

Creek Ranch Rules and Regulations

June 7, 2021

It is the responsibility of each owner to ensure that the common amenities at Creek Ranch are used with care and respect, with a view to preserving and enhancing the values and enjoyment of Creek Ranch by all owners, now and in the future. All users of Creek Ranch should tread lightly and avoid both overt damage and overuse of any amenity. Users should also respect the rights, privacy and privileges of others. To the greatest extent possible, in your enjoyment of Creek Ranch, try not to impact the activities of others.

Creek Ranch is blessed with many outdoor recreational amenities and a large amount of common land. At the current time, use of most amenities and the common land is light. Consequently, there are few conflicts resulting from owners wishing to engage in the same activities simultaneously, or wishing to use the same resource for mutually incompatible activities. Communication among owners can readily prevent most potential conflicts before they ever occur.

Except in the case of activities for which reservations can be made (e.g., hunting, exclusive use of the riding arena [both of which require advance notice and payment of a fee]), all Creek Ranch activities are on a first-come basis: the first person to arrive and begin an activity has the right to pursue that activity without being disturbed by others. In many cases, multiple owners or guests can pursue the same or compatible activities in the same general area. For example, usually multiple horseback riders or hikers, or riders and hikers, can share a given area of the Ranch with little or no conflict. Nevertheless, from time to time two or more owners or their guests may wish to use the same limited resource, either for the same activity or for incompatible activities. For example, tubing and fishing the same stretch of Trout Creek are incompatible, as are fishing and swimming or retriever dog training at a lake. In these cases, the second party to arrive should either ask permission to use the area or should pursue their activity at a different location or a different time.

Definitions

- a) **Owner:** Any Persons that are the recorded owner(s) of an undivided fee simple interest in any Lot, but excluding those having such interest merely as security for the performance of an obligation.
- b) **Family:** A single individual or a collective body of persons in a domestic relationship based upon blood, marriage, adoption or fostering, living as a separate, independent housekeeping unit, or a group of not more than five (5) unrelated persons, all living together as a separate housekeeping unit.
- c) **Family Member:** Spouse or domestic partner of an Owner or Tenant, and their children by blood, adoption or fostering, of any age. Other relatives and in-laws are considered guests for the

purposes of this policy.

- d) Guest: An invitee of an Owner, Owner's Family Member, or Tenant. Although an Owner, Owner's Family Member, or Tenant need not physically accompany their Guests during recreational activities, for example while hiking or fishing, Guests may use Creek Ranch common areas and facilities (with the exception of roads) only if a sponsoring Owner, Family Member, or Tenant is present at Creek Ranch. An Owner, Family Member or Tenant may sponsor the guest of another Owner, Family Member or Tenant who is not present at Creek Ranch.
- e) Tenant: A Tenant is a long term leaseholder of a Creek Ranch Owner's property. Note: The Covenants prohibit short term leases. A Tenant's leasehold must endure for a period of 30 or more consecutive days. An executed copy of any lease shall be delivered by the Owner to the Executive Board. Tenants must abide by the Creek Ranch Covenants and all Creek Ranch Owners Association Rules and Regulations as promulgated by the Executive Board. It is the Owner's responsibility to ensure that the Tenant receives a copy of the Creek Ranch Covenants and the Rules and Regulations.

Tenants may use the Ranch, without paying any fees, for uses such as walking, hiking, running, birdwatching, snowmobiling, all-terrain vehicle use, horseback riding, and catch-and-release fishing. Tenants may not hunt on Creek Ranch, except as a paying guest of an Owner, and only when accompanied by an Owner. Owners may rent the Headquarters on behalf of Tenants at Owner rates. Owners will remain responsible for Tenant's use of the Headquarters. Owners may permit Tenants to keep horses at the Creek Ranch Equestrian Facilities at the Headquarters for 90 days or less for no fee; for periods over 90 days, the Tenant will be charged \$100 per horse per month. Tenants may keep horses at the rented home site, if it is suitable. Tenants must contact the Equine Committee before bringing horses onto Creek Ranch and comply with all rules governing horsekeeping at Creek Ranch.

The Owner retains all rights to use all Creek Ranch amenities, including fishing and hunting.

