer fee to be paid when shares of stock are transferred.

2.5 Suspension, Termination or Expulsion. The Board of Directors may suspend, terminate or expel a stockholder for failure to comply with the rules and regulations of the Ranch or Guide Rock, Ltd.

2.6 Non-Payment of Assessments. Non-payment of Ranch or Guide Rock, Ltd., assessments shall result in an immediate loss of the stockholder’s right to vote and to use the ranch facilities and may result in a forfeiture of the share(s) of

stock. There shall be a late fee of 18% assessed on all bills not paid within 30 days of the statement date. There will be a late fee of \$35.00 for each month of an outstanding Partner balance beginning January 1, 2007.

### **ARTICLE III MEETING OF STOCKHOLDERS**

3.1 Voting. Each share of stock which is owned by a limited partner in Guide Rock, Ltd., shall be entitled to one vote. Cumulative voting in the election of directors shall not be allowed. The stockholder's right to vote is subject to said stockholder being current with all obligations due and owing the Ranch and Guide Rock, Ltd. Each stockholder shall designate the natural person who will be entitled to cast the vote on behalf of the stockholder.

3.2 Annual Meeting. The annual meeting of the stockholder for the election of directors to succeed those whose terms expire and for the transaction of such other business as may come before the meeting shall be held each year at a time and place as designated by the Board of Directors.

3.3 Special Meetings. Special meetings of the stockholders may be called by the Board of Directors or by the holders of at least ten percent (10%) of all the votes entitled to be cast on any issue proposed to be considered at the proposed special meeting.

3.4 Place of Meetings. Meetings of the stockholders may be held in the State of Wyoming or elsewhere as may be designated by the Board of Directors.

3.5 Notice of Meetings. Except as otherwise provided by statute, notice of each meeting of stockholders, whether annual or special, shall be given not less than 10 days nor more than 60 days before the meeting date. The Ranch is required to give notice only to stockholders entitled to vote at the meeting. The notice

shall be either personally delivered or mailed by United States mail, postage prepaid, directed to the stockholder at the address as it appears on the records of the Ranch.

3.6 Quorum. Any number of stockholders present at a meeting (or represented by proxy) for which proper notice was given shall constitute a quorum for the transaction of business.

#### **ARTICLE IV ASSESSMENTS**

4.1 Assessments. The Board of Directors, subject to the approval of a majority of the stockholders entitled to vote and who are present at the meeting may establish an assessment to be paid by each stockholder and the method and manner of payment. A failure to pay the assessments, in a timely fashion, will result in a forfeiture of a stockholders share(s) of stock.

#### **ARTICLE V BOARD OF DIRECTORS**

5.1 General Powers. The management and conduct of the affairs of the Ranch shall be vested in and controlled by the Board of Directors. The Board of Directors shall possess and may exercise any and all powers granted it by the Wyoming Statutes, these by-laws and the Articles of Incorporation.

5.2. Budget. It shall be the responsibility of the Board of Directors to prepare a budget on either an annual or multi-year basis.

5.3. Election and Tenure. The Board of Directors shall be elected at an Annual Meeting of the stockholders by a majority vote of the stockholders present in person or by proxy. Any Director may be removed from the Board for cause if approved by a majority vote of the Board of Directors. The Board of Directors

shall serve staggered terms. Each director shall be elected to serve and hold office for a three-year term or until his/her death, resignation or removal.

5.4. Number. The number of directors of the Board of Directors shall be nine (9).

5.5. Qualification. Directors must be a stockholder of the Ranch and a limited partner in Guide Rock, Ltd. Any director shall be qualified to succeed himself in office.

5.6. Organization Meeting. As soon as practical after each annual election of directors, the Board of Directors shall meet for the purpose of organization and election of officers and the transaction of other business.

5.7. Regular Meeting. Regular meetings of the Board of Directors shall be held at such time or times as may be determined by the Board of Directors and specified in the notice of such meeting.

5.8. Special meetings. Special Meetings of the Board of Directors may be called by the Chairman of the Board and shall be called by the President or Secretary on the written request of three (3) directors.

5.9. Place of Meeting. Any meeting of the Board of Directors may be held at any place designated by the Board of Directors.

5.10. Notice of Meetings. Notice of each meeting of directors, whether organizational, regular or special, shall be given to each director. The notice of all meetings shall state the place, date and hour thereof, but need not, unless otherwise required by statute, state the purpose or purposes thereof.

5.11. Quorum. A majority of the directors shall constitute a quorum at all meetings of the Board of Directors, and the vote of a majority of the directors present at a meeting at which a quorum is present shall be the act of the Board of

Directors. In the absence of the quorum at any such meeting, a majority of the directors present may adjourn the meeting.

5.12. Resignation. Any director of the Ranch may resign at any time by giving notice of his resignation to the Board of Directors, to the Chairman of the Board or the Secretary of the Ranch. Such resignation shall take effect at the date of receipt of such notice or at any later time specified therein and, unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

5.13. Removal. Any director may be removed either with or without cause, at any time by a majority of the stockholders present at a meeting of the stockholders. Any director missing more than three (3) board meetings within a twelve-month period, excluding illness, will be removed by the directors and replaced according to the By-Laws.

5.14. Vacancies. The Board of Directors shall fill any vacancies on the Board. If the number of directors is increased then the additional directors shall be elected by the Board of Directors.

5.15. Waivers of Notice. A director may waive notice of the time and place of any regular or special meeting. Attendance at a meeting shall constitute a waiver of notice, except where the director attends a meeting for the express purpose of objecting to the conduct of business on the grounds that the meeting was not lawfully called or is not lawfully convened.

5.16. Action Without Meeting. Any action or decision required or permitted to be taken at a regular or special meeting of the Board of Directors may be taken or made without a meeting, provided members of the Board of Directors so consent in writing.

## **ARTICLE VI OFFICERS**

6.1. Officers. The officers of the Ranch shall be a Chairman of the Board, a President, a Vice-President, a Secretary and a Treasurer. Any officer may hold two or more offices, except an officer may not be both the President and the Treasurer at the same time.

6.2. Election. The officers shall be elected at the Organization Meeting of the Board of Directors which shall be held as soon as reasonably possible after the annual meeting of stockholders. The officers who are elected shall serve until their successors are duly elected and qualified. Any officer elected by the directors may be removed, with or without cause, at any time, by an affirmative vote of a majority of the Board of Directors then in office.

6.3. Resignation. Any officer may resign in the same manner as a director may resign as provided herein.

6.4. Vacancies. In the event an officer's position becomes vacant, then it shall be filled by the Board of Directors. Every officer so appointed shall serve until his successor is duly elected and qualified.

6.5. Chairman of the Board. The Chairman of the Board shall be the Chief Executive Officer of the Ranch and shall preside at the annual and special meetings of the stockholders and at the meetings of the Board. The Chairman of the Board shall conduct the affairs of the Board of Directors.

6.6. President. The President shall be the Chief Operational Officer of the Ranch. Subject to the control of the Board of Directors, he shall have full power and authority in the management of the affairs of the Ranch and shall cause all resolutions of the Board of Directors and committees to be carried into effect.

6.7. Vice-President. The Vice-President shall exercise all duties of the President in the President's absence and such other duties as may be properly assigned to the

Vice-President by the Board of Directors.

6.8. Treasurer. The Treasurer shall have the general care and custody of all funds and assets of the Ranch, subject to the directions of the Board of Directors. The Treasurer shall cause to be maintained a full and complete record of all financial transactions and shall submit financial reports to each meeting of the Board of Directors in such form as the directors may prescribe. At the annual meeting of Stockholders, the Treasurer shall submit a detailed report of the transactions of the Ranch for the preceding fiscal year, which report shall be duly filed with the records of the Ranch. The Board of Directors may require the Treasurer to be bonded, at the Ranch's expense. In the absence or disability of the Treasurer, the duties shall be assumed by such other person(s) as the Board of Directors may designate.

6.9. Secretary. The Secretary shall keep a record of all the meeting and proceeding of the stockholders and the Board of Directors. The Secretary shall give or cause to be given notice, where required, of all meetings of the stockholders and Directors. The Secretary shall be the custodian of the records and seal of the Ranch, and attest all acts of the Ranch when such attestation is required or deemed desirable. In the absence or disability of the Secretary, his/her duties shall be assumed by such other persons(s) as the Chairman of the Board may designate.

## **ARTICLE VII CONTRACTS, CHECKS, DEPOSITS AND FUNDS**

7.1. Contracts. The Board of Directors may authorize any officer(s) or agent(s), in addition to the officers so authorized in the By-Laws, to enter into any contract or execute and deliver any instruments in the name of and on behalf of the Ranch. All contracts which involve value in excess of \$6000.00 per annum shall be submitted for prior approval to the Board of Directors.

