

GMSR 5C Rules

Where Fun, Family, Safety, and Aviation Thrive!



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5C Common Area Ad Hoc Committee established under Art. VII, § 2(b) of the CC&Rs.¹

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This document contains rules and policies for operations within Phase 5C of Grassy Meadows Sky Ranch (GMSR). Hangar Units, Hangar Lots, existing Hangars, and future Hangars and/or homes exist and operate within or adjacent to the 5C Common Area, which is owned, maintained, and controlled by the Grassy Meadows Sky Ranch Land Owners Association (the GMSR HOA).

¹ "CC&Rs" means the Third Restated Supplementary and Amended Declaration Covenants, Conditions & Restrictions, recorded with the Washington County Recorder on August 22, 2011, as Entry No. 20110025437, as it has been amended and may be amended.

Every Owner of a Hangar Unit within 5C must comply with these rules and policies, which afford a fun and safe aviation environment, and the other governing documents of GMSR. It is a privilege and not a right to operate an aircraft out of UT47, a private airport.

Capitalized terms in this document that are defined in the CC&Rs have the same definitions in this document.

1. 5C Ownership & Policies

The Owners of Hangar Units within 5C operate under the CC&Rs, bylaws, and rules, and the supervision of the GMSR HOA Board of Trustees.

- 1.1 Hangar Unit Owners are solely responsible for construction and maintenance of buildings on the Hangar Lots consistent with the CC&Rs and the GMSR Architectural Guideline Supplement.
- 1.2 Hangar Unit Owners are responsible for any impact fees and/or costs associated with changes to their property and structures. All utility and physical access changes to each Hangar Unit, including the Hangar, require prior approval by the Architectural Control Committee in accordance with the CC&Rs.
- 1.3 Hangar Unit Owners have access to all 5C Common Area² in accordance with the CC&Rs.
- 1.4 Hangars within 5C are to be maintained and operated for non-commercial use. Aircraft operations within 5C are not permitted to support a commercial operation and/or a short-term rental property, with the exception of commercial operations that may occur on Commercial Lots CU-2 or CU-3.
- 1.5 Hangar Unit Owners are responsible for establishing all utilities with the appropriate agencies having jurisdiction in the 5C area.
- 1.6 Hangar Unit Owners are responsible for assuring that construction of Hangars is in compliance with all applicable building codes.

2. Operations & Safety Rules

2.1 Vehicle & People Operations within 5C

- a. Aircraft always have the right-of-way, all times, and all places!
- b. Use of drones, RC planes, and the like must have GMSR Airport Manager approval prior to flight.
- c. Vehicle speed limit is 15 mph within 5C.
- d. Owners are fully responsible for educating their guests on the dangers and proper safety required for use of a vehicle around moving and parked aircraft.

² Since the CC&Rs define Common Areas to include the Special Common Area identified on the amended plat of 5C (recorded February 19, 2021, as Doc # 20210011836), references in these rules to the Common Area in 5C are to the Special Common Area identified on the 5C amended plat.

- e. Animals shall be on a leash at all times in 5C, and children should be under supervision and control at all times in the 5C Common Area.
- f. Violation of these rules may result loss of privilege to use 5C Common Area, as provided in the CC&Rs, and fines.
- g. Construction crews and equipment shall give right of way to taxiing aircraft.
- h. No parking in non-designated areas. No overnight parking. Violators will be subject to towing.

2.2 Aircraft Maintenance & Operations

- a. Personal maintenance of aircraft within Hangars is permitted.
- b. All solvents, lubricants, chemicals, fluids, and debris associated with maintenance must be managed through proper disposal using private, county, or city facilities. Hangar Owners are responsible for cleanup required by the mishandling of chemicals (oil, gas, etc.) onto the 5C Common Areas.
- c. Maximum taxi speed within 5C is 15 mph.
- d. All aircraft taxing within 5C shall broadcast on 123.05 their intentions prior to accessing Taxiway A (due to incoming traffic possible on A). Taxiway A is a "one-lane taxiway" with taxing aircraft going both ways.
- e. All aircraft operating from Hangars in 5C must follow the GMSR HOA guidelines for UT47 Airport Operations & Safety (document available online).

3. Enforcement & Fines

Rule and policy enforcement in 5C is overseen by the GMSR HOA Board and/or a management company under contract with the GMSR HOA.

Any Owner who does not adhere to the rules and policies in this document may be fined by the Board, per occurrence, in accordance with GMSR's Schedule of Fines and the following additional fine schedule notwithstanding the limitation set out in paragraph 1. d. of the March 20, 2009 fine resolution.

• Reckless aircraft or vehicle use within 5C	\$500
• Commercial use of a Hangar	\$1000
• Release of chemicals into 5C Common Area	\$500
• Failure to maintain any Hangar Unit and/or Hangar	Schedule of Fines
• Aircraft ramp incident due to individual or animal behavior	Schedule of Fines
• Any other violation of these rules and policies	\$500