

CO-OP RETREAT OF NEW MEXICO, INC.

STANDING RULES

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1. Rule Changes

- a. A standing rule can be changed at any semi-annual meeting by 51% of the membership present and voting. (Approved 10/22/1987)

2. Issue Voting Requirement

- a. Voting for Board of Directors positions, proposed by-laws changes, and proposed Standing Rules changes shall be as follows:
 1. Once all the nominees for the Board of Directors and proposals for changes to the By-Laws and Standing Rules are received, the Nominating Committee and/or Election Committee shall create a printed ballot for distribution to all voting member leaseholders (1 vote per lot), either by US mail or by internal ranch delivery system (i.e. SAM packet). Each ballot shall include the voting member lot number.
 2. Voting members may choose to submit their votes by US mail or by hand delivering them to the ranch office, where the office will maintain a secure drop box for said purpose. Ballots must be physically received no later than one day before the date of the next SAM meeting.
 3. The Election Committee shall count the votes and submit their results to the Board of Directors, who will then announce the outcome of the vote at the SAM meeting. The number of ballots received will constitute the voting members' attendance (physical presence) count. Counted ballots will be retained for a period of (1) week after the SAM meeting in the event a count dispute arises. All balloting disputes will be resolved by a re-count conducted by the Board of Directors.
 4. Any and all discussions and debates of By-laws/Standing Rule change proposal are at the discretion of the voting membership and may be conducted at any of the town hall meetings preceding the SAM meeting.
 5. In all instances, once the members have voted on an issue (excluding BOD position votes) at a SAM meeting, either yea or nay, that decision will remain in effect for a minimum of 12 months.
Exception to this requires a 2/3rds majority vote of the Board of Directors (BOD).
(Changed Fall SAM, 11-9-2024)

3. Self-contained RVs

"A self-contained" RV shall be defined as one having an RVIA (Recreational Vehicle Industry Association) Certification Seal (An RVIA certification is its stamp of approval on an RV and its

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construction. The certification ensures that members maintain specific standards when constructing their RVs) and shall not fall under the Park Model Classification. It shall be currently licensed and roadworthy and having bathing, cooking, dishwashing, and sewer facilities with fresh water, black water, and gray water holding tanks. (Approved 04/01/2023)

- a. RV must be left mobile (tires and hitch must be left on and cannot have permanent skirting).
- b. Only biodegradable holding tank products may be used (no formaldehyde).
- c. All sewer connections must be secured by a rubber donut or screw fitting (Approved 04/29/92).
- d. Self or commercially converted RV's (those lacking an RVIA Certification Seal) must be approved by the Board of Directors prior to entering a member lot. (Approved 04/01/2023)
- e. The intent of this rule is to apply going forward and would not apply to units previously approved and currently in use." (Approved 04/01/2023)

4. Ranch House

- a. The ranch house rest rooms are not to be used for bathing, shaving, brushing of teeth or washing of hair. (Approved 04/29/1992)

5. Laundry

- a. Hair washing is permitted in the laundry room sink. (Approved 04/29/1987)
- b. Before utilizing the laundry room, sign up for a time on the sign-up board in the laundry room. (Approved 04/29/1987)

6. Pets & Animals

- a. Pets must be kept under control and on a leash. Clean up after them and deposit waste in the dumpsters.
- b. Service animals, including emotional support animals, are allowed in common buildings except for the Ranch House kitchen. The owner of a service animal may be required to complete a form signed by a medical provider that states the person has a disability and requires the animal be with them.

