



STEAMBOAT SPRINGS

Ranch Rules

Updated March 28, 2021

Marabou is a Ranch Preservation Community that embraces the Agricultural Traditions of Steamboat Springs and the rich colorful history of the American West. These Ranch Rules are established by the Board of Directors of the Marabou Owner's Association (MOA) to foster good relationships between neighbors, protect and preserve the beauty of Marabou and promote the safe enjoyable operation of all common area facilities. The Board of Directors of the MOA has established these rules per the Marabou Community Charter Declaration.

The Marabou philosophy:

- * Tread lightly on the land
- * Leave things better than you found them
- * Respect your neighbors

1. Owner's Responsibilities

- ◆ All **Owners** and their **Guests** must comply with all the terms and conditions set forth in the Declaration for Marabou and these Ranch Rules. All Owners are responsible for making sure their **Guests** comply with all Ranch Rules.
- ◆ **Owners** are asked to provide, and keep current, (both Marabou and non-Ranch) mailing addresses, email addresses and telephone numbers.
- ◆ Owners are responsible for their own property. Marabou is not responsible for the loss, damage or theft of any private property of any **Owner** or **Guest**.
- ◆ Any **Owner** or guest whose actions are deemed improper or a threat to the safety or welfare of other people, Ranch property, wildlife, livestock or habitat on the Ranch will be asked to stop such actions immediately. If such actions are not immediately ceased, the **Owner** or **Guest** may be subject to sanctions as imposed by the MOA Board of Directors.

2. Owner Definition

- ◆ For purposes of using common facilities and amenities at Marabou an **Owner** is defined as follows;
- ◆ The **Ownership Entity** for each Marabou Homestead must submit a Real Person's Name as **Owner**, in writing.
- ◆ This Person's **direct/immediate family member including Spouse, Children, Parents, Grandparents** are also considered as **Owners** for the purposes of using the amenities at Marabou.
- ◆ ALL other Visitors are considered **Guests** of the **Owner(s)** for the purposes of these Ranch Rules and the use of Common Ranch amenities.

- ◆ In all cases, the **Owner(s)** of a Homestead will be responsible for the actions of themselves, their Families and their Guests while they are using Marabou's common amenities.
- ◆ The **Ownership Entity** may, at its option, also submit the name of a Second Real Person, to be named as **Second Owner**. This Person's immediate family including their Spouse, their Children and their Parents are also considered **Owner(s)** for the purposes of these Ranch Rules.
- ◆ The Marabou Owners Association may bill **Second Owner** a Second Designated User Fee, outlined in Section 14.2.ii of the Marabou Charter. This fee may be reviewed and amended periodically by the Marabou Owners Association Board of Directors.

3. Owner's Cabins Use

- ◆ Marabou Cabin use is based upon Homestead Ownership. At this time each Homestead is guaranteed two (2) weeks during the summer season and two (2) weeks during the winter season. Known as "Cabin selection weeks".
- ◆ Owners or Guests using cabins must be accompanied by at least one person 18 years old or older and actually physically present in the cabin to provide supervision over any minors.
- ◆ The homesites four cabin selection weeks may be used in any manner that the homesites owner/s wish to use them. Personal use by the Primary Owner, a designated Secondary owner or hosting guests.
- ◆ **Use of Cabins at Marabou outside of the homesites four cabin selection weeks will now be billed a use fee of \$1,500 per week or \$250 per day of extra use. This use fee does not include housekeeping charges outlined below. (adopted Feb 2021)**
- ◆ The designated Secondary Owner may book a cabin as an Owner. After the four cabin selection weeks, the Secondary Owner (or their family) will be charged a daily rate use the Marabou facilities as defined above.
- ◆ Smoking is prohibited inside all Owners' Cabins.
- ◆ Pets are not allowed inside Owner's Cabins with the exception of designated "pet friendly" Cabins. This policy may be reviewed annually by the MOA Board of Directors.
- ◆ Owners will be responsible for Cabin housekeeping fee's on a "per use" basis. The MOA will bill this fee on the Owner's periodic association billing statement. Housekeeping services and fees will be reviewed and approved by the MOA Board of Directors on an annual basis.
- ◆ Furniture, dishware, glasses or other property shall not be removed from Owner's Cabins.
- ◆ Owner's Cabins are available for use by Owners and their Guests according to and through the written reservation procedures.
- ◆ All requests for reservations or other requests regarding Owner's Cabins will be handled through the Ranch General Manager or Ranch Lifestyle Coordinator.