General Policies

1. CROA assumes no liability for any activity on Creek Ranch, including but not limited to walking, hiking, running, birdwatching, cross-country skiing, snowshoeing, fishing, hunting, bicycle riding, horseback riding, horse keeping, snowmobiling, ATV riding, and tubing. In using the Ranch, especially the open spaces and leased lands, note that many parts of the Ranch, especially valleys, do not have cell phone reception, so it may not be possible to summon assistance immediately in case of an accident.
2. Activities at Creek Ranch are governed by regulations that shall be followed by all users, including Owners, Family Members, Caretakers, Tenants, and Guests. The Executive Board shall have authority to levy fines for violations of these Rules and Regulations. The Covenants and the Creek Ranch Rules

and Regulations are available on the CROA website. Owners are responsible for informing their Family Members, Caretakers, Tenants, Employees, and Guests of applicable Ranch covenants and regulations, and are responsible for their actions while at Creek Ranch. In the event of an infraction of Ranch covenants or regulations by an Owner, Family Member, Caretaker, Guest, or Tenant, the Owner is responsible for any fees and fines, and/or may lose the privilege to use certain Creek Ranch amenities, in accordance with the CROA Violations of Regulations and Covenants Policy and Dispute Policy. In the event of damage to Ranch facilities, the Owner is responsible for payment or repair, at the discretion of the Executive Board. For more information, see the Creek Ranch policy entitled *Violations of Regulations and Covenants*.

3. Guests may use the Ranch, without paying any fees, for nonconsumptive uses, such as walking, hiking, running, birdwatching, fishing, and horseback riding. Hunting by guests requires payment of fees, as stipulated below.
4. The Executive Board may change these rules from time to time, as conditions require.

Policies Governing Specific Activities

1. Fishing:

- a. All fishing will be done with artificial lures and single barbless hooks only. No treble hooks are allowed to be fished in Creek Ranch waters. Single barbless hooks must replace treble hooks on all artificial spinning lures. Spinning lures can be purchased with single barbless hooks as well. If you are fishing with a spinner bait or crank bait you are required to either to change out the treble hooks for single barbless hooks, or cut the treble hook down to one hook. No live bait or bait such as cheese, fish eggs, worms, etc. is allowed.
- b. It has been determined by our River Keeper and a vote by the Fishing Committee that as of May 1st 2017 all waters on Creek Ranch will be considered Catch and Release only. This, along with other measures we are taking, will ensure you and your guest will have an enjoyable fishing experience.
- c. The fishing facilities at Creek Ranch consist of Trout Creek, Headquarters Lake, Baker Lake, and Thames Lake. Trout Creek, Headquarters Lake and Baker Lake are stocked with trout once a year. This stocking of our lakes and stream usually happens around the second or third week of June. CROA cannot guarantee that fish will be present and catchable in any given body of water at any given time. Contact the Fishing Committee for information about stocking and recent fishing success. Please take note that Thames Lake has not been stocked in recent years due to the shallow depth of the water. This lake heats up in the summer months and is a challenging environment for trout. In the Spring of 2021 the Colorado Parks and Wildlife service will evaluate whether Thames Lake can become a warm water fishery for Large Mouth Bass and Bluegill.
- d. Personal floatation devices such as float tubes are allowed on the lakes with two being the

maximum per lake at a time. One 12 foot or shorter oar powered pram will be allowed on each lake.

- e. Owners and their family members may fish at Creek Ranch without any fees. Family members do not have to reside on the property. Owners may invite guests to fish at Creek Ranch without paying fees, up to a maximum of 10 days per guest per year. Guest usage beyond this limit is \$50 per day. An owner sponsoring a guest need not accompany the guest while he or she is fishing but must be present at Creek Ranch.
 - f. We encourage anglers to carry with them a small collapsible saw (Corona or similar brand type) and when convenient, cut some of new growth of overhanging branches. It will go a long way if CR anglers spent even just ten minutes to help open up our stream for fishing. This will also create a stronger sense of ownership among all our anglers.
 - g. Trout Creek is currently divided into 6 Beats with each Beat approximately 1/2 mile long. In an attempt to provide transparency and avoid over-fishing any particular beat, all anglers must log onto the CR website to register for a date, time, and beat they intend to fish Trout Creek. Please be mindful of when certain beats are being fished frequently and consider giving that particular beat a rest. At this time there are no Beat restrictions, and owner and guest anglers are free to fish on any Beat at any time. However, with the increase of owners and guests who are interested in angling, the Fishing Committee will begin monitoring the activity on the creek and will determine when it may be necessary to begin using our Beat System to regulate angling.
 - h. We encourage all anglers to log onto the CR website and fill out the Creek Ranch Angler Data Form after each fishing experience. This will provide us with invaluable data to help us monitor and plan for the future of the health of our riparian habitat.
 - i. Please don't leave your trash, discarded monofilament fishing line, leaders, or tippet on the property. Rule of thumb: What you bring in, you bring out and dispose of properly.
- 2. Hunting:** Note that the Ranch does not have an unlimited capacity for safe hunting. As of 2016, the number of hunters has always been below the hunting capacity of the Ranch. However, if the number of people who wish to hunt increases substantially, the Hunting Committee along with the Executive Board may have to limit or even prohibit hunting by guests. In the most extreme scenario, it may become necessary to institute a lottery or another selection process that limits hunting even by owners and their families.
- a. Owners and their immediate family members (husband, wife, sons or daughters) may hunt Creek Ranch without payment of any fees. All hunters shall comply with applicable State of Colorado hunting regulations.
 - b. Hunting Allocation Process