7.2. Checks, Drafts or Orders. All checks, drafts or orders for payment of money, notes or other evidences of indebtedness issued in the name of the Ranch shall be signed by the officer(s) and/or agent(s) designated by the Board of Directors.

7.3. Deposit. All funds of the Ranch shall be deposited to the credit of the Ranch in such banks, trust companies or other depositories, as the Board of Directors may select.

## **ARTICLE VIII STOCKHOLDER RECORD**

8.1. Stockholder Record. The Board of Directors shall maintain a current record of the names and addresses of the stockholders of the Ranch. The record shall reflect the date when the stockholder became a holder of stock and the family group associated with each share of stock.

## **ARTICLE IX ANNUAL REPORT**

9.1. Annual Report. The Board of Directors shall present at each annual meeting and when called for by a vote of the stockholders present at any special meeting a full, true and clear report of the business and financial status of the Ranch.

## **ARTICLE X RULES AND REGULATIONS**

10.1. Rules and Regulations. The Board of Directors may adopt rules and regulations necessary for the proper administration, management and use of the ranch property and the property owned by Guide Rock, Ltd. Copies of all rules adopted by the Board of Directors shall be promptly reduced to writing and forwarded to each stockholder of the Ranch.

10.2. The Sexual Harassment/Discrimination policy, adopted on May 4, 2004 is incorporated here-in by this reference.

10.3. As the Ranch is unable to assure the availability of essential services year-round, no partner shall reside primarily at the ranch between November 1<sup>st</sup> and March 31<sup>st</sup> here-in by this reference. Nothing herein shall be construed to

prohibit any Partner from establishing the Ranch as their primary residence for State and Federal purposes.

**ARTICLE XI  
AMENDMENTS TO BY-LAWS**

11.1 Procedure. The power to alter, amend, or repeal these By-Laws or adopt new By-Laws shall be vested in the Board of Directors.

FLYING X RANCH, CORP.

ATTEST:

Kathleen S. Barnes  
Secretary

Robert J. Loew  
Chairman of the Board

Date:

Date:

## **RULES AND REGULATIONS/PROGRAM DESCRIPTIONS**

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### **Sexual Harassment/Discrimination Policy**

State and federal law prohibit harassment of or discrimination against employees or applicants for employment on the basis of sex, race, national origin, age, religion and certain other bases. It is the policy of Guide Rock Ltd., and Flying X Ranch Corporation that all employees or applicants for employment have the right to work in an environment free of harassment and discrimination. We prohibit harassment or discrimination due to race, national origin, sexual orientation, age, gender, marital status, military status, religion, political affiliation, or any other basis protected by law.

All employees, supervisors, managers, co-workers, directors, officers, partners and guests are directed to refrain from harassment of or discrimination against employees or applicants for employment. Harassment or discrimination in any form including verbal, physical, and visual conduct, threats, demands, and retaliation is prohibited. This includes, but is not limited to the following examples:

1. Verbal conduct such as abusive or insulting phrases, derogatory comments, slurs, sexual advances, invitations, innuendoes, epithets, noises or comments;
2. Visual or written conduct such as derogatory, obscene, offensive or suggestive letters, clothing, posters, photographs, cartoons, drawings, epithets, objects or gestures;
3. Physical conduct such as assault, unwanted touching, blocking normal movement, or interfering with the work of an employee;
4. Requests, offers, threats or demands to submit to sexual request in order to keep a job or avoid some other loss, and offers of job benefits in return for sexual favors; or Retaliation for having reported or threatened to report discrimination or harassment.

Employees who experience or who witness harassment or discrimination by an employee, director, officer, supervisor, manager, partner or guest must:

1. make it clear that such behavior is offensive to them and immediately request that such behavior be stopped and
2. report such conduct to their supervisor for investigation and resolution.

Employees must report; we cannot help if we are not aware of the problem. If the complaint involves an employee's supervisor or someone in the direct line of supervision, the employee should report to the President or Chairman of the Board. If the complaint concerns the President or the Chairman of the Board, the report should be made to another director or officer. Investigation and enforcement shall be as follows: A supervisor receiving a complaint shall notify an officer or director. The officer or director who is notified of the complaint will appoint a two-member team, one male and one female, to investigate the complaint. The supervisor, officer or director may be a member of this team. The team will investigate the complaint and cause or recommend immediate and appropriate punishment or corrective action. All complaints will be handled to protect the complainant and maintain their confidentiality to the fullest extent possible under the circumstances. The investigation team shall have Board discretion and power to undertake or recommend appropriate corrective action.

An employee or applicant for employment who in good faith reports harassment or discrimination is protected from retaliation. Bad faith allegations or use of this policy for purposes unrelated to its intent are prohibited.

Any employee, supervisor, co-worker, manager, director, officer, partner or guest who is found to have harassed or discriminated against an employee or applicant for employment is subject to disciplinary action including, but not limited to, private or public reprimand, removal from office, termination, suspension, or expulsion, including expulsion as a partner if applicable. For purposes of this policy only, a director or officer who is found to have harassed or discriminated against an employee or applicant for employment is subject to removal from office by the vote of a majority of a quorum of the board of directors, without the necessity of referring the matter to the partners.

## **Board of Directors**

### Election Procedures

1. Any and all partners involved with the election process must be in good standing according to the by-laws.
2. The election committee will be chosen the day of the election and approved by the Board of Directors. The election committee will consist of two directors and three partners and will function as follows: one director to count, two partners to count, one director to scrutinize, and one partner to scrutinize.

3. Candidates and relatives of candidates will not be allowed to serve on the election committee.
4. Ranch management will be assigned to serve on membership validation, ballot distribution and will delegate additional help if needed.
5. Two partners will be assigned to ballot collection.
6. Ranch counsel will be present at all annual partnership meetings.
7. Ranch counsel will have final authority on any election dispute.

### **Proxy Voting**

1. Proxies can be mailed to the Ranch office, or to any partner in good standing, or be presented at the meeting.
2. All proxy forms must be completed correctly in ink.
3. A witness other than the person to whom the proxy was assigned must validate the proxy signature. (The witness does not have to hold a partnership in Guide Rock).

### **Ballot Voting**

1. Ballots will be numbered and awarded one per partnership and/or one per proxy.
2. The number of ballot tickets assignments and proxies will be cross-checked with the number of ballots distributed.
3. Election results will be presented to the Chairman of the Board and announced by him/her.
4. Ballots will be held by the Treasurer or the Secretary of the Board of Directors, or another Board designated person, for no less than ten business days and no more than twenty business days.
5. If a challenge to the election is not made within ten days the election, the ballots will be destroyed by whoever holds them. (i.e. Secretary or Treasurer of the Board of Directors).
6. Ranch management will retain membership and ballot validation materials. If a challenge to the election is not made within ten days of the election, the materials will be destroyed.

### **Board Vacancies**

The Board will appoint or replace any Board vacancy. The appointed person will serve until the next election. At the next election, the newly appointed Director will stand for election with all other candidates. The top 3 vote getters will fill the 3 - 3 year terms, the next in line would fill any term of less than 3 years and so on.

## **Rules of Conduct**

Ethics are but moral principles and rules of conduct. They apply to every walk of life. In a republic, leaders in authority should always use their power for the good of the masses and not for self-serving gain. They (leaders in authority) are, therefore, required to maintain the highest standards of confidence, honesty and integrity. In order to maintain highest traditions in the public eye, members of representative bodies are required to observe a certain standard of conduct both within and outside the corporation. It is in this context that the relevance of ethics and standards for the elected representatives assume significance.

The rules of professional conduct (hereinafter, rules) are comprehensive in their scope, practical in application and addressed to the highest moral principles. These rules not only serve as a guide, but also as a source of assurance, of the directors concern, for the corporation, management and employees and partners it serves. It is a requirement of those who comprise the board to uphold ethical principles, which are aimed first and foremost, at the protection of the corporation, partnership, management and employees and second, at achieving orderly and courteous conduct. It is to these purposes that these rules of conduct are directed.