- ◆ REMINDER: Use of Marabou cabins is strictly for the enjoyment of the Marabou Owners and their personal Guests. Receiving compensation for use of cabin selection or waitlist weeks is not allowed. This will be considered “timesharing” which is prohibited by the Marabou Charter Chapter 7.1(e). Selling of any cabin weeks may result in revocation of ranch privileges by the HOA Board of Directors.
- ◆ Cabin selection weeks may be donated to charitable organizations, but donation must be approved by HOA Board of directors.

4. Guest Policy

- ◆ An owner will no longer be required to be on-site at Marabou when their **Guest/s** stay in a Cabin during any of the Owners four “Cabin Selection Weeks”. These will now be referred to as “**Unaccompanied Guests**”.
- ◆ **After the four cabin selection weeks “Unaccompanied Guests” are not allowed to use the Marabou Facilities.** Owners must be onsite (at Marabou in their home or in a cabin) to host guests outside of the four cabin selection weeks.
- ◆ **Unaccompanied Guests** are not allowed to book cabin weeks or any activities at Marabou until written confirmation is given to Marabou Staff by the **Owner**.
- ◆ Use of the common areas, facilities, or Guide services during **Guest stays** may be booked subject to availability.
- ◆ All **Guests** should be made aware of these Ranch Rules. It is the **Owner’s** responsibility to inform their **Guests** of the rules. **Owners** are responsible for the actions of their **Guests**.

5. Entry Gates

- ◆ Marabou is a private community and as such, privacy is very important to all of us. Please report any problems or “suspicious activities” to the Ranch General Manager immediately.
- ◆ Each Marabou Owner will be provided with their own entry gate code. Please contact Marabou General Manger to set this up.
- ◆ Each homesite will be provided two openers for these gates. Additional openers may be purchased for \$35. Replacement of lost or damaged openers may be purchased for \$40 each.
- ◆ Marabou may from time to time lock the gates open to allow construction traffic to access the ranch. This is done in an effort to minimize wear and tear on the gate operators. Open hours will be from 7am to 5pm Monday thru Friday.

6. Roads, Parking and Vehicle Operation

- ◆ All roads at Marabou are private roads. As such, they are owned and maintained by the Marabou Owner's Association.
- ◆ The speed limit on all main Marabou roads is **25 miles per hour**. Please respect this speed limit for the safety of all Marabou Residents, Guests, Livestock and Wildlife.
- ◆ Owners and Guests must park in designated spaces at the Owner's Cabins, Ranch Headquarters, Barn and Ranch Entry compound. Parking on any grassy, landscaped or meadow areas is discouraged. "No Parking" signs must be observed. Please use paved parking areas for general Ranch activities. In certain cases, graveled parking areas may be appropriate / available.
- ◆ Parking on Marabou roads is not permitted, except on special occasions as directed by the Board of Directors of the MOA. This is particularly important during winter months to ensure that cars are not in the way of any snow removal operations.
- ◆ The MOA will plow all common area roads and during the winter after any significant new snowfall. Owners responsible for plowing driveway from lot line to house.
- ◆ All recreational vehicles, trailers, campers, snowmobiles, boats and other such vehicles must be stored in an enclosed garage. Short-term outdoor storage is limited to five days. In specific instances the Board of Directors of the MOA may grant limited exceptions when the vehicle is not in view of other Homesteads.
- ◆ No unlicensed vehicles are allowed on Ranch property with the exception of electric "golf carts" or "rangers" to be used by Marabou Owner's for transportation. Unlicensed electric and gas powered vehicles may be used by Marabou Staff.
- ◆ "Golf Carts", "Rangers", "Motorcycles", "ATVs" or any "Off Road" vehicles are ONLY permitted on the Marabou Paved roadways or the Marabou River Trail. All other "Off-Roading" activities are strictly prohibited.
- ◆ During winter months "Rangers" or "ATVs" with snow tracks installed may use the designated portion of the groomed trails around the ranch. Please contact Marabou General Manager for location of these trail as they may vary each year. Any other vehicle without snow tracks are prohibited from driving on the groomed trails.
- ◆ Marabou Staff may conduct "Off-Roading" activities only as expressly needed for Marabou maintenance or Ranching needs.

