

YO LANDOWNERS ASSOCIATION

YO RANCLANDS NEW OWNERS GUIDE

WELCOME

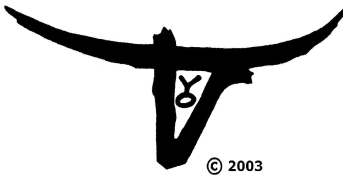
On behalf of the YO Landowners Association (YOLA), we welcome you to our community. We are a group of roughly 100 landowners living and working together to have an enjoyable community in the Texas Hill Country with beautiful sunrises, sunsets, and starry nights. This brief guide is intended to introduce you to the Ranchlands so you can help us maintain the natural environment and value of our properties.

YO LANDOWNERS ASSOCIATION

The YO Landowners Association or YOLA is the formal organization of all landowners in the YO Ranchlands. Incorporated in 1988 as part of the development and organization of the Ranchlands, all land included in the Ranchlands are subject to the Covenants, Conditions, and Restrictions (CCRs) administered by YOLA as the governing body for the development. In addition to providing governance for the Ranchlands, YOLA holds landowner meetings, generally twice a year (Spring and Fall), to update landowners on all issues and hear from them. There is usually a social event associated with each meeting to provide an opportunity to meet and mingle with your neighbors. A Landowner Directory and Landowner Map will be distributed to landowners via email twice a year (following the spring and fall Landowner Meetings).

BOARD AND COMMITTEES

YOLA has four elected positions: President, Vice President, Treasurer, and Secretary. These officers, together with the chairpersons of four of the five standing committees comprise the Board of Directors. The committees are Wildlife, Security, Infrastructure, Hospitality, and Architectural Control. By Texas law, the chairperson of an Architectural Control committee cannot serve on a property owners association's oversight board. More information about the Board positions and committees can be found in the By-Laws and the CCRs which can be viewed on the YOLA website at



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www.YORanchlands.org. We invite new landowners to become involved by volunteering for a committee or running for an officer position.

COVENANTS, CONDITIONS, AND RESTRICTIONS

The CCRs available on the website cover a wide variety of topics. To keep this introduction brief, we will address some of the topics that new landowners need to know as they begin to make themselves at home on the property. We strongly suggest reading the CCRs in their entirety as soon as possible.

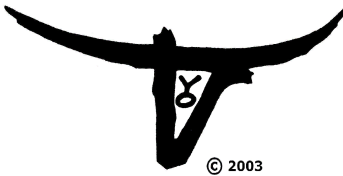
PROJECT PERMITTING – The CCRs cover the requirements for permits in detail. Basically, anything taller than two (2) feet in height, including fences, require a permit. Deer stands and feeders do not require permits unless they are a permanent structure. Most permits don't cost anything; the exception being buildings for storage or living. Permit documents are available on the website. The Architectural Control Committee handles all permits.

SETBACKS – In order to maintain the country nature of the Ranchlands, we have setback requirements of five hundred (500) feet from Camino Real and three hundred (300) feet from all secondary roads and property lines. Setbacks apply to building projects by landowners as well as feeders and blinds. Additionally, a ninety (90) foot setback applies for all gates, fences, markers, and signs along Camino Real.

TRAILERS, RVs, AND PORTABLE HOUSING – These forms of living accommodations may only be used temporarily within the Ranchlands and need to be permitted. Please refer to the CCRs for regulations covering their use and the requirements to store them on your property.

WILDLIFE MANAGEMENT

A key attribute of the property within the Ranchlands is the enjoyment of seeing the many species of wildlife present. To maintain healthy populations of the various species, YOLA's



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Wildlife Committee hires professional biologists to perform surveys each year and provide guidance for game hunting quotas. Tags are issued to every landowner specifying the numbers, species, and sex of animals that may be taken off their property. The YOLA game management year coincides with the Texas Parks and Wildlife hunting year which is September 1 to August 31. Landowners may only hunt their land unless they obtain permission in writing from another landowner. Annual Wildlife Regulations cover hunting in detail.

TRASH SERVICE

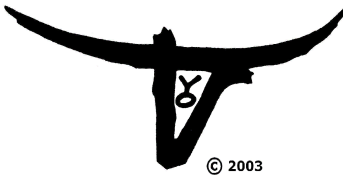
YOLA maintains a trash trailer located near the Highway 83 gate on the north side of Camino Real. There is a locked gate to access the trash trailer and the combination is changed monthly. The trailer is for household trash only. Construction trash and debris, old appliances, furniture, etc. are not to be dumped in or around the trailer. Violators will be fined.

SECURITY

YOLA provides a form of “neighborhood watch security” by patrolling the Ranchlands. Additionally, you can request that your property is visited. You can request this service for your property by completing a form provided on the website. Security also issues openers for the Landowners Gate at Highway 83 and YOLA vehicle stickers. Lastly, Security changes the combinations for the Guest/Contractor gate at Highway 83 and the trash trailer which are emailed monthly to landowners. If you are not on the email list, contact the YOLA Secretary at yolasecretary@gmail.com.

FIRE SAFETY

Fire safety is critical to the continued enjoyment of the Ranchlands. The area can become extremely dry during summer months and burning at the wrong time can be very dangerous to the entire area. The Kerr County website posts the status of Burn Bans at the top of their home page. We are in Precinct 4. This information will be posted at the 83 gate when appropriate. We ask that you check Burn Ban status and contact Security



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whenever you are considering burning brush. As compared with most urban areas, fire department response (mostly volunteer) can be 45 minutes or more. PLEASE BE CAREFUL!

POSTAL SERVICE

Postal service for the Ranchlands is handled via the Junction Post Office. To get a box outside the 83 gate, go the Junction Post Office and complete the necessary application with your Ranchlands address. If your property does not have a 9-1-1 address (numbered brown reflective sign), contact Security for info to obtain one.

LANDOWNER GUESTS

Landowner guests are required to follow all the rules set out in the CCRs, Wildlife regulations, and other documents covering activities on the Ranchlands. We require landowners to advise their guests of these rules, especially if the guests will be unescorted during their visit. To hunt on the landowner's property, the guests must have a signed permission form (form on the website) in their possession while hunting. Make sure they know your property boundaries. You, as their host, are responsible for their behavior. And, if someone is caught hunting outside your property, they may be prosecuted for trespassing.

EXOTICS PRODUCTION CO-OP

Under Texas State Regulations, some YOLA landowners participate in an Exotics Production Co-Op to qualify for the equivalent of an ag valuation for property tax purposes. When a property changes ownership, continued membership in the Co-Op is not automatic. The new landowner must complete and sign the paperwork (on the YOLA website), get it notarized, and then recorded in the Kerr County Recording Office. A copy of the recorded document must then be sent to the Co-Op administrator. For more info on the Co-Op, contact a Board member.