Step 1: One week prior to the Colorado Parks and Wildlife Big Game Draw, each "Lot" will be allowed to submit requests via the owner's website for up to 3 hunts. (Examples: 1

hunter/3 different seasons, 3 hunters/1 different season each, 3 hunters/same season, 2 hunters same season/1 hunter different season.) There will be a page added to the website for requests. Excess of requests over 6 for a specific season will be resolved by the Hunting Committee prior to the state draw date. All requests will be handled on a “first come, first served” basis.

Note 1: Owners of lots owned by multiple families will need to decide internally how to allocate their 3 hunting slots for that hunting year.

Note 2: Hunting slots are for immediate family of owners only-husband, wife, son(s), daughter(s).

Note 3: Hunting slots are not transferable to other owners or guests of other owners. (Example, if Lot A does not have anyone who hunts, they cannot give any of their 3 slots to Lot B.)

Step 2: The day leftover licenses go on sale (generally sometime in the first week of August), all lot owners will be allowed to submit additional requests for slots that are available, limited to 2 additional slots per lot.

Step 3: 14 days after leftover licenses go on sale, to the extent there are available slots remaining after Step 3, all owners may invite guests or request additional slots. Availability based on “first come, first served” basis.

- c. All hunters must attend a mandatory safety meeting on the Ranch one to two days prior to their hunts. The Hunting Committee Chairman or one of the Hunting Committee members must be in attendance to make sure everyone is aware of all safety precautions.
- d. Every year, a waiver of liability must be signed by all hunters (owners as well as guests) prior to their hunt.
- e. Violations of these hunting regulations will incur penalties that may vary according to the severity of the violation, but may include both monetary fines up to \$1,000 and/or loss of hunting privileges for one or more years. Please note that the inviting owner is responsible for payment of any fines incurred by guests. These violations and fines will be determined by the Creek Ranch Hunting Committee and the Creek Ranch Board.
- f. Owners may sponsor guests (a person not a member of the Owner’s immediate family) to hunt at Creek Ranch, upon payment of a fee. Fee amounts and payment schedules shall be determined by the Hunting Committee, with the approval of the Executive Board, and shall be posted on the CROA website. All state fees and licenses are additional and are the responsibility of the owner or guest.
- g. The owner sponsoring a guest is considered part of the hunting party, but is not required to be in the field at the same place and same time. This means an owner sponsoring a guest doesn’t have to

physically hunt alongside their guest. If an owner tags out the first day of the hunt, he or she is not required to accompany their guest unless he or she wishes to. With that said, the owner must be present on Creek Ranch property while their guests hunt. Non-hunting owners may invite a guest to hunt provided they accompany their guest, or they are present on Creek Ranch property during the hunt. It will be the owners responsibility to ensure their guests attend the hunter safety meeting prior to their scheduled hunt, and that they are familiar with Creek Ranch and the hunting sections of the ranch. Guests must also familiarize themselves with the Creek Ranch hunting rules and regulations.

- h. Animal carcasses and body parts shall not be deposited on any Creek Ranch private lot, or any common/public areas that are in close proximity to private lots. There is now a designated area for all animal parts and carcasses adjacent to Hattie's Pond. This area is just off "Around The Knob Trail" up from Corral Road. This area will be posted with a sign for your convenience. If you harvest a bull and wish to keep the skull and antlers without the services of a taxidermist please be discreet on where you store that skull.
- i. Not all owners are familiar with other owner's vehicles. During the hunting season many owners are suspicious of trespassers. If you intend to park your car, ATV etc., in a cul-de-sac, or on the road to gain access to your hunting location, please contact the nearby owners by phone, email or at the least, please leave your name on a sheet of paper on the dash of your vehicle. If you have a guest, please have them leave their name and your name as the sponsor, on the dash of their vehicle.
- j. Cars, trucks, large, mid-size and small SUVs (including Jeeps) are prohibited to be driven on Creek Ranch trails. ATVs, Side by Sides, RTVs, and snowmobiles can be used to retrieve carcasses on all the OpenTrails, as well the easements. If you are in need of an ATV to retrieve an animal, the Creek Ranch Ranger may be available to use provided it is not being used for ranch work. There is a small trailer and toboggan located behind the Creek Ranch barn that can be used for animal retrieval. A gambrel and hoist is available in the HQ barn in stall number 3 to use when dressing out and breaking down your animal.
- k. Locations for hunting at Creek Ranch: Section 3.03.11 of the Covenants states:

"Hunting or the discharge of firearms of any type is not permitted on any Lot, Open Space Area or on Remainder Parcel A or Remainder Parcel D. Subject to the Association's rules and regulations in effect from time to time, hunting of birds utilizing shotguns firing shot is permitted in that portion of Remainder Parcel B north of the ranch headquarters access road and outside of Building Envelope on Remainder Parcel B and on Remainder Parcel C. Subject to the Association's rules and regulations, big game hunting is permitted on Remainder Parcel C."