7. Pets

- ◆ Because Marabou is home to a wide variety of wildlife, it is important to keep your pets under control while on the Ranch.
- ◆ All pets must be fed within an enclosed structure. No pet food shall be left outside on decks and patios overnight, as it will attract animals.
- ◆ All Owners and Guests should read and comply with the "Wildlife on the Ranch" guide.

- ◆ At no time shall Pets be a nuisance, noise, or safety problem. Owners of pets shall take all steps necessary to control excessive barking or other disturbances caused by their pets. If a dog's barking cannot be controlled, the Board of Directors of the MOA may require the dog leave the Ranch permanently.
- ◆ Pets may accompany Owners on the Ranch, but must be on a leash or under voice control at all times. If a pet is observed chasing stock or wildlife, it will be required to be kept on a leash thereafter.
- ◆ Pets may accompany Owners and their Guests to the Ranch amenities however, pets are not allowed inside Ranch buildings with the exception of Outlaw, Woodsmoke and Boot Jack Cabins, the Outfitter's Cabin and the Marabou Ranch Office.
- ◆ Pets may accompany Owners in the pool area so long as they are not a nuisance to other Owners or Guests. Pet are NOT allowed to swim in the pool at any time.
- ◆ Pets may accompany Owners and their Guests to the ponds and streams but may in no way disturb people fishing or harm fish or other wildlife.
- ◆ Pets are only permitted to swim in the ponds when no other Owners or Guests are present, fishing or swimming.
- ◆ For safety reasons, pets are not allowed in the Barn/Equestrian Center.
- ◆ Pets are allowed overnight in designated "pet friendly" Cabins; however Owners are solely responsible for additional housekeeping fees or damages associated with their pets.
- ◆ Please carry doggy-do bags and always pick up after your pet.
- ◆ Marabou also provides doggy-do bags at all the pet friendly cabins, Marabou Lodge, and Overlook.

8. **Recreational Uses and Activities** (*adopted in **BOLD** March 2021*)

- ◆ Marabou offers a wide variety of recreational opportunities including fishing, horseback riding, hiking, mountain biking and cross-country skiing.
- ◆ Owners and their Guests may schedule times with Master Guides, or other approved Guides, through the Marabou Lifestyle Coordinator.
- ◆ **Owners are now allocated 24 guided horseback riders and 8 fishing guides per cabin selection season. After the use of the horseback riders and fishing guides, owner will be charged \$25 per horse rider and \$75 per fishing guide for extra guided trips at Marabou. This fee DOES NOT include gratuity for the guides.**
- ◆ **Owners may use their allotted horse rides and fishing guides for personal use or for use by Guests using their cabin selection weeks. Please notify the Marabou Lifestyle Coordinator if you would like to allocate your guided trips to your guests.**
- ◆ **Buckaroo Rides around arena for kids 2-5 yrs old will not count against an owners ride days or be subject to the additional use fees.**