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7. Generator Hours

- a. Generator hours will be from 7:00 am to 8:00 pm. (Approved 04/29/1992) Park quiet hours are from 10:00 pm to 6:00 am. (Approved 04/02/2014)

8. Speed Limit

- a. Observe the speed limit of ten (10) miles per hour within the park. Stop at the cattle guard. (Approved 11/11/1998)

9. Visitors

- a. Boondock camping will be for 28 days in a calendar year, with 30 days out of the boondock area after any 14 day long stay. (Approved 04/05/2000)
- b. Visitor's length of stay is determined by Board of Directors.
 - i) Guidelines:
 - 1) New Escapee Members (less than 6 months), 14 days. 2) Others, 30 days.
 - ii) To extend this stay, visitors must make a request, in writing, not less than 3 days in advance. (Approved 4/1/2015)

10. Wheeled Vehicles

- a. Wheeled vehicles are not allowed on the footpaths or dikes. Foot traffic and pets are not allowed on dikes around The Ranch, except for those doing maintenance work. (Approved 4/01/2015)

11. Corporate Property

- a. All donations, which include construction of any type, or which change the general appearance of the buildings or landscape of the Ranch must have prior approval of the Board of Directors.
- b. No member or members can modify or change any common areas in the Ranch without the approval of the Board of Directors. (Approved 11/02/2011)
- c. When a leaseholder passes away, flags will be lowered to half-staff for three consecutive days starting with the day of notification. The Escapees flag will be lowered first, followed by the NM flag and then the US flag. The flags are to be raised in reverse order-US flag, NM flag and the Escapees flag. (Approved 11/01/2017)

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12. Rental Pool

- a. In order to qualify for the rental pool, there must be a net availability for lot rental without restrictions of at least 120 days in a given calendar year. Days of availability will accumulate with the lot, not with the purchaser. (11/06/2013) A lot will be treated as unavailable for rental when occupied either by the member or by another Escapee that is given written permission by the respective leaseholder. (Approved 11/08/2000)
- b. For a lot to be eligible for rental pool status, member must leave the lot in such a condition that any renter may have complete use it, with the following exceptions: sheds (storage or water softener), golf carts (set to back of lot or porch), landscaping or decorative items permanently attached. Patio tables, chairs, etc. which are left out will be considered as available for use by renters. Members must give managers at least seven (7) day notice, and no more than fifteen (15) day notice when returning to the ranch. (Approved 11/02/2016) Otherwise renters have seven (7) days to move off the lot. (Approved 04/05/2000)

13. Metal Sheds

- a. Metal sheds shall be constructed of 26-gauge sheet metal or stronger. Metal sheds should have a framework of wood (2" X 2" or better) or metal (14 gauge "C" purlin or better), either internal or external. Existing sheds are not affected by this rule and will be allowed to remain on members lots until they are harmed substantially by winds or replaced by the leaseholder. (Approved 11/06/2001)

14. Parking

- a. One self-contained RV per lot shall be allowed per lot. A second RV may be brought on the lot for loading/unloading for a period not to exceed seven (7) days. For purposes of this standing rule, a self-contained slide-in camper, on or off the truck, will be considered an RV.
- b. Two passenger vehicles (car/truck) that are licensed and in running condition shall be allowed.
- c. Golf carts, motorcycles, motorized and handicapped vehicles shall be allowed, not to exceed two of each type. No more than three (3) total units per lot shall be allowed.

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- d. Slide-in campers shall be allowed, provided that they are mounted on the pickup at all times, and provided that said pickup is the sole means of transportation of the member, except as provided in item a. of this standing rule.
- e. A visitor's car or truck may be parked if space is available. (Approved 11/06/2002)

15. Storage

- a. Utility trailers, unattached slide-in campers, unattached pick-up shells, boats, trailers, tow dollies, ATVs, other RVs, and all other extra vehicles shall be stored in designated storage areas. (Approved 04/04/2018)
- b. Tow dollies and fifth wheel hitches are allowed to be stored on the lot, provided that they are stored under the RV. (Approved 11/06/2002)

16. Lot Appearance and Usage

- a. Landscaping shall be individual choice, preferably plantings with low maintenance and water requirements.
- b. All plantings shall be appropriately trimmed and planted area be kept weed free.
- c. Items that are not part of the landscaping, not used for outdoor enjoyment or not considered RV accessories shall be stored out of sight.
- d. Routine shed and RV maintenance shall be allowed.
- e. Short-term construction projects shall be allowed (shed, steps, etc.).
- f. Materials not being used for a project in progress shall be discarded or put in enclosed storage.
- g. Construction projects, vehicle repairs etc. shall be completed as rapidly as possible. Tools not in use shall be put away.
- h. Long term activities that produce excessive noise, odors, dust and litter shall not be allowed.
- i. Major mechanical repairs on vehicles by members and/or visitors shall not be allowed. (Approved 11/06/2002)
- j. Members are responsible when present to keep their lot free of weeds and to keep flowers and cactus in defined beds and weeded. Pre-emerge herbicides "Trifluralin" and post-emergence herbicide "Round-Up" will be used for weed control when the co-op does weeding during leaseholder absence. Generic equivalents may be used. The co-op is not