Big Game hunting is not permitted on Remainder Parcel A (see following exception), Remainder Parcel B and Remainder Parcel D.

The Board has waived a portion of this section of the covenants to allow archery hunting on the portion of Remainder Parcel A west of Trout Creek, but only for deer and elk during the normal archery hunting season.

In addition, subject to rules promulgated by the Hunting Committee or the Executive Board, bird and big game hunting is permitted on our State Land Board leased property. Bowhunting is permitted at Creek Ranch in all areas in which firearm hunting is allowed. Hunting on BLM land is governed by the BLM, who should be consulted for possible regulations.

3. Horseback riding:

- a. According to Colorado Revised Statutes C.R.S. 13-21-119 (1994), "... an equine activity sponsor ... or any other person, which shall include a corporation or partnership, shall not be liable for an injury to or the death of a participant resulting from the inherent risks of equine activities ... and ... no participant nor participant's representative shall make any claim against, maintain an action against, or recover from an equine activity sponsor ... or any other person for injury, loss, damage, or death of the participant resulting from any of the inherent risks of equine activities ..."
- b. Horseback riding in the common facilities at Creek Ranch may occur in the Headquarters Arena and its surrounding area, on roads, on Remainder Parcels and open space, on land leased from the Colorado Board of Land Commissioners, and on land owned by the Bureau of Land Management. It is the responsibility of the rider to ascertain the suitability of Creek Ranch facilities for the proposed riding activity. These responsibilities include, but are not limited to:
 - i. A rider should inspect the footing and fences in the Creek Ranch Arena before engaging in fast riding, jumping, barrel racing, etc.
 - ii. Trails and other riding areas on Creek Ranch common lands and leased/permitted lands are not maintained as "bridle trails," and should be considered similar to "wilderness trails" such as might be encountered in National Forests or BLM lands. There may be rocks, tree roots, ground squirrel and badger holes, and other obstacles. During much of the summer, cattle graze in the common and leased lands. Wildlife, including deer, elk, coyotes, and foxes, are abundant on the Ranch. It is the rider's responsibility to choose an appropriate location and speed for your horse depending on the terrain, your ability level, your horse's training and experience, and its disposition when confronted with cattle or wildlife.
 - iii. Certain trails in the Remainder Parcels may cross Trout Creek. Do not cross the Creek during high water. Know your horse's ability to cross flowing water before attempting to cross, even during low water. Don't forget that algae-covered rocks may be slippery. Cross Trout Creek only at approved, signposted fords (one near Baker Lake, one near the Headquarters Lake), as described in the Trail Guide to Creek Ranch on the CROA website.
- c. Arena riding: The arena is available for owners, tenants, and their family members and guests at any time, unless paid reservations for exclusive use have been made in advance with the Chair of

the Equine Committee. The time, duration, and rate for exclusive use of the arena will be determined by the Equine Committee. Horse droppings in the arena, driveway, parking lot and barn are to be removed immediately at the end of the riding session.

- d. Trail riding: Trail riding on Creek Ranch common and leased/permitted lands is open to owners and guests at any time. Gates along County Road 179 are to be closed immediately after passing through. All other gates are to be left the way you found them. Do not chase or herd cattle without the permission and supervision of the Ranch agricultural operator. For aerial maps and more information about trail riding at Creek Ranch, see the Trail Map on the CROA website.
- e. Sheep: As of 2010, no sheep are legally allowed to graze on Creek Ranch common or leased/permitted lands (including the adjacent BLM land). However, neighboring landowners may lease their lands for sheep grazing. Sometimes the shepherds do not manage the sheep well, and they stray onto Creek Ranch or BLM land. Sheep are harmless, but ***the guard dogs are potentially dangerous***. These dogs are extremely large, very fast, and have been bred and trained to protect the sheep. If you hear sheep at all close by, it would be best to turn around and ride elsewhere. If you see them on Creek Ranch, State, or BLM land, please contact the Ranch Manager or a member of the Executive Board.

4. Horse keeping on common property (HQ barn area and pastures): See the Equine Committee page on the Creek Ranch owner's website for more details.