A director shall not:

1. read any book, newspaper or letter except in connection with the business at hand; if required to address a situation or issue during the meeting, this should be done expediently and the directors' attention focused back to the situation at hand;
2. interrupt any director or attendee while speaking by disorderly expression or noises or in any other disorderly manner;
3. leave or enter any session by passing between the Chair and anyone who is speaking;
4. obstruct proceedings, hiss or interrupt and shall avoid making running commentaries when discussions are being made in any session;
5. shout in any session;
6. sit or stand with his back towards other directors or attendees in any session;

7. approach the Chair in person in any session unless discussing a situation regarding calling a director or meeting to order;
8. bring or display arms to any session;
9. leave any session immediately after voicing their input on issues;
10. distribute within any session literature, leaflets or questionnaire without the permission of the Chair;
11. tear off documents in any session in protest;
12. diminish the credibility or integrity of the board through words or actions.
  - a. Any issues addressed in a closed session shall be treated with the strictest confidentiality and privacy. Closed sessions are for the sole purpose of the discussion and resolution of issues considered being discrete in nature. There is no acceptable reason for breaking this rule. If this rule of conduct is breached, the offending director will appear before the board and the disciplinary action will be formally taken.
  - b. Any issues requiring action relating to the management and employees of the ranch are to be executed by the office of president. The president is the only official director with the power to direct management and employees of the ranch. There is no acceptable reason for breaking this rule. If this rule of conduct is breached, the offending director will appear before the board and the disciplinary action will be formally taken.
  - c. Participation in unfounded allegations, rumors and hearsay shall not be tolerated within the board of directors. When approached with such situations, it shall be the responsibility of the director to put an end to said situations immediately.

### **General Rules of Conduct**

1. Information given to directors in confidence or by virtue of their being directors of the board should not be divulged to anyone nor used by them directly or indirectly in the profession in which they are engaged, such as in their capacity as Editors or Correspondents of newspapers or Proprietors of Business firms and so on.
2. A director should not make representations, which are not based on facts.

3. A director should not directly influence the management, employees or partners in a case in which he is interested either directly or indirectly. The only exception to this rule would be the actions of the office of the President to implement the decisions of the board after their proper resolution of any conflict of interest, which involved the President.
4. A director should not receive favoritism of any kind from the corporation, partnership, management, or employees.
5. Damage to Property: When a director deliberately causes damage to the property, the value thereof as determined by the Chair or an officer authorized by him shall be recovered from the director.

### **Supplementary Norms**

It is felt that the directors of the board should follow some more supplementary norms of Etiquette, enabling them to conduct themselves in a more dignified and respectable manner. These norms are to be observed by directors as a matter of Etiquette. The following supplementary norms of Etiquette are recommended accordingly.

1. During a meeting, a member may, if necessary leave quietly by a back or side-door closest to his seat without causing any disturbance to the meeting.
2. Directors should not talk amongst themselves when the board is in any session, but, if indispensably necessary, they may do so only in very low voice, so as not to disturb the proceedings.
3. Every director should resume his seat as soon as the Chair rises to speak, or call out 'Order' and also when any other director is in possession of the Floor (i.e., speaking with the permission of the Chair) or has interposed in the course of the debate to raise a point of order, or to offer a personal explanation.
4. Directors, when in any session, should avoid talking or laughing loud enough to be heard outside the confines of the proceedings.
5. Directors wishing to address the Chair or ask a question should raise their hands until they succeed in catching the eye of the Chair. No director should speak unless he or she has caught the eye of the Chair, and has been called upon by him by name or by a sign to address the Chair or to put the question. Words containing insinuations and offensive and un-parliamentary expressions should be carefully avoided by all when addressing the Chair.

6. When the Chair holds that a particular word or expression is unparliamentary, the director who has used it, without trying to raise any debate over it should immediately withdraw it.
7. No director is to argue with another director or oppose him directly when the latter is speaking. He may, however, put through the Chair questions with a view to obtain information from the director who is speaking.
8. Another director should not, as a general rule, interrupt a director who is addressing the Chair without the permission of the Chair.
9. It is open to the former not to give way by resuming his seat, but to go on with his speech if the interruption is not due to the raising of a point of order.
10. When reference is made to documentation, which is unavailable to other directors, the director having the floor, should place the documents cited, on the Table of the Chair, for distribution and review of the other directors prior to any further discussion by the director having the floor.

### **Closed Session**

Rules being observed by directors when present in closed session are as follows. A director shall:

1. be honest, open and be able to disagree internally, but all directors shall speak with one voice externally;
2. recognize that all input is to be valued and every view deserves to be heard;
3. focus on issues and not individuals;
4. set aside personal needs or agendas and work with the participants in any session;
5. keep their emotions in check during any session;
6. judge others slowly, while being quick to examine their own behavior;
7. address the Chair immediately to call the meeting to order when necessary; in any session this should occur as soon as the Chair or any director deems the violation is escalating and becoming aggressive;
8. avoid any and all conflicts of interest;
9. as a director involved in a conflict of interest or possible conflict of interest, it is better to stand down, rather than jeopardizing the

confidence and integrity of the board; Definition of conflict of interest: A perception of a conflict of interest may arise when a Board member has an interest arising from a financial, familial or personal relationship which may question his or her ability to place Ranch interests above their own. In such instances the matter should be brought to the Chair who may place the decision before the Board for a determination as to whether a conflict exists.

10. Avoid abstentions. As a director you have been entrusted to make decisions. Some of those decisions will be difficult in nature; this is why you were elected. The only acceptable reason for abstention is that of a conflict of interest; however, "Roberts Rules" does allow for abstention votes.

### **Open Session**

The rules of professional conduct for directors while present in open session are to be the same as in closed session. The only exceptions are as follows:

1. The inclusion or addition of the attending partners in the open session. Partners are to be extended the same courtesies as the directors, in addition the attendees will also follow the same guidelines as the directors.
2. The exclusion of the breach of confidentiality. This is an open session and the information presented during the course of the session is not to be considered confidential or discrete in nature.

### **HOUSING**

#### General Information

Ranch management will make reasonable efforts to provide road maintenance and snow plowing in the parks but there may be times when some areas are inaccessible.

Ranch insurance does not cover the personal property or the personal liability of partners. Partners must provide their own coverage.

Albany County can inspect any facet of the Ranch at any time and will inspect at least once a year. Partners in violation of our Use Plan or state and /or county regulations will be assessed fines by Albany County. The Ranch is required by law to report individuals in violation of our Use Plan or state and/or county regulations.

Partners have four options to choose from when providing for their own housing needs. They may purchase a long term use permit in the mobile home park and buy their own home, purchase a long term use permit in one of the RV parks for their own RV, rent a cabin or camp outdoors. Individual housing in new, undeveloped areas is not in our present Use Plan. This type of housing will require extensive, and perhaps expensive, negotiations among interested partners, the Board of Directors, and Albany County. Please contact Ranch Management if you have any questions.

As the Ranch is unable to assure the availability of essential services year round no partner shall reside primarily at the ranch during the winter season. The winter season is between the months of November 1<sup>st</sup> through March 31<sup>st</sup>. Any Partner may petition the Board to live at the Ranch for more than half of the restricted time.

To place a mobile home or recreational vehicle on the Ranch, a Partner must enter into a long term use permit with the Ranch before arranging delivery of the home. Currently, all mobile home park use permits have been purchased by Partners. Any Partner wanting a mobile home lot should purchase the use permit from another Partner. Information about available spaces can be found on the website or in the office. Should a significant need for additional mobile home lots arise, the Board of Directors could choose to build additional spaces. This activity would require that at least 15 Partners agree to pay the net costs of this endeavor.

RV spaces are available in the park west of the cabins, up Left Hand Canyon or in Pleasant Valley. Please check in the office for specific availability. There are some RV sites in the park west of the cabins that are not occupied. Please check in the office for specific information.

Sleeping cabins are located near the Ranch house and are available for rent on a daily or weekly basis. Restrooms are located in the center of the cabins.

If you choose to camp, check with the office for available camping sites. Not all camping sites allow fires and some do not have water close by.

## **Mobile Home and RV Parks**

### General Information

An Albany County Zoning Certificate is not required when moving a mobile home onto an empty lot or replacing an existing mobile home on a lot. However, the mobile home owner is responsible to notify the Albany County Assessor when a mobile home is placed or replaced on a lot.

