

PINE RIVER RANCHES LANDOWNERS ASSOCIATION, INC.

RULES, REGULATIONS AND GUIDELINES

Adopted – June 6, 2018

**USE OF MOTORIZED VEHICLES IN PINE RIVER RANCHES SUBDIVISION**

The purpose of this policy is not to forbid operating certain motorized vehicles but to define and clarify responsible behavior ensuring their safe and legal use in Pine River Ranches.

- a. Speed: all motorized vehicles including all-terrain vehicles, motorcycles, and dirt bikes, snow mobiles and passenger automobiles, must restrict their speed to 20 MPH.
- b. Private Land: The use of motorized vehicles on private land without the property owner's permission is trespassing. Therefore, any private land, whether fenced or not, is off limits.
- c. Common Land: These are properties under mutual ownership by the Pine River Ranches Landowner Association, Inc; park or green area around the neighborhood pond. All motorized vehicles, except those conducting Association businesses such as cutting and weed control are restricted to the road and the parking area leading to the pond. Appropriate signs designating these boundaries will be in place. These vehicle restrictions are to preserve the integrity of the park and to minimize erosion, destruction of wildlife habitat, minimize wildfire danger and to prevent danger to motor vehicle operators.
- d. Pedestrian Safety: Many of our neighbors make use of the roads for recreation such as walking, riding bicycles and riding horses. Safety and mutual respect dictate that caution be taken when operating vehicles in their vicinity. Reduce speed to prevent rocks and dust from striking these people or animals.
- e. Road Damage: Operating vehicles in such a way that significantly damages our roads raises costs to all Landowners. The most common complaints involve all-terrain vehicles and dirt bikes that dig deep ruts in the gravel and dirt that eventually require grading. The irresponsible activity should be reported to the Association's Board of Directors for action.
- f. Motor Vehicle Safety: It is strongly recommended that vehicle operators wear appropriate safety gear. This gear should include helmets and safety clothing based on the type of vehicle used.

**POND (LOT 91) AND/OR OTHER COMMON PROPERTIES (PER CC&R PARAGRAPH 5)**

- a. Use is restricted to any lot owner, their family and/or accompanied guest(s).

- b. Take only enough fish for one meal, but in any event no more than the legal limit as established by the Division of Parks and Wildlife. Catch and release using artificial lures and flies is encouraged.
- c. Keep property clean and natural. Remove any trash, cans, bottles, discarded fishing line, when leaving the property.
- d. No motorized traffic permitted at any common property while wildlife is sitting on their nest or reproducing. Do not approach closer than 150 feet to any reproducing wildlife or wildlife with babies.
- e. Dogs, when not on owners' property, shall be under direct voice and/or physical control and not allowed to run loose and rampant. The dog's actions shall not cause distress to wildlife, other persons, pets, or property. Enforcement of this rule shall be in accord with the La Plata County or Colorado State Division of Parks and Wildlife directives.
- f. The maximum speed limit on all roads in and serving the subdivision shall not exceed 20 MPH. Caution should be used at all times due to children playing, residents with or without pets walking, jogging, etc., and wildlife in or crossing the roadways.
- g. Any use of the common properties is at user's risk. The Association and other property owners assume no responsibilities or liability for user's actions, damages, or injuries.

## **SOLAR PANELS INSTALLATION**

Any solar panel over six (6) square feet in size is considered an above ground improvement as defined in CC&R Paragraph 19 and shall be therefore subject to review by the Design Committee.

### **Aesthetic Conditions:**

- a. In accordance with Pine River Ranches setback standards, no solar array may be erected within fifteen (15) feet of any property owned by another person or entity, and the front setback will be forty (40) feet.

- b. Brightly colored and/or bare metallic finishes (e.g. galvanized pipe or aluminum tubing) are not consistent with Pine River Ranches' rustic wilderness setting and should be avoided. Any glass surface should be low glare. Solar panel frames should have a durable dark finish when possible, or in the case of a roof mount, a color that harmonizes well with the roof. The back side of the solar panel should either be covered or have a similar appearance.
- c. In the case of a freestanding installation, the necessary support structure should avoid resemblance to any industrial installation and should have a simple design.
- d. Roof installation should conform to the existing roof pitch and should not require a visible external support system.
- e. Any needed wiring should be underground to the fullest possible extent.
- f. Solar installations should be scaled to the homeowner's use. Leasing of ground to third parties who plan to operate a solar facility is not allowed.
- g. Freestanding arrays should be placed on the lot to minimize their visual impact on nearby lots and the community as a whole.

\*It is the goal of the Design Committee to provide assistance to the homeowner(s) to consider these aesthetic considerations while also trying to avoid significantly impacting the cost of the panels.

## **DESIGN COMMITTEE**

The Design Committee shall make their decision in accordance with the CC&Rs supplemented by the following guidelines:

- a. Roofs exceeding 200 square feet in area must have a minimum of two (2) planes, each with a pitch of 3 in 12 or greater.
- b. The exterior of buildings may not be smooth metallic siding or similar materials. Textured metal siding, which closely resembles wood or other such natural material, may be approved by the Design Committee, in their sole discretion, on a case by case basis. Metal may be used for roof surfaces.
- c. The exteriors of outbuildings must reasonably conform to the architecture of their respective principal residence, in terms of roof pitch, roof finish, and exterior siding or material. Alternatively, the Design Committee may in their sole discretion, approve other complimentary exterior finishes, such as rough-cut siding.

- d. Colors found in the natural environment of La Plata County are encouraged.

#### **BRIDGE USE - LIABILITY INSURANCE REQUIREMENT**

In recognition of its critical role to the Pine River Ranches and associated outlying properties, the following requirements are mandated for any vehicular traffic of more than two (2) axles and exceeding ten thousand (10000) pounds using the Pine River Ranches Landowners Association bridge across the Los Pinos River.

Lot owners who engage contractors to work on their Lots must ensure that these contractors are adequately insured against liability and obtain these contractors' liability-insurance-declaration including course-of-construction liability insurance. Copies of declarations shall be submitted to the Pine River Ranches Landowners Association Secretary prior to construction or any other work. Pine River Ranches Landowners Association shall obtain evidence that any contractor retained by the Board of Directors to work on the common areas carries adequate liability insurance which will cover any damage to Pine River Ranches common areas which they may cause.