- a. Owners, tenants, and their family members and guests (herein "horse boarders") assume all liability for illness or injury to their horses or to people interacting with their horses.
- b. Horse boarders are responsible for all daily care of their horses (feed, water, health checks).
- c. Horse boarders may keep their horses in common pastures, as assigned by the Equine Committee, for a maximum of 90 days per year, unless granted an exemption by Equine Committee. Fees, if any, will be determined from time to time by the Equine Committee.
- d. Horse boarders may keep horses in small paddocks near the barn, subject to availability. Time limits, if any, will be determined by the Equine Committee. Fees, if any, will be determined from time to time by the Equine Committee.
- e. Rules for the availability of pastures and paddocks will be decided by the Equine Committee (e.g., whether an existing user gets preference over new users, or whether an existing user who has reached the maximum stay would be evicted in favor of a new user).
- f. All horses kept in common pastures must be vaccinated and dewormed according to a schedule, type of vaccination, and type of dewormer recommended by a Routt County equine veterinarian, or as published from time to time by the Equine Committee.
- g. At the discretion of the Equine Committee, the Ranch Manager, or the Executive Board, horses must be removed from Creek Ranch by the horse boarder immediately, or by a time specified in

the removal notice. Cause for removal includes but is not limited to pasture overgrazing, injury to horses, diseased horses, or if a horse is aggressive to other horses or to people. The adequacy of cause for removal will be at the discretion of the Equine Committee, the Ranch Manager, or the Executive Board.

- h. Horse droppings in paddocks are to be removed at least twice each week, and immediately upon removing a horse from the paddock. Horse droppings in the arena, driveway, parking lot and barn aisles are to be removed immediately at the end of a riding session, or daily, whichever is more frequent.

5. Bicycle riding:

- a. Bicycles (non-motorized) may be ridden in the common facilities at Creek Ranch at the Headquarters area, on roads, on Remainder Parcels and open space, on land leased from the Colorado Board of Land Commissioners, and on land owned by the Bureau of Land Management. Riding shall be only on existing trails. Riders shall cross Trout Creek only at existing, signposted fords. It is the responsibility of the rider to ascertain the suitability of Creek Ranch facilities for the proposed riding activity. Note that trails and other bicycling areas on Creek Ranch common lands and leased/permitted lands are not maintained as smooth cycling trails, and should be considered similar to “wilderness trails” such as might be encountered in National Forests or BLM lands. There may be rocks, tree roots, ground squirrel and badger holes, and other obstacles. During much of the summer, cattle graze in the common and leased lands. Wildlife, including deer, elk, coyotes, and foxes, are abundant on the Ranch.
- b. Bicycles must be ridden under control and at a speed that minimizes risks to other users.
- c. Bicyclists must yield to both horseback riders and hikers.

6. Recreational vehicle riding: All-terrain vehicles (ATVs) and other vehicles may be used for official Ranch business (e.g., fence repair, stream work, weed spraying, etc.). For recreational use, the Covenants, section 3.03.10, state:

“For purposes of this Section, passenger vehicles include cars, trucks, jeeps and similar vehicles, and recreational motor vehicles include off-road motorcycles, on/off-road motorcycles, four- and three-wheeled motorized off-road vehicles and similar vehicles. All passenger vehicles, recreational motor vehicles and snowmobiles utilized within the Subdivision shall be muffled to suppress engine noise at least as efficiently as the manufacturer’s original equipment for the vehicle in question. ... Subject to the foregoing:

(a) The use of passenger vehicles within Remainder Parcels, Open Space Areas and Leased Lands shall be restricted and limited to those roads (including two-track trails) specified for passenger vehicle use from time to time in the Association’s rules and regulations.

(b) The use of recreational motor vehicles within the Subdivision shall be subject to and limited by the following:

(i) Use of recreational motor vehicles on Lots for recreational purposes is allowed provided the noise of the vehicle does not exceed the decibel level specified in the Association’s rules and regulations when monitored from any point on the boundary of such Lot.

(ii) Use of recreational motor vehicles on Lots for construction, maintenance and agricultural purposes is permitted.

(iii) Use of recreational motor vehicles by Owners, their family members, tenants,

guests and invitees is not permitted on Ranch Roads, Remainder Parcels, Open Space Areas or Leased Lands except ... for purposes of transportation to and from Lots, Remainder Parcels, Leased Lands and public lands adjacent to the Subdivision, provided the Association's rules and regulations may limit such transportation to specific paths and trails and may require recreational motor vehicles be parked in designated areas. Recreational motor vehicles may also be used for the recovery of game on Remainder Parcels where hunting is allowed. Notwithstanding the foregoing, Owners, their family members, tenants, guests and invitees may not use recreational motor vehicles for any purpose on Remainder Parcel A and may not use recreational motor vehicles on any Remainder Parcel for hunting."