- ◆ **Guided horseback rides are now limited to bookings of 6 riders per trip prior to your outing. If additional slots are available 24 hours in advance more riders may be added to the ride.**
- ◆ **Guided fishing trips are now limited to bookings of 4 anglers per trip prior to your outing. If additional slots are available 24 hours in advance, more individuals may be added to the trip.**
- ◆ For All Recreational Activities Owners will be given priority booking status over Guests.
- ◆ Owners, as identified above, may confirm activity reservations at the time of booking, *subject to availability*.
- ◆ Guest activity reservations will be confirmed 7 days prior to a scheduled activity. *subject to availability*
- ◆ Bookings within 7 days will be on a first come first serve basis.
- ◆ All Owners and their guests must sign a Marabou liability release prior to engaging in any of the above noted activities while on Marabou Common Areas.
- ◆ Services provided by the Marabou Master Guides, or other approved Guides, may entail a daily fee to be determined annually by the MOA Board of Directors.
- ◆ Fireworks are NOT permitted at any time on the Ranch.
- ◆ The Ranch property contains many hazards, including irrigation ditches, rocks, steep hillsides, wild animals and others. Owners, their families and their Guests use the Ranch amenities and common areas at their own risk.
- ◆ Smoking is prohibited in all Ranch buildings and Ranch vehicles at all times. Smoking in the outdoor common areas at the Lodge is allowed and will be reviewed by the MOA Board of Directors annually.
- ◆ Marabou does not provide lifeguard services. Marabou Owners and their guests use the pool facilities **AT THEIR OWN RISK**.
- ◆ Children under the age of 12 must be accompanied by an adult at all times when using any of the Ranch's common areas or amenities.
- ◆ Owners shall have priority over Guests in the use of common areas and amenities.
- ◆ If an Owner is delinquent with their dues, their use of the common amenities may be suspended, at the discretion of the Board of Directors of the MOA.
- ◆

9. Hunting/Discharge of Firearms

- ◆ Non-Guided discharging of any firearms on the Ranch is strictly prohibited.
- ◆ Only Guided Hunting activities are permitted but only as directed by the Colorado Division of Wildlife.
- ◆ Hunting on Marabou will be evaluated each year by the Marabou BOD. Please contact Marabou General Manager to see if this activity will be available.

- ◆ Those participating in these activities **MUST** be accompanied by a Marabou staff member qualified to supervise this activity (Ranch Manager, General Manager or River Keeper)
- ◆ Marabou may designate areas of take on the ranch. These may be, but not limited to, no- hunting areas, archery only, muzzleloader and areas to allow centerfire rifle hunting.
- ◆ Each person participating in hunting must demonstrate in person proficiency, with the method of take to be used, to the staff member guiding the hunt up to the needed acceptable distance to humanely harvest an animal.
- ◆ The Marabou Guide may, at their discretion, cancel the hunt should the participant be unable to demonstrate competent proficiency with the agreed method of take to be used.
- ◆ Should the hunt be cancelled by the guide the Marabou HOA, Marabou staff or the HOA Board of directors will not be held liable for any lost expenses from the purchase of hunting licenses, travel costs or any other expenses.

10. Marabou Suburban Rental

- ◆ Marabou offers Owners the option to rent a designated ranch vehicle during their stay. (Suburban or similar vehicle)
- ◆ Owner renting the Marabou vehicle must be at least 24 years of age.
- ◆ Rental rates for this vehicle will be \$85 per day. (*Rates subject to change by HOA Board of Directors*)
- ◆ Booking of the Suburban will be allocated with each cabin selection season and initially be done during the cabin selection process; you can reserve the Suburban when you make your cabin picks. Priority will be in the cabin selection order.
- ◆ Bookings will run Saturday to Saturday to correspond with check-in check-out dates. (exceptions may be made if the Suburban is available outside of these days)
- ◆ After the cabin selection process bookings are issued on a first come first serve basis policy.
- ◆ Owner must sign the Marabou rental agreement for use of the vehicle. Owner will be held responsible for any damage to the vehicle, parking tickets, towing or liability to others.
- ◆ **REMINDER:** The Marabou vehicle displays the Marabou Logo. Please remember while using this vehicle you are representing the ranch and all of your fellow owners. Please act responsibly when driving around Steamboat. Should any incidents arise, your privileges for use of this amenity may be revoked by the Board of Directors.

11. Drone Use

- ◆ Drones are NOT permitted to be flown at Marabou unless permission is obtained from the General Manager or Marabou Board of Directors. Please call Marabou Outfitters Center if you wish to use a drone at Marabou.

