

Message from the Board

From: R Wild Horse Ranch (ranchwild-rwildhorseranch.net@shared1.ccsend.com)

To: dbreese1@pacbell.net

Date: Sunday, February 23, 2025 at 10:22 AM PST



Message from the Board President

Hello Fellow Owners,

I wanted to share some information from our latest open meeting on February 22nd. In December's open meeting of 2024 an owner pointed out that they saw in Davis & Stirling that R-Ranches & R-Wild Horse Ranches are not governed by the Davis & Stirling Act. This brought up two questions. If we are not to be governed by the Davis & Stirling Act, then how should we be governed and what are we as an association? After much research of our founding documents and counsel from our lawyer, please see the statement below from your Board of Directors.

Who We Are:

We are the R-Wild Horse Ranch Owners Association, a non-profit mutual benefit corporation. Governed by our Covenants, Condition & Restrictions (CC&R's), our Articles of Incorporation, and the California Corporate Code section 7110-8910.

What are some of the things this means for us:

This means that we are not a Common Interest Development (CID) covered by the Davis and Sterling Act

This means that we can operate and govern the ranch by our CC&R's, Articles of Incorporation, and the California Corporate Code for non-profit mutual benefit corporations.

This means that we should not govern the ranch by the Davis and Stirling Act.

This means we are not a Homeowners Association.

This means that only good standing owners have the right to vote in ranch matters or elections and our quorum only has to be of the number of current good standing owners for elections.

Please see these links for your reference and we encourage you to read our CC&R's with confidence.

What is a CID?

<https://www.davis-stirling.com/HOME/C/CID-Defined#axzz2C0xWkhYh>

Recreational Property Ownership

<https://www.davis-stirling.com/HOME/N/Non-CID-Developments>

R Wild Horse Ranch CC&R's

<https://rwildhorseranch.com/wp-content/uploads/2021/06/ccr-converted-converted.pdf>

Please feel free to approach me or any board member with any questions you may have. The Board feels strongly that this clarification will relieve us from some of the burdens the state puts on CID's and homeowner's associations. I encourage you to come to the next open meeting on March 22, 2025.

Thank You,
Brian Keating
President

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