Regulations to implement section 3.03.10 are described below. These regulations apply to all recreational uses of CROA common lands. However, they do not apply to Association uses, such as fence repair, weed spraying, habitat restoration, or cattle care.

- a. No motorized vehicles of any type may be used for recreation on Remainder Parcel A (the field east of CR 29) at any time.
- b. ATVs and motorcycles may be used on private lots only as long as their noise level does not disturb neighboring lot owners, as provided in Section 3.03.06 of the Covenants: "No sound, odor or light shall be emitted from any Lot or Structure which is noxious or offensive to others."
- c. Passenger vehicles, ATVs and motorcycles may be used on all Ranch Roads.
- d. To minimize damage to our common lands, only four-wheel ATVs may be used on remainder parcels, open space, and land leased from the Colorado State Land Board. Passenger vehicles (for example, trucks, cars, and jeeps) may not be driven on our common lands. Further, ATVs may be driven ONLY on established trails. These are evident on the ground, or may be found online at http://www.creekranchsteamboat.com/creek_ranch_trail_map.jpg. All vehicles must be ridden in control at all times, and at a speed that minimizes risks, damage to the trails, and the likelihood of frightening wildlife and horses. All motorized vehicles must yield to hikers, horseback riders, and bicyclists.
- e. Because of concerns about speed, noise, trail erosion, and frightening wildlife and horses, motorcycles may not be used on remainder parcels, open space, or land leased from the Colorado State Land Board.
- f. As specified in section 3.02.03 of the Covenants, "*In order to protect elk calving areas, the DOW Easement area shall be closed to all recreational activities between April 1 and June 30 of each year, with the exception of a posted pedestrian/equestrian trail corridor approved by the Colorado Division of Wildlife (the "DOW").*" The Conservation Easement is part of Remainder Parcel C. Most of the Easement is located west of the Colorado State Land Board lease and east of the

junction of the Cow Pass West and Ruff Patch trail, including the upper part of the draw leading to Bear Spring, and the Ruff Patch, Ridge, Around the Knob, Valley View, and Meadow trails. Motorized vehicles are therefore prohibited from using these areas from April 1 through June 30.

- g. ATVs and snowmobiles may be used to transport hunters to and from suitable hunting areas. ATVs, snowmobiles and suitable passenger vehicles (e.g., jeeps and trucks) may be also used to retrieve game. However, hunters must not actively use vehicles in search of or pursuit of game, and may not fire at game from any vehicle.
- h. To avoid frightening deer and elk during hunting season, in Remainder Parcel C, from September 1 through November 30, motorized vehicles are restricted to trails in open meadow areas, principally Whetstone Road, Ruins Return, Loop Return, Outlet, Northwest Passage, Hampton Path, HQ Ford, Middle Meadow, and Meadow. In addition, the following trails through the draws remain open to motorized vehicles: Cow Pass East, Cow Pass West, and the lower parts of Valley View and Whetstone Draw. Suitable ATVs may be driven on the trails in the easements west of CR 179 all year round.
- i. Do not drive on the trails when they are muddy. This can leave substantial ruts in the ground and promote additional trail erosion.
- j. Every year there are reports and complaints about people driving recreational vehicles at excessive speeds on Ranch roads and especially on the trails. Some of our roads and trails have sharp curves. Curves on the trails, especially in hilly areas, are sometimes completely screened by bushes. High speeds can endanger people, pets (including dogs and horses), and wildlife on the roads and trails. On Ranch roads recreational vehicles are expected to adhere to the posted 21 mpg posted speed limit. On trails in open space (designated trail easements between lots), Remainder Parcels and State Land recreational vehicles should drive at reasonable and prudent speeds for conditions, not to exceed 20 mph. Off trail use of recreational vehicles is prohibited except for ranch work.
- k. To minimize disturbance to wildlife and homeowners close to our open space, nighttime use of recreational vehicle use is prohibited on Creek Ranch open spaces, Remainder Parcels, and State Land from one hour after sunset to one hour before dawn with the following exception: 7N Trail may used up until midnight to ride the following trails on Remainder Parcel C (Cow Pass West - up to the State Land, Ruff Patch - up to Ridge Trail, NW Passage, Bear Spring Trail.
- l. **Penalties for violations (within a two-year period) by owners, guests or tenants (effective June 29, 2020):**
 - i. First offence: suspend ATV riding privileges for the balance of the ATV season
 - ii. Second offence or violation of suspension: suspend ATV riding privileges for one year
 - iii. Third offence: suspend ATV riding privileges for one year; suspend voting, hunting, fishing, HQ stay privileges for one year. **NOTE: CROA members are responsible for, and pay the penalties for, offences committed by their guests or tenants.**

7. Recreational snowmobile riding: Snowmobile use is governed by Section 3.03.10 of the Covenants:

(c) The use of snowmobiles within the Subdivision shall be subject to and limited by the following:

(i) The use of snowmobiles on Lots for recreational purposes is prohibited ... (except on lot 40).