- ◆ If permission is granted, drone operator must comply with all FAA regulations regarding drone use.
- ◆ Drones are not to be used at any point to follow, chase or harass any Marabou livestock, horses and wildlife (including but not limited to deer, elk and birds)
- ◆ Any damage or injury caused by Drone operator will be the responsibility of the marabou homeowner who is flying the drone or hosting the drone operator.
- ◆ Drones may be used for marketing of a Marabou owners home/homesite. Real Estate agents must notify Marabou General Manager 24 hours prior to any use. The Marabou homeowner is responsible for the conduct of the real estate agent.

12. Marabou Honor Books in Bar, Theater and Mountain Camp

- ◆ Marabou does offer owners the luxury of open access to wine, beer, cocktails, soda, water and popcorn at the Lodge, Theater and Mountain Camp.
- ◆ All items taken by Owners and Guests are to be marked in the designated Honor Book under each Owner's or Guests name. **Please be courteous to your fellow owner and mark down all items you take.**
- ◆ Billing for consumed items will be done at the end of each month and added to each person's billing statement.
- ◆ Marabou Owners are responsible for informing their Guests of the Honor Book Policy.
- ◆ **REMINDER:** All alcohol and drinks in the Bar and Mountain Camp are unsecured. Each Owner or Guest is responsible for monitoring any minor's use of these items. Please carefully monitor anyone underage so they are not consuming alcoholic beverages.

13. The River House Lodge

- ◆ Owners may reserve the River House Lodge for special occasions with the approval of the Board of Directors of the MOA on a first-come, first-served, space available basis.
- ◆ All housekeeping expenses as a result of such an occasion shall be the responsibility of the Owner and will be billed to the Owner by the MOA. The Owner shall be responsible for any loss, damage or theft that may result during such occasions.
- ◆ All requests for reservations will be handled through the Ranch General Manager. Owners who wish to reserve the entire Lodge for a private function should submit their request to the Ranch General Manager as far in advance as possible.
- ◆ Smoking is strictly prohibited inside the River House Lodge.
- ◆ Reservation of the River House Lodge by Owners is also subject to the following:

1. *ALL events must be sponsored by an Owner.*

2. *Events with more than 50 guests would be considered "Large Events"*
 3. *If the event is for the Owner or Direct Relative (as defined in Marabou Charter) of the owner, Owner will be charged \$5,000 for events with 50-120 people. For events over 120 people a fee of \$10,000 will be charged to the owner.*
 4. *Events sponsored by an owner that are for an Owner "Guest" (as defined above), an event fee of \$15,000 will be charged to the owner or guest for 50-120 people. Events over 120 people owner or guest will be charged fee of \$30,000.*
 - a. *Fee may be reviewed and is subject to board approval*
 - b. *Date restrictions apply to Guest Events. Please contact General Manager for details.*
- ◆ The sponsoring Owner shall have an affirmative obligation to mitigate parking impacts of the event, including valet parking.
 - ◆ The sponsoring Owner shall be responsible for insuring the area is restored to its initial condition, subject to an inspection by a representative of the Board of Directors and/or the Ranch General Manager.
 - ◆ In the case of an Owner reserving the River House Lodge for an evening event with anticipated noise, it shall be that Owner's responsibility to communicate to the other Owners and to mitigate any disturbances. Specific quiet hours for large events are outlined in the event contract. Please contact General Manager for details.
 - ◆ The kitchen in the River House Lodge is open for use by the Owners and their Guests during regular Lodge hours. Owners and their Guests are responsible for housekeeping when using the kitchen. All wares shall be washed, dried and returned to their appropriate storage areas after each use.
 - ◆ All food and beverage shall be removed from the kitchen and dining areas immediately following any event.
 - ◆ Furniture, dishes, glass or other Ranch property shall not be removed from the River House Lodge.

