

HIDDEN VALLEY RANCH

RULES AND REGULATIONS

A. General Rules and Regulations

5/23/16

1. Subject to the foregoing, the Common Area may be used only by the Owners and guests of Owners that are physically residing at or physically using the Parcel for its intended purpose or that are accompanied by the Owner during such use of the Common Area. (Declarations Page 7, Section 4.2 Common Area.)
2. All trucks, all-terrain vehicles, snowmobiles, trail bikes, recreational vehicles, motor homes, motor coaches, snowmobiles, campers, trailers, boat trailers, passenger automobiles, pick-up or utility trucks or any vehicles traveling on the ranch roads or areas within Hidden Valley Ranch may not exceed a speed limit of 20 miles per hour. All drivers must have a valid driver's license.
3. No overweight or over-length loads may travel over the roads or other areas within Hidden Valley Ranch.
4. All livestock has the right-of-way over Hidden Valley Ranch roads and common areas.
5. Dogs must be on leashes or within the owner's control, as determined by the Association, and may not be running loose. A \$100 fine will be issued for the first such violation of this requirement and for each subsequent violation the fine will be \$200 per violation.
6. Any dogs or other animals of an owner chasing livestock will be subject to a fine of \$250 per animal per incident.
7. Any horses or other animals in the Common Area and any owners, licensees, invitees, or other permitted users (as may be allowed from time to time in the Declaration or Design Review Guidelines) will be in the Common Areas and Hidden Valley Ranch area at such person's own risk and all such persons assume any risk or liabilities relating thereto.
8. All horses in the Common Area or other areas of Hidden Valley Ranch must be in good health and have a valid health certificate, which certificate must be presented to the Association from time to time immediately upon request.
9. No trash may be deposited or left in the Common Areas of Hidden Valley Ranch, and each owner is responsible for the prompt and immediate removal of its own trash.
10. Children under 18 years of age must always be with an adult in the Hidden Valley Ranch Common Areas and must be under adult supervision at all times when in the Hidden Valley Ranch Common Areas.
11. No Improvement shall be erected, placed, reconstructed, replaced, repaired or otherwise altered, nor shall any construction, repair or reconstruction be commenced until plans for the

Improvements have been approved by the Design Review Committee. A fine of \$5000.00 may be imposed for violation of this provision, plus \$250.00 per day until approval from the Design Review Committee is obtained.

12. Any Owner who occupies any structure, or permits any structure to be occupied, prior to the issuance of a temporary certificate of compliance by the Design Review Committee shall be fined \$250.00 per day for each day until a temporary certificate of compliance is issued.
13. Any Owner who cuts, or permits another to cut, any tree in excess of six inches in diameter, without the prior written approval of the Design Review Committee may be fined \$1000.00 per tree cut and shall be required to replace each tree with three trees of at least ten feet in height.
14. Any Violation of any provision of the Declaration for Hidden Valley Ranch or of any provision of the Design Guidelines, not otherwise addressed in these Rules and Regulations shall be subject to a fine of \$250.00 per occurrence, or per day if such violation is a continuing violation.

B. Shoreline Rules and Regulations

1. Reasonable efforts will be used to protect all wetland areas around the Hidden Valley Ranch Lake pursuant to the terms of the wetland mitigation plan. All Owners will be required to use best efforts to assure the existence of the wetlands in perpetuity and there will be no permitable impact due to the inclusion of the wetlands in a mitigation plan.
2. There is established a 60-foot access perimeter easement for the Association for Lake maintenance, water quality management, and emergency services (the "Lake Access Easement").
3. Any alteration of the Lake bank within the Lake Access Easement will be subject to the prior written approval of the Association, which may be withheld in its sole discretion. Owners are responsible for securing any and all necessary permits for completion of any alteration on a lot, including without limitation the shoreline.
4. Application of any chemicals to the Lake and within the Lake Access Easement requires the advance written approval of the Association, which may be withheld in its sole discretion.
5. Erosion control and storm water management measures and proposed compliance measures with these rules and regulations during construction activities on each lot must be submitted in writing to and approved by the Association.
6. Planting of non-native plants as identified in the Colorado Weed Control Act is prohibited in Hidden Valley Ranch.

7. Any fish stocking activity is prohibited, except as otherwise approved in writing by the Association.
8. Permanent docks are prohibited, unless otherwise approved by the Association, in its sole discretion, applies only to lots adjoining lake. Which approval may include approval of design, location and permitting.
9. No Hunting or discharge of firearms are allowed in Hidden Valley Ranch.

C. Boat Use and Maintenance

1. All boats are limited to 18 feet in length, electric motors only, use of gasoline powered motors for propulsion are prohibited except for Lake maintenance by the Association.
2. Wakeless speeds only are allowed on the lake.
3. Boats stored on the Lake must be clearly marked with the lot number of the owner. Storage of the boat must be arranged by the homeowner with and subject to the advance written approval of the Association.
4. Owners are responsible for insuring their boats and other watercraft and must provide evidence of such insurance to the Association, including proof of acceptable amounts of liability and injury coverage naming the Association as additional insured.
5. The Association is not responsible for the care or security of any boats in Hidden Valley Ranch and all such boats or other vehicles, trailers and other items are at the sole risk and loss of the Owner.
6. Owners are responsible for all-season storage of their boat. All boats must be removed from the Lake by the first day of November of each year. Boats may not be stored on the shoreline during the winter unless approved in advance in writing by the Association, which approval will be in the Association's sole discretion.
7. Boats must comply with United States Coast Guard ("USCG") specifications for occupancy and use and all USCG and State boating safety regulations apply.
8. Each boat must have an USCG approved personal floatation device for each occupant of the boat. Each boat must have an emergency sound emitting device and oars and paddles for manual propulsion.
9. Boats and trailers brought to the Lake from other Lakes should be thoroughly washed and all aquatic weed, debris and mud removed therefrom. All Boats and trailers are required to disinfect (1% hypochlorite for 12 hours) this equipment prior to entering the lake.
9. Boats lost on the Lake will be retrieved at the expense of the Owner of the lot number marked on the boat.

10. At any time, the Lake manager, in its discretion, may require individual boat operators or all boats to leave the Lake due to inadequate operator experience, unsafe behavior or weather conditions.

D. Fishing Regulations

1. No bait or live minnows may be used.
2. Flies and lures utilizing barbless hooks only are permitted. Only one rod per angler may be employed. No unattended fishing rods are allowed. Landing nets or soft weave are required for each fishing group.
3. Limits of fish are established per lot and no more than three fish (10"–18") per lot may be removed from the Lake per week. All other fish must be returned to the water immediately after catching. No sorting of fish on a stringer is allowed. Only one fish over 25" per lot may be harvested by an owner per year.
4. Ice fishing is permitted but no shelters may remain on the ice overnight. Hand augers only are allowed. Ice fisherman walk out onto the ice at their own risk. All applicable limits apply.
5. Anglers are required to have a valid Colorado fishing license and each Owner is responsible for assuring their guests have the appropriate fishing licenses and comply with these rules and regulations.
6. Anglers utilizing equipment (boots, gloves, rods, etc.) that have been used in other fishing waters are required to disinfect (1% hypochlorite for 12 hours) this equipment prior to entering the Lake.
7. Inlet area to the south end of the island in the upper Lake is reserved for fly rods and fly fishing only.
8. Shore anglers shall maintain a distance of 100 feet from other shore anglers or boats. Boat anglers shall maintain a distance of 200 feet from other boats and 100 feet from shore anglers. Wildlife always has the right-of-way.

5/23/16