(ii) Owners, their family members, tenants, guests and invitees shall not operate snowmobiles within the Subdivision earlier than 8:00 a.m. or later than 6:00 p.m., Monday through Friday, or earlier than 10:00 a.m. or later than 6:00 p.m. on Saturdays and Sundays.

(iii) Use of snowmobiles by Owners, their family members, tenants, guests and invitees is subject to and limited by the following:

(A) Use of snowmobiles is not permitted on Remainder Parcel A.

(B) Snowmobiles may be used on that portion of Remainder Parcel B located north of the ranch headquarters access road and outside of the Building Envelope on Remainder Parcel B, and on that portion of Remainder Parcel C located east of Trout Creek and south of the southern boundary of Lots 37 and 39, provided that except as otherwise permitted in (C), (D) and (E) below, snowmobiles shall not be used within 650 feet of the boundary line of any Lot.

(C) Owners of Lots 21, 37, 38 and 39, their family members, tenants, guests and invitees may use snowmobiles on that portion of Remainder Parcel C north of Trout Creek and south and west of Lots 21 and 37, only for purposes of transportation to and from the balance of Remainder Parcel C.

(D) Snowmobiles may be used on Remainder Parcel D only for purposes of transportation to and from adjacent public ground.

(E) Snowmobiles may be used on Ranch Roads and Open Space Areas only for purposes of transportation to and from areas where the use of snowmobiles is permitted.

(F) Notwithstanding (C) through (E) above, the Association's rules and regulations may limit use of snowmobiles for transportation purposes to specific paths and trails and may require that snowmobiles be parked in designated areas.

Regulations to implement section 3.03.10 are as follows:

- a. Permitted riding locations and times are described in the Covenant sections above.
- b. Snowmobiles may never be ridden in Remainder Parcel A (the field east of CR 29).

- c. Snowmobiles may be ridden on Remainder Parcel D (the common area south of Rainbow Ridge, between lots 12, 13, 19 and 20 on the west and lots 17, 23, and 30 on the east) only for transportation to and from the BLM land south of the Ranch.
- d. Snowmobiles may be used on the roads and easements only for transportation to and from permitted use areas such as the BLM land and Remainder Parcels B and C.
- e. To avoid damage to vegetation and soils, snowmobiles may not be ridden without at least a foot of snow cover on the ground.
- f. Riders of snowmobiles should be sensitive to the use of the Ranch by hunters during hunting season, and try to avoid driving in locations where hunting is likely to occur, and in a manner that is likely to frighten deer and elk. A hunting schedule is published each year by the Hunting Committee, and should be consulted to determine when hunting occurs on the Ranch.

8. Tubing: Tubing is permitted in the lakes and in Trout Creek.

- a. Tubing in Trout Creek is permitted only between the CR 179 bridge and the CR 33 bridge, and from the hours of 11 am to 3 pm.
- b. Tubing should only be attempted in Trout Creek when the water flow is reasonably high. If you are repeatedly bumping on the bottom, then you are probably disturbing fish spawning and feeding grounds, and might even dislodge some of the structures that manage the streamflow.
- c. If someone has arrived before you and is fishing in a lake, do not tube in that lake.

9. Swimming: Swimming is not feasible in Trout Creek, but the lakes are available for swimming, by people, dogs, or horses.

- a. If someone is already fishing in the lake, do not swim. Usually another lake will be available.
- b. If someone is already swimming in a lake, do not swim your horse there.
- c. If someone is already swimming in a lake, or swimming their horse(s) in a lake, ask permission before swimming your dog.

10. Shooting: Shooting of firearms for recreation or practice is not permitted at Creek Ranch. Varmint shooting on private lots is not permitted, but varmint shooting on Remainder Parcels, State land, and BLM land is permitted, subject to implementing approved safety precautions to prevent injury to persons or property, adhering to state licensing regulations, and providing prior notice to the Hunting Committee.

11. Archery: Target archery is permitted on private lots, as long as appropriate backstops are in place on the lot to prevent errant arrows from entering other lots. Bowhunting is permitted at Creek Ranch as provided in Section 2: Hunting.

