

Campground of the Rockies Association
Rules and Regulations
Adopted by the Board of Directors, February 2019

All lot owners and their guests must observe and obey the Rules and Regulations which are adopted pursuant to and incorporated as Article 6, Section 6.4 of the Covenants for the Campground of the Rockies (CORA). Please refer any questions to the CORA Caretakers.

COMMUNITY BUILDINGS

1. No open carry Firearms permitted in any CORA building.
2. Smoking is not allowed in any of the CORA community buildings.
3. Only certified service animals are allowed in CORA community buildings. No other animals are allowed.
4. If lot owners wish to reserve the clubhouse for a one-day private occasion, the reservation must be made through the CORA Caretakers at least ten days in advance. Reservations will be made on a first come, first serve basis. A security deposit of \$75.00 will be required. The lot owner reserving the clubhouse must be present during the entire function and is responsible for the actions of their guests. The lot owner is responsible for cleaning the clubhouse after the function. The security deposit will be refunded if the clubhouse and equipment are left in satisfactory condition as determined by the CORA Caretakers. Reservations will be taken for Monday-Thursday only. The specified holidays are not available: Memorial Day weekend, July 4 and Labor Day weekend. If July 4 falls on a weekend, that weekend cannot be reserved. The swimming pool is not included in the reservation.
5. The clubhouse kitchen, apart from a reservation, is for CORA functions only.
6. Children must be accompanied by an adult in the shop. Children should have adult supervision in the clubhouse. If unaccompanied children are causing a disturbance in any CORA community building, the CORA Caretakers may ask them to leave.
7. The service centers, inside or outside, may not be used to clean fish, wash dishes, or clean animals. Washers and dryers are provided in some service centers.

SWIMMING POOL

1. NO LIFEGUARD IS ON DUTY, SWIM AT YOUR OWN RISK.
2. Pool hours are from 9:00 a.m. to 8:00 p.m. The pool is open May 15th to September 30th, subject to weather conditions.
3. Children under the age of 16 must be accompanied by an adult.
4. No food, beverages, glass or hazardous objects are allowed in the pool area. Drinking water in a non-glass container is permitted.
5. All swimmers **must shower** before entering the pool. Everyone must wear proper swimming attire.
6. Persons with open wounds or sores are not permitted in the pool.
7. **Diapers are not allowed in the pool.** Little Swimmers are available for purchase during office hours.

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TENNIS COURT

1. Courts are for playing tennis, shuffle board, and Pickle Ball only. All other activity is prohibited.
2. Appropriate athletic footwear is required.
3. No wheeled vehicles allowed on the courts. This includes skateboards, bicycles, etc.

CORA DESIGNATED RECREATION AREAS

Safety first. Please respect the work of volunteers who build and maintain these areas for your enjoyment. These areas include the following: golf course, archery range, volleyball court, softball field, basketball court, children's playground and any other designated recreational area.

RESERVOIR – Ranch of the Rockies Rules

1. Permits must be in your possession at all times. Valid for use only by person whom issued.
2. No boats, float tubes, wading or swimming.
3. No horse trailers or horses inside fence. Fishermen parking only.
4. No fires or overnight camping.
5. Guests must have permit or permission in writing.
6. No pole holders or digging allowed.
7. Maximum number of poles is two and two fish per day.
8. Pets must be on leash and under control of its owner at all times.
9. Ice fishing is not allowed.
10. Ranch of the Rockies creates and enforces the rules at the reservoir. Full cooperation is expected to maintain benefits. If you have any questions, please call Ranch of the Rockies manager at 719.836.2079.
11. Ranch of the Rockies allows CORA the use of the reservoir. We contribute a nominal amount towards the pond.

LOT OWNER'S CONSTRUCTION PROJECTS AND LANDSCAPING

1. Prior to construction, plans for all projects must be furnished to CORA Caretakers for approval. The CORA Caretakers will provide necessary applications for sheds and other construction projects. Sheds less than 120 square feet and decks no more than 200 square feet and no more than 30 inches off the ground do not require a Park County Building permit. Other construction may require a permit from Park County. It is the lot owner's responsibility to obtain any required Park County permits and approval before starting a construction project.
2. Any changes to a lot must be approved by the Board of Directors or the Board may delegate authority to the CORA Caretakers.
3. A maximum of one shed is allowed by Park County at this time. 120 square feet or less is allowed on each lot. Please see the construction guidelines for specific dimensions and requirements.

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4. All campfires must be in an approved campfire enclosure. See the construction guidelines for specific information. Put out all fires before leaving the immediate area. Campfires are allowed unless there is a county or state mandate restricting or prohibiting fires.
 - a. Campfire permits are required. The fee is \$10 for one calendar year. You may go to Fairplay to purchase in person or apply on-line at <http://nwfpd.org/fire-code/open-burning/>.
 - b. You are required to call dispatch before each campfire. The number is 719.836.2609.
 - c. To check for a fire ban, call 719.836.4160. Do not rely on Campground signage. Every effort is made to update the signs. However, the ultimate responsibility is up to the lot owner.