### General Housing Rules for both mobile homes and RV's.

1. Designated Mobile Home and RV lots in various parks on the ranch are available through the purchase of Use Permits. Permits are valid for use by the partnership unit acquiring the lot but title to the land remains with Guide Rock, Ltd.
2. You must own at least one active partnership unit to purchase a Use Permit. You may purchase only one Use Permit for each partnership unit owned. Partners owning only one partnership unit and use permit who wish to purchase a different lot may do so. However, they will be given one year in which to sell their original Use Permit to another partner to recover their investment. After that period, the unsold Use Permit will revert back to Guide Rock, Ltd. without compensation.
3. Current fees, documents, Wyoming Mobile Home Park & Campground Regulations and other information regarding lots are available from the Ranch office.
4. The Board of Directors shall have the right to assess all partners owning Use Permits in a given park in order to generate capital for improvements or maintenance. These improvements shall be necessary and not capricious.
5. Partners at play, drive slowly and carefully.
6. A maximum of three passenger-type vehicles may be parked in a Mobile Home or RV Park lot. Extra vehicles must be parked in a designated area outside of the park. Unused or junk vehicles are not permitted on the ranch or in the parks.
7. All living units must be factory designed, in good repair and situated on the lot so as not to grossly impair others' enjoyment of neighboring spaces.
8. Albany County regulations require at least one functional type 2A10BC fire extinguisher and one functional smoke alarm in each mobile home or RV unit.

9. There is to be no discharge of black water anywhere on the Ranch except into the dump station, Mobile Home Park septic system or an approved septic vault.
10. Water is for personal use and may not be used for landscaping purposes unless approved by HAC.
11. Biodegradable cleaning agents must be used at all times.
12. All lots are equipped with electrical meters. Partners will be billed according to usage.
13. The procurement, safety and maintenance of propane are the responsibility of the homeowner partner.
14. Wyoming State guidelines do not allow the cleaning of fish within park boundaries.
15. Barbecue grills must be placed in a safe location well away from propane tanks or lines. After use, the coals must be contained until cool. The ashes must be disposed of as trash.
16. Road and/or yard lights are not permitted.
17. Use of motorcycles, ATVs or other recreational vehicles in a disruptive manner within park boundaries is prohibited.
18. Loud or abusive noise within park boundaries is prohibited between the hours of 10 pm and 8 am and discouraged at all other times.
19. Natural earth tone colors are to be chosen for all structure
20. Mobile Home and RV lots are to be maintained in a clean and presentable state for the enjoyment of all partners. Lots shall not be used for outside storage of any items or material not used on the ranch. Any such storage shall be neat and all vehicles, equipment and the like shall be in good working order complying with all State laws. Ranch Management, under the Direction of the Board, shall be the sole determiner of whether a violation has occurred.
21. The discarding of food items or fish entrails on the ground within park boundaries is prohibited.
22. No rubbish, refuse or other waste shall be allowed to accumulate on any lot.
23. Partners are responsible to keep their lot free of weeds, brush and tall grass to prevent the spread of fires between mobile homes or RV units and other structures within the parks. Any mobile home lots determined to be overgrown will be mowed by the Ranch and Partners will be billed.

Your new mobile home:

1. One single or doublewide, single story mobile home is permitted on a mobile home lot.
2. Partners planning to move a mobile home onto their lot must obtain approval for the mobile home and its placement on the lot from the Board of Directors prior to moving the mobile home to the ranch. At least two weeks prior to a Board meeting, a written proposal including a description of the mobile home (size, manufacturer, model, photos, etc.) and a lot layout drawing showing accurate distances from lot boundaries of the proposed mobile home and any current improvements must be submitted.
3. The Mobile Home must comply with all state and county codes.
4. The mobile home must be anchored against uplift, sliding, rotation and overturning immediately upon placement on the site. The mobile home owner is responsible for installing the anchoring.
5. The mobile home must have skirting of all-weather durable type material. Skirting must be in place within sixty days after the mobile home is moved onto the lot. The mobile home owner is responsible for installing the skirting.
6. Hook-up to the septic system is mandatory and must meet Albany County code. The mobile home owner is responsible for connecting the water and sewer.
7. The Wyoming Department of Environmental Quality requires that all plumbing remain in good repair.
8. Electrical hookup to the mobile home must comply with all state and county electrical regulations. The mobile home owner is responsible for connecting the electricity.
9. Kitchen garbage disposals are not allowed as the leach fields will not break down the material.
10. One RV may be parked on a mobile home lot occupied by a mobile home while used for temporary living to accommodate family/guest.
11. An RV may be temporarily used as a living unit and connected to utilities on a Mobile Home Park lot not occupied by a mobile home.
12. Improvements (garage/storage buildings, decks, fire pits, fencing, landscaping, etc.) on Mobile Home lots must be approved by the Board of Directors prior to beginning construction. An Albany County Zoning Certificate is required prior to beginning construction for all structures

with a roof area greater than 64 square feet. Forms to facilitate submission of improvement requests are available in the ranch office. Improvement requests may be submitted to the ranch office or to a member of the Housing Advisory Committee.

#### Mobile Home Placement on the Lot

1. Minimum spacing of fifteen feet from the road is required.
2. Minimum spacing of eight feet is required between a mobile home or other structure and the mobile home lot line.
3. One garage/storage building per lot is permitted. Maximum size is 480 square feet (external measurement) with a 9-foot wall height and 14-foot maximum roof height. The building must be tied down, meet setback requirements and blend with the general surroundings.
4. Out buildings are required to be painted within 60 days of construction. Paint color must 'go with' existing buildings.

#### Replacement of an existing mobile home:

1. If the existing mobile home is not off of the Ranch prior to delivery of the replacement unit, the existing unit will be stored in a location at the direction of the Ranch and it must be tied down within 72 hours at the owners cost. Arrangements must be made to have the unit removed from the Ranch within 30 days. If not, the Ranch will assess \$500.00 per month for storage. Prior to a unit being moved or a new unit coming to the Ranch a full plan must be submitted to the HAC including a time line of events.
2. All rules and processes related to placing a new mobile home apply to replacing a current mobile home.

### **Rules and Regulations Applicable to the RV Park, Pleasant Valley & Left Hand Canyon RV Parks**

#### Your Recreational Vehicle:

1. One motorized or towed RV unit with a self-contained water/sewer system is permitted on an RV Park lot. Mobile homes are not permitted. Guests bringing their own RV to the ranch must use a rental RV lot.

2. RV units on ranch property must be currently registered. Albany County will impose personal property tax on unregistered RV units.
3. RV units must remain in a “mobile condition” as determined by Albany County. Skirting is not permitted.
4. RV units in the Ranch House RV Park must be parked in the designated parking area of the lot with the tongue facing the access lane.
5. Water faucets must be shared. Temporary hoses to individual RV units may be used but must be disconnected immediately when not in use.
6. All sewage must be disposed of at the dump station or in an approved septic vault.
7. Improvements (roof structures, storage buildings, decks, septic vaults, fire pits, fencing, landscaping, etc.) on RV lots must be approved by the Board of Directors prior to beginning construction. An Albany County Zoning Certificate is required prior to beginning construction for all structures with a roof area greater than 64 square feet. An Albany County Permit to Construct a Holding Tank is required prior to beginning construction for all septic vaults. Forms to facilitate submission of improvement requests are available in the ranch office. Improvement requests may be submitted to the ranch office or a member of the Housing Advisory Committee.

#### Building/Placement requirements for RV's

1. Minimum spacing of fifteen feet in any direction is required between RV units and other structures. Spacing between an RV and a roof structure designed for parking an RV unit under or a deck, which abuts but is not attached to an RV unit is not required.
2. Minimum spacing of eight feet is required between RV units and access roads.
3. Roof structures are not allowed in rows B & C in the Ranch House RV Park due to access road width restrictions.
4. Roof structures in the Ranch House RV Park must be located within the designated RV parking area on the lot. Maximum size is 32 feet by 15 feet including roof overhang and any storage or deck area. Roof pitch is a maximum of 4/12 and overall height is limited to provide a maximum of 18-inch clearance above the RV.

5. RV roof structures in the Pleasant Valley and Left Hand RV Parks are limited to a maximum size of 1000 square feet measured at the eaves. Roof pitch is a maximum of 4/12 and overall height is limited to provide a maximum of 18-inch clearance above the RV.
6. One storage building per lot is permitted in the Pleasant Valley and Left Hand RV Parks. Maximum building size is 160 square feet (external measurement) with an 8-foot wall height and 12-foot maximum roof height. The building must be tied down, meet setback/spacing requirements and blend with the general surroundings.
7. Storage buildings are not permitted in the Ranch House RV Park due to structure spacing requirements.
8. Septic vaults are not permitted in the Ranch House RV Park due to vent spacing restrictions.

### **Concerns, Complaints, Grievance**

When a partner has a concern or complaint about mobile home park issues, a grievance form, available at the front desk, should be submitted to the HAC. This may be done anonymously. The issue will be researched and if merit is found, HAC will attempt to resolve the issue. Should this fail, the issue will be taken before the Board.

