

February 17, 2022

## HIDDEN VALLEY RANCH RULES AND REGULATIONS

### A. General Rules and Regulations

1. These Rules and Regulations are either approved by the Board of Directors or are a re-statement of Rules and Regulations that are stipulated in the Hidden Valley Ranch Declaration or Hidden Valley Ranch Design Guidelines. Not all Rules are listed below and Owners are required to be familiar with the Rules and Regulations stated in the Declaration and the Design Guidelines.
2. The Common Areas may be used only by Owners and guests of Owners who are 1) physically residing at the Owner's parcel, or 2) accompanied by the Owner at the Common Areas. Owners may invite guests to the Hidden Valley Ranch Common Areas for personal but not commercial purposes. The Common Areas may not be used to further the commercial interests of any business enterprise (e.g., the Common Areas may not be used for corporate retreats). The Owner is responsible for ensuring that all guests be informed of the Rules and Regulations of the Ranch. Any Owner who permits a guest to visit Hidden Valley Ranch is responsible for the conduct of the guest at all times, including, but not limited to financial responsibility for violations of the Rules and Regulations.
3. No motorized vehicle traveling on the ranch roads or areas within Hidden Valley Ranch may exceed the speed limit of 20 miles per hour. All drivers must have a valid driver's license. All access to Hidden Valley Ranch, whether by foot, horseback, or vehicle, is limited to the two entrances at the electronically controlled gated access ways on Hidden Valley Drive from County Road 400 and from SonLight Place.
4. Snowmobiles and all-terrain vehicles may be used only on private Parcels, on the roads within Hidden Valley Ranch, and in the limited area of the Common Areas designated for such purposes. Snowmobiles may only be operated during daylight hours. Other than when used on an Owner's Parcel or on the Hidden Valley Ranch roads, all-terrain vehicles may only be operated during daylight hours.
5. Any damage to the roads or other Common Areas within Hidden Valley Ranch caused by a contractor or Owner or guest of an Owner may result in fines and/or imposition of an assessment for repair costs. The maximum combined vehicle and load weight for any vehicle traveling over Hidden Valley Ranch roads or other areas is 85,000 pounds. The maximum vehicle length for any vehicle traveling over Hidden Valley Ranch roads or other areas is 58 feet.
6. All livestock has the right-of-way over Hidden Valley Ranch roads and Common Areas.
7. All dogs must be on handheld or electric collar type leashes and under the immediate physical control of the Owner upon command while outside of the Owner's fenced area. Dogs are not permitted to be on another Owner's property without the Owner's consent. Only dogs belonging to an Owner or a guest of an Owner are allowed to be walked on the Hidden Valley Ranch roads, designated trails and other Common Areas. Pet owners are responsible for removal of all dog excrement from the Common Areas. Dogs are not permitted to be transported on the Ranch unless the dog is restrained within a vehicle or crate. A \$100 fine will be issued

for the first such violation of this rule and for each subsequent violation the fine will be \$200 per violation.

Page 2

- 8.** Chasing livestock is prohibited. If any dog belonging to an Owner or the guest of an Owner chases livestock, the Owner will be fined \$250 per incident.
- 9.** Owners, licensees, invitees, or other permitted users will be in the Common Areas or other areas of Hidden Valley Ranch at such person's own risk and all such persons assume any risk or liabilities relating thereto. Any Owner allowing a horse or other animal to be in the Common Areas or other areas of Hidden Valley Ranch assumes any risk or liabilities thereto.
- 10.** All horses in the Common Areas 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.
- 11.** 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 his or her own trash from the Common Areas.
- 12.** Children under 18 years of age must be under direct adult supervision when in the Common Areas of Hidden Valley Ranch.
- 13.** No Improvement, including irrigated landscaping or exterior lighting, may be erected, replaced or altered without the prior approval of the Design Review Committee; provided, however, that repair to an existing structure does not require prior approval if it does not alter the exterior appearance of the structure.
- 14.** 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.
- 15.** Any Owner or contractor 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.
- 16.** All Owners are responsible for the actions and violations of their guests, minor children and contractors who they have retained or requested to perform work on their property. Owners are required to inform guests, children, and contractors of all Rules and Regulations of Hidden Valley Ranch and ensure compliance. If a guest, minor child or contractor violates any rules, the Owner will be liable for all fees incurred by their guests, minor children or contractors.
- 17.** Aerial drones are allowed only in the immediate airspace of the Owner's parcel if permitted by applicable regulatory authorities. Drones may not be operated over Common Areas or over other Owner's parcels.
- 18.** The aerators in the lake change the conditions in which ice forms on the lake and the thickness and stability of the ice over the course of the winter season. Accordingly, all winter

activity on the ice, including, but not limited to ice fishing, hiking, skating, and use of a snowmobile or any other motorized vehicle, is prohibited.

Page 3

**19.** No hunting or discharge of firearms is allowed in Hidden Valley Ranch, except as provided in the Section 6.28.3 of the Declaration for the specific control or restraint of various animals with the express permission of the Board.

