



P.O. Box 332 / Oroville, WA / 98844
9mileranchhoa.org

Off-Road Vehicular Use Rule

Pursuant to the Nine Mile Ranch Declaration of Covenants, Conditions and Restrictions (CCRs) Article IX, Section 22 and Article IX, Section 27:

I. Background

The Board of Directors derives the following interpretations from the CCRs with respect to off-road vehicular use on Lots and all vehicular use within HOA easements and roads:

1. The second sentence in Article IX, Section 27 addresses implications regarding the use of vehicles on Lots for *recreational* purposes, and that recreational use of vehicles is not allowed outside of on “the dedicated rights-of-way of public and private roads serving the Property”. This Section, of itself, therefore does not express or imply to address the use of vehicles on Lots for utilitarian or other CCR-supported purposes.
2. The CCRs do not expressly state or imply to prohibit **all** off-road vehicular use on Lots.
3. There are many CCRs provisions and commonly-accepted practices which imply that an Owner might use a vehicle off-road on a Lot for specific utilitarian purposes, such as:
 - a) harvesting firewood for personal use on Lots (Article IX, Section 8),
 - b) installing or maintain fencing (Article IX, Section 4),
 - c) animal/livestock husbandry (Article IX, Sections 7 and 11, and the Second Amendment to the CCRs),
 - d) for maintaining/controlling noxious weeds or other allowed land clearing or maintenance.
4. Article IX, Section 22 gives the authority to the Board of Directors to adopt additional written rules and restrictions governing the use of the Property, provided they are consistent with the purposes of the Declaration. Article IX, Section 15 establishes that the purpose of the development is a private wildlife refuge and conservancy, and prohibits noises that interfere with wildlife or the peace and quiet of Lot Owners.
5. Article V, Section 1 gives the authority to the Board of Directors to control the use of all roadways and easements; this therefore includes controlling the use of all vehicles on all roadways and easements.
6. Article III, Section 1 and Article V, Section 1 collectively enumerate what uses are allowed on all easements and roadways.

II. Rules

1. Off-road vehicular use for recreational purposes on Lots, outside of easements, is not allowed.
2. All other off-road vehicular use on Lots is allowed according to Section I above. Off road vehicular use on Lots and within easements shall be with care and in an attempt to disturb the land as little as possible.
3. Use of any kind of vehicle – recreational or otherwise – on all HOA easements and roadways must not be abusive to the roads or land, including not using excessive speed or otherwise deliberately breaking traction.
4. Any violation of these Rules is subject to applicable fines and all remedies at law.

Adopted by the Board of Directors on March 10, 2026.