### **Dog Run/Kennels**

Dog runs and kennels may have a total area not to exceed 144 sq feet, must back to existing mobile home/garage shed wall with a maximum height of 6 feet. It should be made of pre-manufactured welded wire dog fence panels and not be visible from the road.

### **Fencing**

1. Property Boundary Fences: Fence must be within the lot boundaries as long as it is placed within lot markers and may not run along front plane and or roadside of the Mobile Home Unit.
2. Fencing Materials:
  - a. Wood bases or wood appearance product to remain in natural state.

- b. Height: Maximum of 4'
- c. There may be a maximum of 3 evenly spaced, horizontal rails.
- d. The minimum spacing of posts is 8 feet.

### **Addresses for Mobile Homes and RV sites**

To comply with the Albany County fire code, mobile homes and RV lots in Pleasant Valley and Left Hand Canyon must have a house number. Numbers will be minimum of 3½" tall, luminous, and placed vertically on the mobile home facing the road. In the RV parks, house numbers should be placed on a free-standing post close to the driveway and the road.

### **Cabins**

1. Cooking is permitted outside of the cabins using self contained stoves or charcoal fires in barbecue grills in a non-hazardous manner. Not permitted, due to fire danger, is the use of electric hot plates or stoves. Do not cook on the cabin porches.
2. Disruptive noise in the cabin area before 8:00 a.m. or after 10:00 p.m. is prohibited.
3. Pets must be in a kennel if left alone during the day and when sleeping through the night. Management shall designate a sufficient number of pet free cabins for those with allergies.
4. Smoking is not allowed in the cabins nor in the restrooms.

### **Camping/Backpacking**

1. Motor homes and any type of wheeled camper may park in approved areas only.
2. Only occupied campers are permitted in designated areas of the Ranch and the length of stay is subject to County regulations.
3. Tenting and backpacking are permitted in backcountry areas of the Ranch. Vehicles must stay on marked roads.
4. Tents must be located at least 75 yards from any lake.

5. All tents and campsites must be occupied. You may not leave a standing tent when leaving Ranch property overnight. Further, all tents must be moved at least every 72 hours to prevent damage to immediate undergrowth.
6. Tenting is not allowed in hay meadows.
7. Fires are permitted in self-contained stoves, barbecue-type grills or other designated areas where they may be used safely. All persons must have in possession a shovel and sufficient water to control accidental fire. For additional information about fires, refer to section titled 'Fires'.
8. Pack out all trash!
9. Do not dig trenches around tents.

## **PROGRAMS/ACTIVITIES**

### **Boating**

1. Hand or battery-powered boats are welcome on Ranch waters, but absolutely no gasoline units are allowed.
2. A Coast Guard approved life jacket for each occupant is mandatory for any craft on Ranch waters.
3. Only hand launched (not trailer mounted) crafts are authorized on lakes or streams.
4. Boats may not be left unattended in Ranch waters at any time.
5. Pleasure boaters should not interfere with fishermen on the shore or in other boats

### **Firearms/Hunting**

General Information:

**BE ADVISED** that persons using firearms and other weapons in an unsafe manner will be subject to arrest! Harassment of wildlife or livestock by any means will not be tolerated.

### **Firearms**

The use of weapons and/or firearms is strictly prohibited within the borders established around the developed areas of the ranch and approved by the Board.

The only exception will be a defined shooting range. The use of weapons and/or firearms is also strictly prohibited within one hundred yards of any and all lakes. Weapons and firearms are defined as, but not limited to: rifles, pistols, shotguns, air guns, BB guns, sling shots, bows and arrows, spears, crossbows, or any other article of like nature capable of doing damage to persons, pets, livestock, wildlife, or property.

The use of firearms, bows and arrows, crossbows, and any other such lethal weapons will not be allowed on Ranch property unless under the supervision of Ranch Management for the following ranch-sponsored activities:

1. Trap or target shooting authorized by or under the supervision of Ranch Management.
2. Hunting authorized by the Board of Directors and supervised by Ranch Management.

### **Big Game Hunting**

It is the goal of the hunting program to provide a successful and safe hunting experience to partners who enjoy hunting, to manage the habitat to ensure the health of the animals, and to increase the number of trophy animals while keeping in mind the other partners who use the Ranch and do not hunt. To accomplish these goals, the following rules have been established.

1. All hunts will be conducted in accordance with Wyoming Game and Fish (WF&G) regulations and Flying X Ranch Policies and Procedures.
2. Partner hunters will have the choice to be guided (a Partner or employee that knows the Ranch boundaries and rules) or non-guided (having successfully passed FXR hunter orientation class). If a partner does not participate in orientation, or wishes to have a guide, the ranch will provide personnel as available at a cost to the partner.
3. The ranch will be open for general activities and partner use during hunting season; however the Ranch Manager will be restricting activities in some areas of the Ranch to accommodate hunting and safety. All partner activities outside the housing area of the Ranch must be approved by the Ranch Manager. This includes all fishing, horseback riding, hiking, and other activities.

4. The Ranch Drawing for Landowner permits (2 elk, 2 deer and 2 antelope) and Special Flying X Ranch Buck deer (number to be established by the Board in concert with WF&G) will take place in October of each year. Each partnership unit may apply for any or all animals for which it is eligible, but may be drawn for only one animal. A partnership unit successful in drawing a landowner license or special Buck license will not be eligible for that species for three years. Landowner hunts are not transferable and may be used only by a member of the family unit of the partnership unit that successfully draws.
5. If a partner is successful in drawing a Landowner Permit or a Flying X Ranch special Buck Permit and does not apply for the Wyoming license or does not hunt, that partner loses ranch hunting privileges for five years and will be fined \$500.00 unless he/she can provide to the Board a reasonable explanation for non-compliance.
6. Landowner permit holders who elect to be guided will be scheduled by the ranch manager. Successful partners would be scheduled on a first come first serve basis or by procedures determined by the Board. All hunters will coordinate with the Ranch Manager prior to hunting to assure no conflicts exist.
7. Partners wishing to hunt elk, whitetail deer or antelope are subject to Wyoming Fish and Game drawing rules and regulations. Only one animal (elk, deer (mule/whitetail), or antelope) may be hunted per Partnership Unit in any given year. Only one member of the Family Group of the Partnership Unit may hunt on the FXR in any given year. The Ranch Manager, after consulting with Wyoming Game and Fish Dept., in any given year, may implement a plan to take an additional 3 cull mule deer bucks (hunters to be guided by approved ranch staff) and up to 10 mule deer does to more appropriately manage the size and quality of the FXR deer herd.
8. Costs associated with the FXR Landowner Permit Hunts will be budgeted as other FXR activities. All other hunting Partners requiring transportation or other services will be billed for the services used based on the Boards' decision on costs of services.

9. Partners successful in Wyoming hunting draws must notify the ranch in writing or by e-mail as soon as the draws occur. Notification must include name of hunter and species drawn. By August 15<sup>th</sup>, all partners with hunting licenses for the ranch must notify the ranch of their projected plans for hunting, approximate dates, what kind of support from the ranch they will need. If non-guided hunts are allowed, those wishing to participate in that option need to advise the ranch so orientation can occur. Ranch management must be notified at least a week in advance of actually arrival on the ranch. Once at the ranch, daily meetings of hunters will be established to identify hunting locations and partners.
10. Partners are not allowed to hunt on the Ranch or the Ranch BLM leases, unless they have permission as specified in this Ranch Hunting Rules.
11. Partner hunters must supply their own equipment and vehicles. Use of Ranch vehicles may occur if a vehicle is available. Such use must be arranged in advance with the Ranch Manager and is subject to equipment rental fees and other restrictions.
12. Partners who elect to bow hunt will follow the seasons established by WF&G. Bow hunting will be allowed on the Ranch after Labor Day weekend and only in designated areas. During the month of September hunting will only be allowed on weekdays, and not on weekends.
13. Any use of a vehicle off road to recover game shall be done only with management approval and supervision.
14. It is recommended that all persons on the Ranch outside the housing area wear blaze orange during the hunting seasons.
15. With the exception of Plumbago and parts of Goldsmith, guests are not allowed to hunt the FXR, State or BLM lands within the Flying X Ranch boundaries. In addition, guests will NOT be allowed access, in or out of neighboring BLM, State or deeded lands and be a guest of the Flying X Ranch.
16. The Wildlife Committee, with the approval of the Board, will establish dates and rules for the harvest of Management Cull Mule Deer Buck and Does. Partners participating in either mule deer management program

will be allowed to participate in the Trophy Mule Deer draw the following year.

