

## **R-RANCH AT THE LAKE (NAPA) RANCH OWNERS' ASSOCIATION**

### **NOTICE OF EMERGENCY RULES ADOPTION**

TO: All members

FROM: Board of Directors

DATE: July 14, 2020

As you may be aware, the Ranch was closed on July 5, 2020. Throughout the long weekend, numerous owners and their guests did not adhere to social distancing and face covering protocol as required by State and County Orders and Ranch rules to prevent or mitigate COVID-19 disease transmission while on the property, despite signage, emails, and social media posts conveying the rules and verbal instructions issued on-site by Association management.

The Association has a duty to protect the Association, the owners, and employees from an imminent threat to health and safety. During an emergency meeting held on July 4, 2020, and in consultation with legal counsel for Napa County, the Board determined that the extensive number of violations combined with the large number of people on the property created an imminent threat to health and safety and that closing the Ranch temporarily was the safest course of action under the circumstances.

The Board's goal is for owners to be able to use the Ranch safely. The Board has carefully considered the risks and options available to the Association and has consulted with legal counsel.

To that end, the attached Emergency Rules to Prevent or Mitigate COVID-19 Disease Transmission, governing the use of the Ranch, were recently adopted by the Board of Directors on July 14, 2020, pursuant to CC&Rs section 3.8.4(4).

Anyone who wishes to use the Ranch facilities will be required to sign the attached R-RANCH AT THE LAKE (NAPA) RANCH OWNERS' ASSOCIATION ASSUMPTION OF RISK, HOLD HARMLESS, AND WAIVER OF LIABILITY AGREEMENT RELATING TO CORONAVIRUS/COVID-19, which includes an acknowledgement of the Emergency Rules to Prevent or Mitigate COVID-19 Disease Transmission, prior to coming to the Ranch.

As you know, the Ranch was closed previously pursuant to the State and County Orders due to health and safety concerns about the transmission of the COVID-19 virus. The new Orders permit the Ranch to open, subject to specific limitations and rules. These emergency rules reflect the health and safety measures required and recommended by the county in order for the Ranch to open safely.

CC&Rs section 3.8.4(4) allows the Board to make an immediate rule change to address an imminent threat to public health or safety, or an imminent risk of substantial economic loss to the Association. These rules are effective immediately and will remain in effect for 120 days, unless the Board determines they should be revoked earlier.

Currently, the Board anticipates that the Ranch will re-open on Friday, July 17. We will notify you if the timeline changes.

Thank you for your anticipated cooperation and understanding. We look forward to when everyone can enjoy all aspects of the Ranch together again.