- 12. HQ use:** See the CROA website link to Reserve Headquarters, then click on Headquarters User Agreement.
- 13. Architectural Control Committee regulations:** See the CROA website link to ACC Guidelines.
- 14. Weed control:** Colorado State law, Routt County law, and the Creek Ranch covenants (section 9.01) all require “control” of noxious weeds on private land. Search the internet for “Colorado noxious weeds” for the most recent listings, photos, and other information about noxious weeds. Generally, the most common noxious weeds at Creek Ranch are houndstongue, Canada thistle, and musk thistle, which are all widespread and are found on most lots. Less abundant are whitetop, bull thistle, wooly mullein, common toadflax and knapweed.
- a. Lot owners may do their own weed control (chemically or mechanically [e.g., pulling, removing flowers]) or they may hire professionals to do it for them.
 - b. If weeds become especially prevalent on a lot, the Board may engage a specialist from the Natural Resources Conservation Service or the Routt County Extension Office to evaluate the infestation and recommend a course of action, or may contact the Routt County Weed Control Program for advice and/or action. Recommendations from these specialists will be sent to the lot owner. If the lot owner does not take appropriate action in a reasonable time, the Board will hire a professional to spray the lot and invoice the owner for the cost.
- 15. Damage to Creek Ranch resources:** Wear and tear is expected to occur as a result of normal use of Creek Ranch facilities. Examples include degradation of gravel on the roads and sand in the HQ arena; ruts in the trails; wear on the carpets and flooring in the HQ, etc. Abuse of the facilities, however, can greatly accelerate normal wear and tear, or cause damage that would seldom or never occur during normal use. Examples include fast ATV driving in muddy conditions; driving vehicles across Trout Creek except at designated fords; hitting fences or buildings with vehicles, etc. Note that the wooden fences at Creek Ranch are often not strong enough to support a person’s weight; no one should sit or stand on the rails. Documented abusive damage to Creek Ranch resources will require payment for repair and may incur fines that will vary depending on the nature and extent of the damage. See the policies on *Violations of Regulations and Covenants* and *Dispute Resolution* for more information on these procedures.
- 16. Hay Storage:** It is recommended that Owners build a barn or outbuilding large enough to accommodate the storage of hay. If it is necessary to store hay outside, the hay should be placed in a location to minimize the visual impairment to the community and be covered with an earth-colored tarp. Additional landscaping (earth berms or vegetation) or privacy fencing may need to be considered for effective visual screening.
- 17. Livestock Operations:** Section 3.03.14 of the Creek Ranch Covenants states:

“3.03.14 Livestock Operations. Except for raising of commercial livestock by the Association on the Common Property and except for horses which may be kept and maintained on Lots and Remainder Parcels as elsewhere herein provided, no animals shall be commercially raised, bred or kept in quantity within the Subdivision. Horse boarding and training operations and commercial poultry, feedlot and swine operations are prohibited. FFA or 4-H projects by minors shall not be deemed to be the “commercial” raising of animals within the meaning of the preceding two sentences. The keeping of elk, llamas, alpacas and other exotic livestock within the Subdivision is not permitted.”

The Covenants recognize the right of owners to keep livestock on their property, but only for non-commercial purposes, with the exception of FFA or 4-H projects. That right must be balanced with concerns about the impact of livestock on the quality of life at CR, the health of other animals at CR and the tranquility of neighbors with respect to noise, odors and visual appearances. To achieve that balance only chickens and goats are allowed within the constraints of the following rules. Owners keeping livestock must be full-time residents or have resident caretakers.

Chickens

- a. No more than 5 hens may be kept on your property.
- b. No roosters allowed.
- c. Chickens shall be kept in the barn or a secure coop at all times.
- d. Coops and enclosures shall be of quality construction commensurate with other buildings at Creek Ranch.
- e. Coops and enclosures shall be located in close proximity to the barn or in a manner to minimize the visual impact from the road and neighbors.
- f. Coops must be kept in a neat and sanitary condition at all times and must be cleaned on a regular basis to prevent the attraction of pests and offensive odors.

Goats

- a. No fewer than 2 and no more than 3 goats, wethers (altered males) or does, may be kept on your property.
- b. No bucks allowed.
- c. Goats shall be kept in a secure enclosure at all times.
- d. Enclosures shall be located in close proximity to the barn or in a manner to minimize the visual impact from the road and neighbors.
- e. Enclosures shall be a minimum of 200 square feet per goat.

- f. Enclosures must be kept in a neat and sanitary condition at all times and must be cleaned on a regular basis to prevent the attraction of pests and offensive odors.

FFA / 4-H Animal Projects

- a. Projects are only allowed for minors related to the owners.
- b. Projects are not limited to chickens and goats.
- c. Animals must be kept in a secure enclosure in close proximity to the barn to limit visual impact from the road and neighbors.
- d. Enclosures must be kept in a neat and sanitary condition at all times and must be cleaned on a regular basis to prevent the attraction of pests and offensive odors.
- e. Owners are required to submit an FFA / 4-H Animal Project Form for each FFA or 4-H project involving animals to the Ranch Manager within 30 days of the animals being brought onto Creek Ranch.

Approved by: Executive Board
Supersedes: Policies of March 29, 2021
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