14. Barn/Horses

- ◆ Owners and their Guests may schedule rides at Marabou through the Ranch Manager or Ranch Lifestyle Coordinator. Owners should provide as much advance notice as possible when scheduling rides. Owners shall have priority over Guests when scheduling riding times.
- ◆ The Ranch Manager or Ranch Horseback Guides are available to Owners and their Guests to guide trail rides as availability permits. Services provided

- may entail a daily fee to be determined annually by the MOA Board of Directors. (see Ranch Rule #8 above)
- ◆ Owners and their Guests will be required to sign a liability waiver when riding the Ranch horses, mountain biking, or fishing with Marabou Guides.
 - ◆ Owners are allowed to board up to two of their own horses at Marabou, with the prior approval of the Ranch Manager.
 - ◆ Current boarding fees are \$125 per month for pasture boarding and \$250 per month for boarding in the barn. These fees may be updated by the Marabou Board of Directors, please contact Marabou Outfitters to confirm fees if you are interested in boarding your horse at Marabou.
 - ◆ The Ranch Manager will administer and care for any horses owned by Owners. Owners will be responsible for the expense to feed and care for their animals and will be billed these fees by the Marabou Owner's Association.
 - ◆ Marabou Owners, Guests and others participate in all Ranch activities **AT THEIR OWN RISK.**

15. Fishing

- ◆ All fishing at Marabou is catch and release only.
- ◆ Marabou Master Guides and the Marabou River Keeper are periodically available to guide Owner's and their Guests. Guide services provided may entail a daily fee to be determined annually by the Marabou River Keeper and the Marabou Board of Directors. Owners should contact the Ranch Lifestyle Coordinator to arrange guided angling. (see Ranch Rule #8 above)
- ◆ Owners and Guests who are not familiar with catch and release fly-fishing are encouraged to fish with a Marabou Fishing Guides to learn the proper techniques for catching, handling and releasing fish.
- ◆ Marabou ponds and meadow meanders are considered private lakes by the Colorado Division of Wildlife. Therefore, no fishing license is required to fish the ponds and meadows. A Colorado Fishing License is required to fish on the Elk River.
- ◆ Owners and Guests must observe all state and local laws concerning river and fishing activities. It is the responsibility of Owners and their Guests to know and abide by any applicable rules or laws when fishing on the Ranch.
- ◆ Friendly fishing etiquette should to be observed at all times. Please provide other anglers with plenty of room, remember that your actions may affect other fishermen.
- ◆ Owners and their Guests must use designated trails and pull-outs to access the Elk River, ponds and meadow meanders.
- ◆ Owners and their Guests fish on Marabou waters at their own risk. "Safety-first" should be observed at all times.
- ◆ Swimming is permitted in the Elk River and Marabou ponds, at the swimmer's own risk. No lifeguard is on duty, and the water can be cold! Children under

the age of 12, swimming or fishing, must be supervised at all times by an adult.

- ◆ During peak-use summer periods the River Keeper may assign Elk River, ponds and meadow meander “beats” to promote a solitary angling experience.

16. Trails

- ◆ Marabou has a multi-use, multi-season trail system. Hiking, mountain biking, and horseback riding are allowed on the trails. In the winter, cross country skiing, snowshoeing and fat-tire mountain biking trails will be groomed for use.
- ◆ Certain areas and trails may be restricted /closed to specific uses on a seasonal basis. Please check the signage along the trails to determine which activities are permitted.
- ◆ Always yield to equestrian traffic, foot traffic should yield to bicycles.

17. Sale of Homestead by an Owner

- ◆ Owners offering their Homestead or House for sale will be restricted to showing times from 10:00 a.m. to 4:00 p.m. daily.
- ◆ No “For Sale” signs may be posted anywhere on the property, except as signs approved by design review board. Please contact General Manager for sign specifications.
- ◆ Real Estate Brokers, listing agents or other real estate professional shall notify the Ranch General Manager of any planned open house events with at least 24 hours advance notice.
- ◆ All showing of the Marabou Amenities by any real estate professional must be coordinated through the Ranch General Manager (970-879-0507) or through Marabou Real Estate Company (970-879-7919).