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responsible for the care and watering of trees, flower and cactus beds on individual lots. (Approved 04/05/2006)

- k. Padlocks on commercial propane tanks on individual lots are not allowed (Approved 11/06/2013)
- l. Leaseholders must be present in the park to receive the delivery of any shed (Approved 11/05/2014)

17. Water Usage

- a. Before washing any vehicle/rig, the member/visitor must obtain the current guidelines from the office and adhere to them. (Approved 04/04/2012)
- b. Watering of any plants on your own lot must be with captured clean disposal water that has not entered the disposal system of your rig. This can include faucet water captured while the water stream heats (such as preparing for bath or shower) or RO unit discard water. ("Grey water" contains kitchen waste or might share a discharge path with "black water" and so carries some risk of biological contamination or animal attractants.)
- c. There will be no more watering of trees, plants or grass in the common areas.
- d. Exceptions may be granted by the Board on a case-by-case basis upon submission of an appropriate written request. (Approved 04/07/2004)

18. Use of Ranch Property

- a. Members are responsible for the actions of their guests. Members will receive a warning from the Manager when a guest violates the park rules. If a guest continues to break the rules, the Manager will ask the guest to leave the park.
- b. Children must be under the supervision of an adult at all times. Children and other guests are not allowed on the lot of another member unless they are invited. Children are not allowed in any building belonging to the Ranch unless accompanied by an adult or having permission of the manager. (Approved 04/05/2006)
- c. Use of shop by non-leaseholders – Because of liability and insurance issues, only leaseholders are allowed to use the shop. (Approved 04/02/2009)

19. Outdoor Fires

- a. Grills
Both charcoal and gas grills are permitted.
- b. Outdoor Fireplaces

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The use of portable devices that substantially enclose the fire such as screened fireplaces, smokers, chimneys, and hornos are permitted.

c. Campfires/Fire pits

Campfires must be contained within a sturdy, metal ring that is not permanently anchored so as to permit removal at the time of lot transfer. In order to permit campfire cooking and to preserve the aesthetic enjoyment of the fire, the campfire need not be covered by a screen or grate, but the following conditions must be met during the life of the campfire:

1. On the day of the campfire, the host must check the Eddy County Fire Service Coordinator's burn ban website (www.co.eddy.nm.us/burnban.html) to ensure that no burn ban is in effect that would prohibit said campfire.
2. The campfire must be closely attended by at least one person free from the influence of alcohol throughout the life of the fire.
3. A charged garden hose with spray attachment must be at the ready.
4. Only wood free of chemical contamination will be burned. Examples of contamination include but are not limited to: painted wood, pressure treated lumber, and plywood. The Eddy County Fire Service Coordinator prohibits burning of trash.
5. Burning wood must not extend beyond the boundaries of the fire ring.

To ensure the safety of The Ranch, its leaseholders, and its guests, if any of the above conditions are not met, the fire must be doused with water until all embers are extinguished. (Approved 11/3/2010)

20. Town Hall Meetings

- A. A designated member attending a Town Hall Meeting will be requested to record the meeting. This will be in the form of notes that will state information given by the Board of Directors and any committee. It will also list the topics brought forth by members, only listing those topics and will have no names given. These notes will only be distributed on the official Ranch e-mail and will be sent to all members. The notes will also be posted in the Ranch House. (Approved 11/5/2022)

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2025, Nov 8th SAM Meeting, Membership amended the following Standing Rules:

- Standing Rule #1 a - amended
- Standing Rule #4 b - deleted
- Standing Rule #6 a. – amended and 6 b added