

## FREQUENTLY ASKED QUESTIONS ABOUT RANCH AT THE CANYONS

### *What is Ranch at the Canyons?*

Ranch at the Canyons is simply one of the most dramatic and beautiful properties in the Pacific Northwest, offering a combination of natural splendor, old world Tuscan design and abundant recreation, all contained within the privacy and security of a working country estate.

The Ranch includes a limited number of private landholdings ranging from 4 to acres to nearly 14 acres, along with mutual ownership of the entire 1,700 acre property, including approximately 600 acres of irrigated agricultural land and several acres of wine grape production. In addition, more than 500 acres of land have had development rights transferred to the Deschutes Basin Land Trust, providing permanent protection for conservation, open space and wildlife habitat.

### *Where is Ranch at the Canyons located?*

The Ranch is located in the heart of Central Oregon, widely recognized as one of the premier places in the nation to live and play. The Cascade Mountains shield this extraordinary property from the rains of Western Oregon, providing nearly 300 days of sunshine per year. The Ranch is easily accessible, located just 15 minutes from the Redmond Airport, 30 minutes from Bend, 60 minutes from Mt. Bachelor Ski Resort and less than three hours from Portland.

### *What are the amenities offered?*

The Ranch's many exclusive homeowner amenities include:

- The 7,000 square foot Old Winery Clubhouse, the focal point of Ranch social activities and celebration. Classic Tuscan architecture, coupled with a professional-quality kitchen, provides a warm setting for owners and guests to celebrate weddings, family reunions and meetings. Offering dramatic 360° views of Teal Lake, Smith Rock and the Cascade Mountains, the Clubhouse also features an exercise room, heated outdoor pool, hot tub, tennis court and steam rooms.
- The Tuscan Stables, a distinct equestrian facility blending Tuscan design with Ranch ambiance, catering to the casual trail rider. Landholders have easy access to the private canyons of the Ranch and some of the most beautiful trail riding in the state.
- Monkey Face Vineyard, Central Oregon's first vineyard, which grows several French-American hybrid varietals selected specifically for the Central Oregon terroir and climate, overseen by master winegrower Kerry Damon. The vineyard supplies grapes for several local winemakers while reserving a batch for the creation of the private "Monkey Face" wine exclusively for Ranch homeowners.
- Exclusive access to two miles of the Crooked River as it passes through the Ranch for year-round fly-fishing
- More than 500 acres of natural landscape set aside as a permanent nature preserve
- Several majestic waterfalls, including the natural Paiute Falls on the Crooked River and handcrafted waterfalls throughout the property

- Four distinct canyons to explore: Monkey Face, Black Rock, Red Rock and Pinnacle Canyon
- 600 acres of irrigated farmland
- More than a dozen lakes stocked with trout, bass and other species for boating or catch and release fishing
- Easy access to Smith Rock State Park and its miles of hiking and mountain biking trails

*What style of home can be built at the Ranch?*

The surrounding rockscape offers an ideal setting for the charm of Tuscan-style villas, which complement and enrich the dramatic environment.

*How many landholdings are there and how large?*

There are 46 total landholdings. Twenty-one landholdings, ranging from 4 acres to nearly 14 acres, are still available.

*What does my landholding interest include?*

Each Tenancy-in-Common owner, or landholder, has the right to use an individual landholding of no more than 15 acres with the specific acreage for each of these as stipulated in the applicable deed. On the landholding, the owner may build a home within an approximately two acre home site envelope, and is entitled to an additional two acres for individual landscaping. The balance of the landholding acreage will be considered the "private area" reserved for the owner. Home design and landscape requirements are guided by the Ranch's Design Review Committee.

*What is the Tenancy-in-Common ownership structure?*

The Tenancy-in-Common (TIC) agreement states that each owner possesses a 1/46<sup>th</sup> undivided interest in the non-residential acreage and common facilities of the Ranch. Within each created landholding, there is a designated Building Envelope, a designated landscape area, and a private area. Each owner is entitled to the exclusive right to possess a landholding that is described in each owner's deed and the TIC agreement.

*Is there a Homeowner's Association (HOA)?*

Yes. The Board establishes homeowner dues and contracts for the collection of dues. The Board also appoints a Design Review Committee (DRC) to review homeowner plans and enforces provisions of the Conditions Covenants and Restrictions (CCRs). In addition, a Board of Directors of the Homeowners Association is responsible for budgeting and operation of the Ranch.

*Are there Design Guidelines?*

Yes. Before construction, each home must go through a comprehensive Design Review process to ensure the proposed plans meet Design Guidelines. The Design Review Committee, or the Board of Directors at the Board's discretion, reviews all residential design plans.

*Can I choose my own architect or designer and builder?*

Yes, owners are welcome to choose their own architect and builder or work with the Ranch's sister company Bella Villa Ranch Homes to design and build their home.

*Are there common areas of land?*

The entire Ranch is common area. Each owner owns 1/46<sup>th</sup> of the entire property.

*Can I have a swimming pool on my property?*

Yes, swimming pools are allowed as approved by the Design Review Committee.

*Are dogs and other pets allowed in Ranch at the Canyons?*

Yes, four-legged friends are welcome at the ranch.

*Are horses allowed to live at Ranch at the Canyons?*

No, horses aren't permitted to live on the Ranch. Landowners may keep horses at the Ranch for day trips.

*Can I board and ride my horse at the Ranch?*

At this time there are no facilities for long-term boarding at the Ranch. However, landowners may trailer their horses into Tuscan Stables and ride throughout the Ranch trails. Landowners may also keep their horses at the Ranch for day trips.

*Is the Ranch at the Canyons a gated community?*

The entire property is a gated community. Gates are installed at the main entrance on Vineyard Way, offering privacy and security. In addition, there is a back gate for additional access.

*What are the monthly expenses?*

As a tenancy in common, the Homeowners Association pays all property taxes for the underlying land. Landholder assessments are \$845 per month, which includes the operational and reserve costs for the Ranch. As such, landowners are also billed monthly for their portion of the property taxes for the landholding and the common areas. Upon building, a separate tax account will be created and landowners will be taxed directly for the value of the structure, as assessed by Deschutes County. A current budget is available and can be provided upon request.

*What are the Utility Sources?*

Telephone: CenturyLink

Electrical: Central Electric Cooperative

High-Speed Internet: BendBroadband

Individual Wells: Each landholding has a domestic well provided

Septic: Each landholding has a County approved septic

Cell phone service available: Yes