

Abridged Ranch Rules

Speed Limit /Road Safety: Drivers should obey the posted speed limits and watch for pedestrians, children, and wildlife.

Parking: No long term overnight parking on the roadways is allowed. Residents should park cars, pick-up trucks and SUV's on their property in their garage or their driveway. Guests must park in specified parking areas. Any other vehicle must fit into a single space in the owner's garage. Residents are urged to park vehicles in their garage when possible. Parking on landscaped common areas is prohibited.

Recreational Vehicles: Recreational vehicles including (without limitation): motor homes, trailers, or pickup trucks equipped with campers designed for sleeping may be parked for loading and unloading purposes only. At no time should recreational vehicles block roadways or impede traffic. Other vehicles and conditions are described in Section M. page 15, DCCRs.

Lakes and Water Features: Boating, rafting, canoeing, swimming, wading, tubing, ice skating and ice fishing are not permitted on or within the streams, ponds and lakes of The Ranch.

Safety: During times of fire danger, observe all safety rules issued by the government and posted in the mail room. No fireworks of any type are allowed at The Ranch.

Dogs: Dogs outside the boundaries of their owner's property must be on a leash. Pet owners are responsible for immediate removal of pet waste from their own property, other owner's property and common areas. No animal is allowed to make an unreasonable amount of noise.

Noise: Excessive noise from any lot shall be considered a nuisance activity.

Fishing: There is a two fish limit per residence per day as posted.

Trash: La Plata County Ordinance requires residents to put out trash in closed containers after 6 am on the designated day for garbage pick-up and remove the container before 9 pm on the same day. Phoenix and Waste Management both collect garbage at The Ranch on Tuesdays.

Tennis Court: There is a tennis court sign-up board in the mail room. Before using the tennis court, please check the sign-up board to see if anyone else has reserved the court.

Prohibited Vehicles: No motorized or unlicensed vehicles (dirt bikes, ATVs, snowmobiles or similar vehicles) are allowed on the footpaths, on common ground, in the nature area, or on any roadways in The Ranch.

Mail Room Bulletins: Residents and guests are urged to check the Mail Room for timely bulletins from the RPOA board and/or the website, www.rpodurango.com.

Questions or to report violations: Please contact AREM Property Management, 970-247-8299, arem@arempm.com or an RPOA Board member.

Violations will be subject to fines as determined by the Board of Directors.

Source: Declaration of Covenants, Conditions and Restrictions for The Ranch Property Owners Association, available online at www.rpodurango.com