

## **Pine Lakes Ranch Homeowner Grazing Rights Policy**

PLR CC&Rs grant owners the conditional right to run cattle on the Open Land of the Ranch. They may "...run cattle thereon in proportion to his/her ownership, paying for such privilege the same amount on the same basis that the HOA may lease to third parties. Owners shall have the first right to run cattle at the going rate".

This statement leaves several elements for the PLR Board to further define and clarify.

**Proportional Ownership:** This is defined as the ratio of the number of acres owned to the number of acres of Open Land on Pine Lakes Ranch, including grazing easement land. The total number of Pine Lakes Ranch acres is 920. The total number of parcels is 109. If each parcel has one acre of exclusive use land, then the net Open Land for grazing is 811 acres. Proportional ownership is thus the acres owned by an individual landowner divided by 811.

The number of cattle that an owner may graze is equal to the ratio (defined above) times the maximum number of cattle permitted on Pine Lake Ranch each grazing year, as determined to be best for the preservation of Pine Lakes Ranch pasture.

Exempli Gratia: For the grazing year 2020 the maximum number of cattle permitted on Pine Lakes Ranch is 85. If a homeowner has 10 acres, then the number of cattle that he has priority to run on the ranch is  $(85) \times (10/811) = 85 \times 0.01233 = 1.04809$ .

In contrast the homeowner is permitted to run 3 head on his fenced exclusive-use one acre homesite.

To run cattle on the Open Land of Pine Lakes Ranch, owners must register their desire to exercise this right with the PLR Board of Directors before the Board negotiates a ranching lease with a third party. The deadline for this notice is December first of the year prior to the proposed grazing year.

In addition, the homeowner must reach an agreement with an existing ranching lessee regarding the conditions under which the animals will be maintained, e.g. separation, pasture rotation, immunization, irrigation/watering, etc. and his proportionate share of all other expenses (insurance, labor costs, etc.). This agreement must be ratified by the Pine Lakes HOA Board. The deadline for completion of this action is also December first of the year prior to the proposed grazing year.

In summary, a homeowner who proposes to exercise proportional grazing right on the Open Land of Pine Lakes Ranch must state that intent and present to the Board an animal management plan approved by any existing third party ranch lessee before December first of the year prior to the proposed grazing year.