**20.** The Owner of a Parcel has the right to lease the entire Parcel to one person, entity or family unit, subject to the following conditions: (1) No guest house, main house and/or barn can be rented, licensed, subdivided or sold separately from the main residence; (2) any lease must be for a minimum of twelve (12) months; (3) the lease must be in writing, must require that the tenant comply with all Rules and Regulations of the Hidden Valley Ranch Association; and a copy of the lease must be delivered at execution to the Association Manager; (4) the lease may not have a right of sub-lease in it; (5) the lease must prohibit using the Premises by the tenant for any business purpose or as a paid temporary destination; (6) the lease must contain a provision prohibiting use of the Premises by the tenant for any business purpose or as a paid temporary destination; (6) the lease must require that tenant provide insurance coverage for property damage and liability, naming the Hidden Valley Ranch Association as an additional insured. The Owner shall be liable for any violation of the Hidden Valley Ranch Documents committed by the Owner's tenant, without prejudice to the Owner's right to collect from his tenant any sums paid by the Owner on behalf of the Tenant.

**21.** It is the responsibility of every Owner to control noxious weeds that grow on their property. Planting of non-native plants as identified in the Colorado Noxious Weed Act is prohibited in Hidden Valley Ranch. CRS 35-5.5-101-119

**22.** Owners planning any event for more than 20 non-Owner guests at the Gazebo or other Common Areas must notify and obtain consent from the President of the Hidden Valley Ranch Association not later than 14 days prior to the event.

**23.** Water contact sports, including swimming, scuba diving, water skiing, floating swim or jump platforms and all other water contact related activities, are prohibited. Jumping off the docks is expressly prohibited.

## **B. Shoreline Rules and Regulation**

**1.** There will be no action taken that will adversely impact the wetlands.

**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 Board of Directors, which may be withheld in its sole discretion.

Page 4

5. Any fish stocking activity is prohibited, except as otherwise approved in writing by the Board of Directors.

6. Permanent docks at lots adjoining the lake are prohibited unless approved by the Design Review Committee.

### **C. Boat Use and Maintenance**

1. All boats are limited to 18 feet in length and 8 feet in width. Only electric motors will be used on the lake.

2. Wakeless speeds only are allowed on the lake. Boats are not allowed to travel faster than 5 miles per hour.

3. Boats stored on the Lake must be clearly marked with the lot number or Owner's name.

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 Hidden Valley Ranch Association as additional insured is encouraged.

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. "Boats" include all watercraft, including motorized boats, kayaks, canoes and paddle boards.

6. Owners are responsible for off-season storage of their boats. All boats must be removed from the Lake by the 1st 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 Board of Directors, which approval shall be within its 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 or paddles for manual propulsion.

9. Only boats dedicated exclusively to Hidden Valley Lake may be launched and used at the Hidden Valley Ranch Lake. If a member intends to initially launch a used boat at the Lake,

the boat must have an Aquatic Nuisance Species (“ANS”) Stamp issued contemporaneously by an authorized Colorado inspection station.

10. Boats lost on the Lake will be retrieved at the expense of the Owner whose name or lot number is marked on the boat.

Page 5

11. At any time the Ranch manager or any officer of the Hidden Valley Ranch Association may require individual boat operators or all boats to leave the Lake due to inadequate operator experience or unsafe behavior.

12. The Hidden Valley Ranch Association, through the Ranch Manager or the Board, will assign slips for each Owner’s boat at the communal dock. All boats must be slipped only in their assigned slip. Upon request and as available, every Owner will be assigned one slip at the communal dock. If an Owner has more than 1 parcel, the Owner may request additional slips based on the number of Parcels owned which will be assigned if available.

#### **D. Fishing Regulations**

1. No bait or live minnows may be used.

2. Flies and lures utilizing barbless hooks only are permitted. Lures utilizing treble hooks are not 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. The following limits of bass and trout are established per lot: No more than three (3) 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. Any angler (Owner or guest) utilizing equipment (including but not limited to boots, gloves, rods, lures, flies, fishing kayaks and canoes) that has been used in fishing waters other than Hidden Valley Ranch Lake are required to disinfect this equipment with 1% hypochlorite for 12 hours prior to entering the Lake. It is recommended that members supply fishing equipment that has been dedicated to Hidden Valley Ranch Lake to their guests.

5. 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.

#### **E. Clubhouse Rules**

1. Only Owners and their guests are allowed in the Clubhouse.

2. Proper, clean shoes are required on the pickleball courts. Tennis style shoes are preferred and no black-soled shoes, hiking boots, or street shoes are allowed on the courts.

- 3.** Use of the Clubhouse is at the user's risk. There are inherent risks in playing a sport which the user assumes.
- 4.** Bicycles, tricycles, roller skates, and skate boards are prohibited in the Clubhouse.
- 5.** The Clubhouse is available for use for all Owners and guests for pickleball and the exercise equipment. Should an Owner wish to reserve the Clubhouse for another use, express permission from the Board or Ranch Manager must be obtained in advance.
- 6.** No sporting events open to the general public, such as pickleball tournaments, are allowed at the Clubhouse.