

R- Ranch in the Mountains® Adoption Program

General Information

Participation in this program is available to all Owners in good standing. Associate Owners and Children's Rights individuals are ineligible. An adoption is held with the owners on the first Saturday of each month. Time and place are subject to change and will be posted in the Office and on the Official Facebook group.

Liability for personal property (including an RV) remaining on an adopted site during the duration of the term of the adopted contract period will be the Owner's responsibility. Neither the Adoptee, nor anyone else, may establish the adopted site/cabin or R-Ranch in the Mountains® as his/her legal residence or claim homesteading rights. The adopted site/cabin shall be used and occupied exclusively for recreational purposes. R-Ranch is not responsible under any circumstances for the Owner's personal property. The Ranch Management reserves the right to review and decline any adoption application. The Adoption Availability Report (lottery sheet) for the adoptions is available at the Ranch Office, the Ranch website or the Official Facebook group.

The adoption program is for one of the following programs: RV1 – 7: 1 – year adoptions, Chapel Hill Cabin Premium & rehab adoptions. A general adoption contract applies to all programs with a separate attachment outlining particular information which applies to each adoption.

The Adoption Availability Report (lottery sheet) outlines sites available for adoption. All RV sites are based on a 62% adopted sites and 38% open reservations allocation. This percentage ratio includes creek sites and the Board of Directors sites. To ensure open reservations are available, the following allocation base is used: Creek Sites are on a 50/50 ratio, total of pull thru sites are a 50/50 ratio with the exception in RV5 only 50% of the "tree line pull thru" sites, and the following inside pull thru sites of RV5. Reservation only sites: 121, 200, 202, 215, 311, 313, 522, 524, 525, 526, and 527

Process

The adoption process is via a lottery, which is typically held the first Saturday of each month. Sign-in begins at 9:00am, orientation begins at 9:15am and the adoption drawing begins at 9:30 am. Should time or location be changed, notifications will be posted at the front office, through email blast, and via the Official Facebook group. On the day of the lottery, Ranch staff presiding over the process begins the meeting by requesting everyone wishing to be included in the lottery to sign-in.

If an Owner is interested in participating in the lottery but cannot be present at the time of the lottery, that Owner can ask another Owner to represent him/her during the lottery. The Owner must provide the person representing him/her with a proxy form and payment (credit card by telephone is an option) if said Owner's name is drawn.

Ranch Staff presiding over the lottery then reviews some general rules, guidelines, and responsibility relative to adopting a site/cabin. Each owner wishing to enter the adoption process for available sites/cabins must sign-in to be included in the drawing. The Owner must be in good standing at the time of the lottery, or he/she will be denied participation. This includes being current on any and all fees due to the ranch at the time of the adoption, including, but not limited to, assessments, electric fees, interest fees, late charges, pet fees, and fines.

As an Owner signs in, he/she will draw a numbered ball, write the number drawn on the sign-in sheet along with their Owner number and name. The numbered ball will be placed in the basket by the Owner.

R- Ranch in the Mountains® Adoption Program

At 9:30am, the question will be asked if all Owners present who are eligible to participate in the lottery has signed in. Owners should look at sites/cabins prior to the adoption so that they can be ready with their choice. Owners should try to have three or more choices ready, but only one is allowed. Owners should find out the length of their RV site choice(s) and electrical amps available prior to entering the lottery.

RV sites and premium cabin adoption drawing are together, when an Owner's number is called, the Owner will then call out the RV site number or Cabin number of their choosing.

The numbered balls are tumbled in the basket to randomize the numbers. One number is rolled out of basket at time and verified with the sign in sheet. The ball number and the Owner's number are called out. Once an Owner's number is drawn, the Owner can pick from any of the available sites listed on the Adoption Availability Report (lottery sheet), which are shown at the bottom of the sheet. **All adoptions are final. Be sure you have chosen carefully.** The numbers are "randomized" after each number drawn, then the next number is rolled out of the basket and the process continues until all numbers are drawn. The Adoption Availability Report (lottery sheet) is available in the front office, the document section of the Ranch website, or on the Official Facebook Group. The Ranch Executive Directive reserves the right to modify the number of sites and/or the selection of site available each month. All sites for the following month's lottery will be posted the following week after the lottery.

Owners shall not assign, sublet, rent, transfer, or grant any other use of the adopted site/cabin or any part thereof without R-Ranch Director approval.