### **Small Game/Coyote/Lion/Bird Hunting**

1. Hunting will be conducted in accordance to Wyoming Game and Fish regulations including bag limits on small game.
2. The ranch is open to the general partnership wanting to come up and fish, hike, etc. With this in mind – all hunting must be conducted in a safe and responsible manner.
3. All Small Game and Coyote hunters must contact the ranch personnel prior to coming to the Ranch and must check in with ranch management upon arrival to verify when and where they will be hunting so it can be posted in the Ranch House. Management determines the number of hunters hunting at any one time.
4. Indiscriminate shooting of coyotes is not allowed. Small Game or Coyote hunting will be restricted to October 5th through February 10th of each year or as determined by the Ranch Manager. Any animals taken must be used and not wasted. Use of the fur or hide, or mounting of the animal, are considered a reasonable use of the animal.
5. Small Game hunters must hold a resident or non-resident small-game license and Wyoming Conservation Stamp in accordance to Wyoming Game Laws.
6. Small Game hunting will be restricted to the taking of cottontails, snowshoe hare, and fox. (We have no population of squirrels.)
7. Small Game animal populations will be considered in determining if the Ranch will be off-limits to small game hunting for any certain year.
8. The use of spotlights will not be tolerated for Coyote hunting!
9. Lion hunting will be permitted under the supervision and control of management. Lion hunters will have to hold a valid Wyoming Lion License, Conservation Stamp, and follow all Wyoming regulations. If interested in Lion hunting, please contact Ranch Management.
10. NO bird hunting of any kind will be allowed at this time.
11. Sick or injured coyotes, or coyotes that have lost their fear of humans, may be eliminated by the ranch manager.

### **Fishing**

1. All fishing on the Flying X is subject to the laws of the State of Wyoming.
2. You do not need a license to fish in the Ranch-owned lakes. You **DO** need

a valid Wyoming State license and Conservation Stamp to fish the streams on the Ranch – whether you are keeping fish or not. Wyoming regulations apply to all stream fishing on the Ranch.

3. You cannot legally transport fish from the Ranch in Wyoming without either a valid Wyoming State fishing license or a written Permit issued from the Ranch Office, stating the fish were caught in ‘private water’. Without the Permit you could be prosecuted for poaching by the Wyoming Department of Game and Fish.
4. The ‘Catch Limit’ is the maximum number of fish harvested per partnership unit per day, with only one fish 20” or over. Catch Limit includes any fish on a stringer, in a container, in a creel, in a cooler, in a live well, or in a refrigerator or freezer. The Catch Limit will be posted on the Ranch House bulletin board.
5. The ‘Possession Limit’ is the maximum number of fish in your possession per partnership. Possession Limits include fish on a stringer, in a container, in a creel, in a cooler, in a live well, or in a refrigerator or freezer. The Possession Limit will be posted on the Ranch House bulletin board.
6. Any fish placed on a stringer, in a container, in a creel, in a cooler, in a live well, or not released immediately to the water, shall be counted towards that day’s Catch Limit.
7. No corn or minnows may be used in any ranch waters.
8. Clean fish downstream, below the lakes, and discard entrails into the brush. DO NOT clean fish in lakes, stock tanks, Ranch restrooms, or at any of the public water sources.
9. Lakes or streams may be limited or closed to fishing for various reasons. Posting of such closures will be posted on the Ranch House bulletin board.
10. Grass Carp shall be returned to the water immediately. They are in our lakes to help control the weed growth.
11. Catch and Release Lakes are those lakes designated where the taking of fish is prohibited. Artificial Flies or Mechanical Lures ONLY. No bait or attractants shall be used. Single barbless hooks are encouraged so fish can be released more easily.

## **Horses**

### **General Information**

Many different trail rides are offered. They include Partner Trail Ride, Mosquito Fleet Ride, Riding in the Pasture, and private rides. Riding lessons are available.

Horse ownership is varied. Some horses are ranch owned, some are partner owned and some are shared between the partner/owner and the ranch. Please check with management for specific information about any program.

#### General Rules:

1. Each partnership unit may be allowed no more than 4 horses in the private horse program. Horses in the Share Program do not count against this total. The total number of horses on the Ranch will be no more than 135 at any one time.
2. It is mandatory that all horses brought to the Ranch be given flu, rhino, tetanus, and worming vaccinations at least two (2) weeks before arrival and has a current health inspection, brand inspection and Coggins test!
3. All guest riders will be charged at the rate posted on the annual price list. This can be found at the office.
4. All rules and instructions in stable area must be obeyed.
5. Partners are responsible to inform guests of rules.
6. Long pants should be worn and boots with 1" heels are suggested but not mandatory.
7. No one may ride double on the ranch or program horses.
8. The abuse of running ranch horses will not be tolerated.
9. Do not ride over cattle guards in roads.
10. Spurs are allowed on Ranch or program horses only under the discretion of Management.
11. Riders have the right-of-way during encounters with vehicles. However, riders should be defensive and extend courtesy to avoid vehicles whenever possible.
12. No one will be permitted access to the horses or be allowed in the barn area while under the influence of alcohol or drugs; nor will the use of alcohol or drugs during rides be tolerated.
13. Keep horses out of the cabin and mobile home areas. Tie them to provided horse rails only.
14. Close gates immediately, even if you expect to return shortly. Always leave gates as you found them!
15. All children ages 12 and under are required to wear a riding helmet when riding any horse on ranch property! We also suggest that older children

and adults who do not have good riding ability wear a riding helmet. Helmets are stored in a cabinet on the exterior wall of the Partner Storage Shed.

16. If you see someone who is not obeying the rules, it is your responsibility to let Ranch Management know. Any violations of the riding rules can result in riding suspensions. We want everyone to have a fun but safe riding experience but it takes an effort on everyone's part. Thank you!

### Program Descriptions

1. Adult Guided Ride - You must be nine years of age or older and be at least 48 inches tall to go on the adult guided ride. Generally, a parent or responsible adult must accompany riders under 18. However, riders between the ages of 12 and 17 may join guided rides without parental guidance if Ranch Management deems their horsemanship and behavior acceptable.
2. Mosquito Fleet Ride - Children ages 6 – 8, who are at least 42 inches tall, may ride on the Mosquito Fleet guided ride. Parental supervision is not required but parents and older siblings may take this ride if they choose. The ride is kept to a small number of riders and is accompanied by two wranglers who teach and answer questions during the ride.
3. Corral Ride - Children ages 2 – 5 may ride in the corral area. Parents are expected to help lead and teach children in this area, and a wrangler must be on hand to supervise and guide.
4. Private Ride – Partners may ride reserved ranch horses for unguided rides during specific ride times at the discretion of Ranch Management. A limit of seven in a group only! The Ag Manager has the responsibility to insist that a Wrangler accompany all rides that he feels might not be safe riding alone. If using ranch horses on unguided rides, the ride will be for the same duration as a guided ride so horses must be available for the next ride and to eliminate the possibility of overtiring or injuring a horse.

### Horse Share Program

A horse used in the “Horse-Share” Program is any horse that is owned by a partner (whether bought from the Ranch or brought up to the Ranch) that is used in the horse string and must, at Ranch Management’s discretion, fit in the Ranch string. Ranch Management will ride any horse, being considered for induction to the horse program, for a period of time to see if the horse is suitable for the

string. Partners must check with management for criteria requirements. The criteria and costs will be determined by contract and the partner must check with management for criteria requirements.

1. The Partner should reserve only the horses he plans to use if he has more than one horse in the program. The owning Partner must physically be on Ranch property in order to authorize the removal of their horse(s) for private rides or have on file at the Ranch a written list naming those partners having the authority to reserve the horse by the Thursday deadline.
2. All children ages 12 and under are required to wear a riding helmet when riding any horse on ranch property even if they are private riding. We also suggest that older children and adults who do not have good riding ability wear a riding helmet. Helmets are stored in a cabinet on the exterior wall of the Partner Storage Shed.
3. The Partner must cancel his reserved horse(s) at least the day before ride time with Ranch Management or that horse(s) will be considered reserved for that weekend to that Partner thus using up one of his weekends.
4. A Partner will have use of his horse(s) only during the regular riding season unless prior arrangements are made. There may be charges for any additional necessary shoeing or any additional feed that the horses may require to keep them in for the Partner to ride.
5. Any Partner riding his program horse on a guided ride will abide by the guided ride rules. They will not be allowed to run their horse. They shall ride in line in the string, etc.
6. The abuse of running ranch horses will not be tolerated whether on a guided ride or private ride. Owner-ridden horses will be exempt if not riding during a guided ride. Veterinary charges, special horse shoeing, etc., on program horses that have been run or abused by the owner will become the responsibility of that owner.