18. Contractor and Delivery Rules

- ◆ Contractors and/or delivery persons are the responsibility of the **Owner** for whom a delivery is being made, or who has contracted for work to be done.
- ◆ All contractors and/or delivery persons should cause minimal disruption to other **Owners** and Ranch property.
- ◆ **Owners** are liable for any damage to Ranch property caused by contractors employed by said Owner.
- ◆ Trash generated by contractors must be removed in a timely manner. Any perishable trash must be removed daily.
- ◆ Contractors must take care when storing coolers or lunch boxes while working outdoors on the Ranch. All food items and trash must be kept in enclosed containers and out of reach of wildlife. Contractors are strictly prohibited from bringing dogs or other pets to the Ranch.
- ◆ Contractors, caretakers and delivery persons have no Ranch privileges unless an Owner designates them as a guest and the Owner is present on the Ranch.

- ◆ Contractors may be provided designated Entry Gate access code by Marabou General Manager to access work site for off hour visits or emergency purposes.

19. Trash Disposal

- ◆ All trash or garbage must be stored inside an enclosed garage or other building.
- ◆ All onsite owner's or contractor's dumpsters must be bear-proof containers.
- ◆ Recycling is encouraged at Marabou. Owners are encouraged to utilize recycling bins.

20. Camping at Marabou:

Camping on your Marabou homesite is generally discouraged, but will be allowed under the following guidelines:

- ◆ Marabou asks that you limit the nights of camping on your homesite. If you wish to camp for multiple nights on your homesite, please contact General Manager and/or HOA Board of Directors for approval.
- ◆ **ABSOLUTELY NO CAMPFIRES ALLOWED** on homesite for camping purposes. Campfires are only allowed at Marabou in approved fire rings.
- ◆ All pets must be on leash or voice command to not interfere with wildlife
- ◆ All trash/waste must be cleaned up at the end of the stay
- ◆ All food must be kept in a sealed container or car so not to attract wildlife
- ◆ All other ranch rules for amenity area use apply.
- ◆ Camping activities are asked to be limited to a small number of "campers". Please contact Marabou General Manager if you have a large party who would like to participate in a camp out night.
- ◆ Camping activities are encouraged to take place at Taylor Tent, Lewin Tent or the Marabou Overlook. Each of these facilities has a designated fire ring, fire wood, constructed tent and picnic area.

21. Rentals / Caretakers

- ◆ Owners are allowed to rent their homes or Caretaker units. The minimum rental period for a home or caretaker unit at Marabou is six months.
- ◆ If and Owner has a caretaker, then the caretaker must park in their own garage or in their designated parking space.
- ◆ Renters or Caretakers are not allowed to use the common amenities or facilities, unless designated as a guest by the Owner and then only when the Owner is present on the Ranch.
- ◆ Caretakers and their visitors are the responsibility of the Owner. Caretakers and their visitors should cause as little disruption as possible to Owners, their Guests and Ranch property.

22. Spa / Theatre / Saloon

- ◆ The Downstream Spa is available for Marabou Owners and guests from 9:00 AM to 9:00 PM, or by prior arrangement with the Marabou Lifestyle Coordinator or General Manager. The Spa facility includes a Jacuzzi, Treatment Rooms and Sauna, as well as men's and women' dressing areas.
- ◆ Private or group treatments including massage and esthetic services are available from approved therapists based on the therapist's availability. Generally, 24 to 48 hours advanced notice is recommended to schedule these services.
- ◆ The Casting Room Theatre is available daily, or for larger groups by reservation. Please contact the Marabou Lifestyle Coordinator or General Manager for reservations.
- ◆ The Dead Horse Saloon is available to Marabou Owners and Guests, an honor-system ledger book is located behind the bar. Please note the number of beverages you and your guests have enjoyed in the book and these will be charged on your next Marabou Owner's statement.

Marabou Owners and their Guests shall use all common elements and facilities AT THEIR OWN RISK and shall indemnify the Marabou Owner's Association in the case of any injury or loss as a result of their use of any of the common areas and amenities.