All adoption contracts are signed, and payment is due the day of the adoption. Payment types accepted are cash, check, and credit card. Please remember a convenience fee is applicable with card processing.

If an Owner's adoption agreement ends prior to the 10th day of the month, the Owner may opt to make a non-refundable reservation for their adopted RV site/cabin through the 10th day of the month at the prevailing rate. This option may be exercised at any point during the adoption period.

Owners currently in an active 1-year adoption contract cannot enter the lottery process again until the month that their agreement ends.

Forfeiting/Relinquishing an Adopted Site

An Owner with less than 1 year remaining on his/her adoption contract wishing to forfeit his/her remaining months must submit an "Adoption Site/Cabin Release" form to forfeit his/her site/cabin and give 30 days' notice of the date he/she wishes to forfeit to the Executive Director. There will be no reimbursement of fees paid for the remaining months of that adoption contract. The Owner must then vacate the forfeited site/cabin no later than the day of the next monthly adoption meeting.

Owners who wish to relinquish their multi-year adoption contract that has more than 1 year left must submit a "Relinquishing Multi-Year Adopted Site with More Than One Year Remaining Release" to the Executive Director. If the request is accepted, the Ranch will put the adoption in the next monthly lottery. When this cabin/site is readopted, the Ranch will pay a prorated amount to the Owner based on the months then remaining on his/her adoption contract, less an Administrative Fee of \$50.00. Again, if any adoption with 12 months or less remaining on the adoption contract that is relinquished, all funds and time on the site are forfeited. Once the relinquished adoption has been readopted and the money

R- Ranch in the Mountains® Adoption Program

for the adoption has cleared and been deposited in the bank, the Office shall issue a check, if applicable, to the former adoption Owner within 7-10 working days. Relinquish forms can be requested via the Executive Director.

RV Site/Cabin General Policies, Guidelines and Conditions

In accordance with Policies and Guidelines Section 4.3, all sites must be left in the “same” condition as when first occupied. The below is an extensive list of policies guidelines and conditions as referenced in P&G Section 4.3. These include but are not limited to the following:

- Pull in slide (or pull RV forward) when you leave if they are overhanging the pad and will block the landscapers from cutting the grass ** Not applicable to cabin adoptions*
- Use only manufactured covers for carts, grills, etc. and must be an earth tone color, i.e. dark green, grey, brown or black. No tarps allowed of any kind.
- No more than two deck storage boxes not to exceed 34” deep x 57” high x 60” wide and no smaller than 24” deep x 24” high x 48” wide are allowed on each site. All deck storage boxes must be commercially manufactured and not made of wood or metal. Any other storage containers/bins must be secured within your RV in between stays.
- No permanent storage buildings/swings/tents/gazebos or poles can be erected on or near pads. (Permanent definition in this case means cannot be broken down and stored inside storage container and/or RV after your stay. All temporary items must be broken down and stored properly in between stays.)
- Make sure tables, grills, fire pits, bicycles, golf carts and other belongings are on pad, stored away neatly when not in use or you leave the Ranch after your stay.
- Poles for lights can be placed in the ground but cannot be screwed into the wood timbers and must be taken down and stored away in your storage container/bin or RV in between stays.
- Lights cannot be nailed and/or screwed into trees.
- Pet fences must be broken down and stored away in between stays. They cannot be on the grass to block the landscapers when they are cutting grass. Lattice of any kind is not permitted.
- The following items are specific examples of items that cannot be stored visibly on an adopted site in-between visits when an Owner is not here but need to be stored away properly inside an approved storage container/bin and/or inside RV: (Storing items underneath RV is not an approved storage area. The following list is not all inclusive)

Folding Tents	Indoor garbage cans (15 gal or smaller)	Generators
Gardening tools	Folding Tables	Gas cans
Lawn equipment	Folding Chairs	Buckets
RV parts	Golf cart parts	Appliances of any kind
- Only one propane tank can be stored outside of your RV/grill/griddle at the end of each stay.
- Firewood must be neatly stacked or placed in a manufactured firewood holder. (No homemade wooden holders)
- Wooden steps must be approved by Executive Director. ** Not applicable to cabin adoptions*
- Outdoor seating and/or table for 6 (non-foldable) allowed in place of a picnic table.
- Outdoor potted plants allowed, but no more than 4 and no larger than 144 sq in. each or 12” in diameter each.

Before planning or making any changes to the area around the site, be sure to get approval from the Executive Director and the Chairman of the Accommodations Committee.