#### Private Riding and Private Horse Care

1. Owners of private horses will be charged for shoeing fees, vaccinations, veterinarian costs, and the current horse boarding fees.
2. Owners riding their own horses are expected to follow specific, general information rules that pertain to them. Refer to rules above.
3. HORSE GUEST FEES: Any Partner bringing a private horse to the ranch on a temporary basis or for long term boarding will be charged a daily,

weekly, or monthly fee which has been set by the Board of Directors. Check with the office for the current rates. The Ranch will not be held responsible for any injuries sustained by a horse while on Ranch property.

4. Any rider riding his private horse on a guided ride will abide by the guided ride rules. They will not be allowed to run their horse. They shall ride in line in the string, etc.
5. Partners with private horses on the Ranch will have a written contract, copy at the office, for each private horse on the ranch.

### **Motor Vehicles, Motor Cycles, ATV's, Go-carts, Dune buggies, etc.**

1. Partners at play drive slowly and carefully.
2. All vehicles must be operated in a safe and responsible manner.
3. All vehicles must yield to pedestrians and horseback riders. You must stop vehicle within 50 yards of horseback riders.
4. All vehicles must have functioning mufflers and spark arrestors. The use of excessively loud vehicles will be restricted.
5. The ranch requires owner purchased liability insurance for ALL vehicles. **ANY AND ALL MOTORIZED** vehicles, including old "clunkers" that don't need license plates, will need liability insurance. Dollar limits must conform to standards established by the state in which the Partner resides. Neither the ranch insurance nor the indemnification waiver protects individuals from matters of liability.
6. Motorcycles, ATV's, dune buggies, go-carts, three-wheelers, four-wheelers, or similar recreational type vehicles are not permitted in the vicinity of the ranch house, barns, or stables.
7. All vehicles must stay on well-defined roads. Under NO circumstances (hunting included) shall vehicles be operated off road through meadows, prairies, etc. Ranch roads may be closed at the discretion of management. Notice will be posted in the ranch office.
8. Driving or parking on any dams or irrigation system is not permitted.
9. Driving while under the influence of alcohol or drugs is strictly forbidden.
10. All minors of Partners and guests of Partners who operate ATV's, off Road Vehicles, motorcycles, dune buggies or other motorized vehicles shall be under the supervision and control of the Partner or a licensed driver approved by the Partner. It shall be the Partners' responsibility to ensure compliance with the laws of the State of Wyoming and Federal law with respect to operation of the vehicle. A partner who allows their

minor child to use an ATV, off road vehicle, motorcycle, dune buggy or other motorized vehicle on the ranch will be responsible to indemnify and hold harmless Flying X Ranch Corp & Guide Rock, Ltd, from any claim brought against Flying X Ranch Corp or Guide Rock, Ltd, arising from such use.

11. To avoid the disruption of others enjoyment of peace and quiet, riding continuously around and around the cabins, mobile home park or RV areas in or on any vehicle is strictly forbidden.
12. All unnecessary operation of vehicles between the hours of 10:00 p.m. and 8:00 a.m. is forbidden.
13. Be aware that other partner's interests in the ranch may not be the same as yours and respect everyone's right to do what they enjoy at the ranch in a responsible manner.
14. It is suggested that ALL riders wear a helmet.

### **Motor Track**

1. Track hours are from 8 a.m. to dusk.
2. All riders shall ride in the same direction.
3. Enter the track at the sign that says "ENTER TRACK HERE" only.
4. Helmet and eye protection must be worn at all times.
5. Spectators must use caution around the track.
6. Slower riders must stay to the right of the track.
7. Be aware of other riders at all times.
8. For safety, another person must accompany all users of the track. Don't use the track alone.

### **Swimming Pool**

1. All swimming is at your own risk! The Ranch does not supply lifeguards. Partners are responsible for the safety of themselves, their children, and their guests.
2. ABSOLUTELY NO DIVING ALLOWED IN THESE POOLS; they are shallow pools and diving is not safe.
3. NO JUMPING into the pools! Excessive jumping causes damage to the sand floor of the pools.
4. The three life preservers hanging from the hooks may NOT be taken from the hooks and may NOT be untied from the ropes except for life-saving emergencies. These life preservers are State requirements and must be readily available "at all times" for emergencies. Breaking of this rule can and will result in expulsion from the pool for an undetermined length of time!

5. Keep the pool doors closed as much as possible to prevent dirt, bugs, and pets from getting into the pools. When the pool building gets excessively warm, you may open the doors but please close the front door when you leave. If you are the last one to leave after 6:00 p.m., please close both doors.
6. Dogs and other animals are not allowed in the pool area.
7. NO glass items or food and drink allowed in the pool area, deposit trash in container outside!
8. All persons using the swimming pool are encouraged to shower first.
9. Any person having open blisters or cuts is advised not to use the pool. Any person having an infectious or communicable disease is prohibited from the pool. No spitting, spouting water, blowing nose or discharging of bodily fluids in the pool.
10. Pool hours are from sunrise to sunset (approximately 8:00 a.m. to 10:00 p.m.)
11. NO rough housing or horseplay is allowed in the pool or pool area!
12. NO smoking is allowed in the pool area!
13. Management reserves the right to refuse admittance to, or eject from the pool premises, any person failing to comply with any of the rules.

## **MISCELLANEOUS**

### **Alcoholic Beverages**

1. No person under the age of twenty-one (21) years shall have in their possession any alcoholic or malt beverage or be drunk or under the influence of alcoholic liquor, malt beverages or a controlled substance while on ranch property. This rule does not apply to possession of alcoholic or malt beverages by a person under the age of twenty-one (21) years who is in the physical presence of his parent or legal guardian.
2. Any Partner, or their guest, who provide alcoholic or malt beverages to any employee under the age of twenty-one (21) years is in violation of Wyoming State law and therefore in violation of Ranch rules.

### **Emergency Procedures**

Management has developed Emergency Procedures and partners should become familiar with their requirements. They will be posted.

## **Fires**

1. Campfires or wood burning utilities with approved spark arrestors are allowed only when the fire danger is low or moderate. Charcoal fires are allowed when fire danger is high. Absolutely no fires are allowed when the fire danger is extremely high. The level of fire danger is posted in the ranch house. The Fire Level Platte County Fire Warden issues these notices periodically. You may expect the fire danger to be extremely high throughout much of the summer.
2. Fireworks of any kind are strictly prohibited at all times on Ranch property.
3. Open fires are not permitted on the Ranch, except as follows:
  - a. In self-contained stoves or barbecue-style grills or in provided fire containers. Fires are permitted only where they may be used safely.
  - b. Ashes must be carried out and disposed of as trash.
  - c. Persons must have in their possession a shovel and sufficient water to control an accidental fire.
4. All partners or guests must immediately notify Ranch personnel of any unconfined fire.
5. Cigars, cigarettes, and pipe tobacco must be smothered. Cigarette and cigar butts must be treated as litter.
6. Firewood is available at specific locations on the ranch. Check with the ranch office for current locations. The removal of wood is forbidden without permission from the Ranch Management.

## **Gates**

**Leave gates as you find them!** Serious problems with our grazing leases and with our own livestock will develop if gates are not left as they are found.

## **Grievances/Complaints/Suggestions**

1. All complaints or grievances should first be addressed to Ranch Management.
2. If the matter cannot be resolved in a reasonable amount of time, contact the Ranch President.
3. Place suggestions in the suggestion box located in the Ranch registration area.

## **Groups/Events**

Definition: A "Large Group" will be considered any group of more than 14 and less than 35 guests. Any group of 14 guests or less will not be considered a large

group and does not fall under the remaining rules. A “large group” includes any prearranged activity by Partners. Partners may not circumvent the rule by “spreading” the guests among several Partners so as to defeat the guest limitations. If there is any question as to whether an activity is within the parameters of the rule, it should be brought to the attention of Ranch Management. Management, with the concurrence of the President may, in their sole discretion, impose any restrictions that may be deemed necessary or appropriate.

1. No group larger than 35 guests will be permitted at the Ranch at any one time.
2. No more than one (1) large group will be permitted at the Ranch at any one time.
3. A limit of ten (10) large groups is all that will be permitted during any one season. In the case of more than ten (10) people asking for a large group, requests will be considered on a first-come, first-served basis. See rule number 6 for additional information.
4. You must apply to the management for a large group.
5. In order to be considered for a large group for a second or more years in a row, you will have to sign-up standby. Someone who did not have a group the previous year will get first priority. If your standby group will put the Ranch over the ten (10) group limit, you will not be considered.
6. Guest fees for a large group will be figured at a rate larger than that charged for individuals and small groups. For current charges refer to the rate posted on the Annual Large Group Price Fee List. This rate will be considered on the entire group including the first fourteen (14) people.

### **Guests**

Guests are any adult or child, relative or friend, invited to the Flying X who are not members of a “partner’s family group” as defined in the Ranch By-laws, Family Group.

1. Each guest 18 years or older must sign an "Indemnity Waiver" upon arrival. Only a legal guardian may sign for children who are under age eighteen. No person may sign a waiver for children other than his or her own or for another adult such as their spouse.
2. Guests may not be on Ranch property unless their sponsoring partner is also on Ranch property. Guests should not arrive before, nor leave after, their host partner.

3. Sponsoring partners are responsible for the safety and behavior of their guests and children, and therefore, must inform them of pertinent rules and regulations concerning the Ranch.
4. Guest fees for a large group will be figured at a rate larger than that charged for individuals and small groups. This rate will be considered on the entire group including the first 14 people. For current charges refer to the rate posted on the Annual Large Group Price Fee List.
5. Arrangements for large groups (15 or more guests) must be made with Ranch Management (for details see, Groups/Events located above).

### **Litter/Trash**

1. Litter on the Ranch is not tolerated. All cigarette and cigar butts must be treated as litter.
2. Albany County Regulations will not permit us to operate a private landfill or incinerator. Partners can use the Ranch Trash Container for a nominal fee. During the season the trash truck is located near the Partner Storage, during off season the trash truck is located next to Ranch House by the kitchen back door. Report use of the trash truck to the office for payment.
3. Please haul items not appropriate for the trash truck off the Ranch.
4. Please police yourselves and your guests, and report any violations to Ranch Management.

### **Partner Storage Building**

The Partner Storage Building is located north of the cabin area, on the road to the Blue Grass, and is available to all ranch members for an annual fee, for the storage of vehicles, motorcycles, boats and other personal possessions. Units are 10' X 20' and are assigned by number. Check with management for availability and annual fee.

1. Each unit requires a signed "Storage Agreement".
2. Rental rates run from April 1 – March 30 and will be prorated for new occupants to fall into these payment dates.
3. Units are non-transferable from partner to partner. Any unit given up by a partner, or rental term ends, must turn the unit back to the Ranch. The Ranch will then rent unit to the next partner on the waiting list.
4. Due to availability, no partner may rent two units.
5. Two or more partners may share a unit.
6. The ranch will not be held responsible for the safety, protection or

preservation of property stored in a unit. Renters must maintain their own liability insurance on property stored.

7. Storing of gas, diesel, or other flammables will not be tolerated!
8. Mechanical repairs are not allowed in the storage building.

### **Payment**

Statements are mailed approximately on the 5<sup>th</sup> of each month. Payment is due prior to the date of the next statement, or interest and late fees will be imposed.

### **Pets**

1. Pets must be leashed or otherwise controlled by voice command at all times. (Voice command does not mean, "how loud you can yell"!)
2. Ranch personnel may contain uncontrolled pets, no matter where they are, and the owner will be held responsible for any danger or disruption. Cars and pets don't mix!
3. Pets are not allowed in the Ranch House.
4. Pets should not be tied and left unattended around the Ranch House area for long periods of time.
5. Pets must have a current certificate or tag of vaccination for rabies and distemper.
6. Clean up after your pets in common areas

### **Ranch House**

SMOKING IS PROHIBITED IN THE RANCH HOUSE. This non-smoking rule applies to the entire Ranch House: dining rooms, living room, kitchen, offices, game room, TV room, registration area, restrooms, etc.

### **Game Room**

1. Game room hours are from 8:00 a.m. to 10:00 p.m. On weekends, when there are dances, we will permit the game room to remain open until the dances are over. Any other excepted hours will be permitted only with permission from management and then with required adult supervision.
2. There will be no rough housing or horseplay allowed in the game room at any time.
3. Pick up after yourselves; put trash in the trashcan, take your personal belongings with you, and put game equipment back where you found it.
4. Take extra care with the pool table, Ping-Pong table, and accessories. No food, beverages or sitting are allowed on these tables at any time.
5. The last one to leave the game room is responsible for seeing that the TV and the lights are all turned off.

## **Kitchen**

If you would like to use the kitchen, please speak to one of the office staff. You must supply your own food and supplies and always leave the kitchen as clean as or cleaner than you found it. Availability of the kitchen is at the discretion of management.

## **Registration**

1. All partners and guests must check in at the Ranch registration area immediately upon arrival by completing an Arrival form. Partners must sign the certification at the bottom of the arrival form (concerning commercial profit) each and every time they bring guests to the Ranch.
2. The Ranch office must have on file an "Indemnity Waiver" for each partner, family member, or guest. Legal guardians must complete a waiver for children under the age of eighteen. Forms are available from the Ranch office and must be completed immediately upon arrival. We recommend that partners maintain copies of the waiver at home so that legal guardians of under-aged guests can sign waivers if they will not be accompanying their children to the Ranch. **NO ONE** may sign an indemnity waiver for another adult individual or for children who are not their own dependents. **NO ONE** will be permitted to remain on the Flying X Ranch without having a current indemnity waiver on file in the Ranch office. **THIS RULE WILL BE STRICTLY ENFORCED.**
3. Partner's children under the age of 18 will not be allowed on the Ranch without an adult member of the family or another adult partner. Persons 18 years or older must sign their own waiver. Persons under the age of 18 must have a medical release on file in the office.
4. All partners and their guests check out at the Ranch registration area upon departure by completing the "Departure" form.

## **Rules Enforcement**

1. Complaints/reports of rule violations may be submitted by anyone. If possible, the violation should be reported immediately to, and then confirmed by a board member or management, but then must be submitted in writing and signed. If there are fears for personal safety, names of complainants may be withheld if requested and at the discretion of the Board. If a request for secrecy is denied, the complainant will have the option of withdrawing the complaint/report.
2. The report will be reviewed by a committee made up of three rotating board members other than the President, who will review the report,

investigate and interview, and submit a report to the full Board with all facts, applicable rules, and suggested Board response at a closed session within, but no more than, 30 days of receiving the written report. The entire Board will fully review all aspects and then come to a disposition. The offending party will be made aware of the investigation and will have the opportunity to appear before the Board. All involved parties will receive a notice from the Board, signed by the Chairman and the President, immediately afterward, indicating the decision of the Board.

3. When appropriate, the Board will follow this notice to the offending party with a specific corrective action with a specific time for response. If the offending party fails to act within the specified period or in those instances when an immediate Board action is required or is more appropriate, the Board will proceed with action against the offending party. This action may include, but is not limited to, a warning letter, a fine of up to \$300, and/or suspension of 2 weeks to one year for most offenses. The Board is aware that there could be very serious offenses that could threaten the safety of partners and of the Ranch itself. The Board reserves its power to decide the best response in those very serious offenses, and that response may exceed the above guidelines, even if other civil or criminal courts and punishments are involved.
4. If a fine alone is imposed, the offender is automatically suspended until the fine is paid. Additional suspensions will run from the date of the mailing of the suspension notice. A suspension means that the suspended party may not be on Ranch property, even as a guest, and may not, in any way, use any aspect of the Ranch. The suspended member will still be responsible for any fees, charges, assessments, and other charges during the suspension period.
5. The Ranch Manager, aided by available Board members, will act as a “stopgap,” doing what is necessary to control the immediate situation, notifying Wyoming authorities, etc., and then presenting a written report to the committee of 3 for final resolution.  
In ALL cases, regardless of the final disposition, the offending party is responsible for full and immediate restitution, as determined by the Board, above and beyond any fine. They are automatically suspended until full restitution is received.
6. The facts, names, and disposition of the case may be published in the next ranch newsletter and/or posted at the ranch, at the discretion of the Board.

7. Ranch Management has the authority to expel anyone from Ranch property who is in violation of Ranch rules.
8. The Board of Directors has the right to forbid any partner from any or all Ranch activities if that partner's actions are deemed to be unsuitable by Flying X Ranch standards, as defined in part, but not exclusively, in this document. Ignorance of the Ranch rules and procedures is NOT justification for breaking them!

### **Trespassing**

Trespassing has strained relations with our neighbors. For present and future benefit of all, it is important:

1. That **all** partners and guests must not trespass.
2. To inquire beforehand if uncertain about boundary lines. Maps and information are available at Ranch office.
3. If trespassing, you are breaking the law, and it is the landowner's right to prosecute.