LOT MAINTENANCE

1. In reference to wells, see Covenant 6.5.
2. CORA lot owners are responsible for maintaining their lots and improvements in a neat and attractive manner, at all times.
3. Remove all trash and debris.
4. Promptly remove weeds and maintain the height of grass.
5. Remove dead trees, shrubs and/or damaged landscaping.
6. Replace broken portions of decks, gazebos, sheds, skirting and/or damaged structure materials.

WATER, SEWER AND ELECTRIC CONNECTIONS

1. Electrical work done on any lot, must be in accordance with Colorado state law.
2. No CORA water may be used to water outside plants and flowers. Refer to Covenant 6.5.
3. Service centers in the Silverton Northern campground will be opened and closed according to Covenant 6.1.2.
4. Individual lot owners are responsible for the maintenance of utilities on their own lot. If CORA must make repairs that should have been performed by the lot owner, the lot owner will be billed for time and materials.
5. Any extension cords used must meet the UL Listing on the cord and be approved by the CORA Caretakers.

HORSES

1. The corral and pasture is available to all lot owners on a first come, first serve basis. Due to the limited space, there will be no more than eight horses allowed in the corral at one time.
2. Horses and horse trailers are privately owned property. **Do not approach horses in the corral or pasture without the owner's permission.** The Association is not responsible or liable for any damage or injury caused by horses.
3. Only horse owners and those approved by the horse owner to care for them, are allowed in the corral and pasture area.

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4. The horse owner is responsible for regular cleaning of the stalls and disposal of all waste. Please bring your own forks, rakes and muck buckets. CORA will provide the spreader.
5. Horse trailers will be parked near the corral. Reminder: the trailers are private property and are the responsibility of horse owners.
6. Horses may be ridden only on the common ground and off the roads.
7. No stallions are allowed. **NO EXCEPTIONS**
8. The horse owner may be charged for any damages to the horse facilities.

GENERAL

1. **All vehicles within the campground must be licensed through The Department of Motor Vehicles, insured and operated by a licensed driver and driven only on platted road.** No roads or trails within the CORA property have been designated for use by snowmobiles, trail bikes, UTVs, ATVs, RTVs, scooters or similar vehicles.
2. Authorized maintenance personnel, may use unlicensed vehicles and equipment in the performance of their duties.
3. Golf carts may be permitted as a reasonable accommodation for a disability upon receipt of a letter from the disabled person's doctor documenting the need for a golf cart permit. Please submit documentation to the office. The disabled person must be in the golf cart when in use. The golf cart is not to be driven off established CORA roads. For safety reasons golf carts are prohibited on the road between C&S Campground and SN Campground. The golf cart must have the lot owner's lot number visible in 3" letters and numbers. The driver must be licensed and insured.
4. Pets will be kept in accordance with Covenant 6.8. Lot owners are responsible for the immediate removal of their own pet's waste from their lot and/or the common grounds.
5. No discharge of firearms or fireworks on any property within the CORA boundaries. Refer to Covenant 6.9.
6. Household trash shall be disposed of in the dumpsters located around the campground. Trash shall not be stored on the lot.
7. Appliances, furniture or items containing hazardous materials shall be removed from CORA by the lot owner. The lot owner could be charged a fine of \$100, following notice and an opportunity for a hearing, if any of these items are deposited in the burn pile. CORA is charged a fee to dispose of these items at the dump. This includes non-OPD propane tanks.
8. Only one qualified camping vehicle is allowed per lot. A second movable unit, owned by the lot owner, may reside on a lot. Both units must abide by Park County rules and regulations regarding camping vehicles.
9. Non-owner guests with a camping vehicle or a tent are permitted on a campsite for no more than 2 weeks at a time. Guests must leave the campground for one week before returning. The guest camping vehicle or tent must leave with them.
10. Please observe all speed limits.

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11. Lots are not to be used for advertising or commercial purposes.
12. No removal of rocks or live trees from common grounds.
13. All lots are subject to applicable zoning regulations of Park County, Colorado, including any special recreational vehicle zoning as the County may have changed from time to time. Lot owners should consult those regulations as to all use and occupancy of a lot.
14. Use and occupancy of Lots shall not be for a permanent residence, except within zoning allowed for that use and with the written approval of the Association.
15. Maintenance Barn. To protect CORA property, the Maintenance Barn will be locked at all times. Access can be obtained by registering at the Office. You will be required to leave a current Driver's License which will be returned when you sign out.

PROPANE

1. Maximum size of the propane tank shall be 120 gallons capacity. These will be filled by the propane company.
2. No more than two 100-pound capacity tanks are allowed on any one lot at the same time.
3. All propane tanks in service shall be securely fastened.
4. Noncertified, non-OPD tanks, those smaller than 100 pounds, will not be filled by CORA. They must be properly disposed of as a hazardous material or refitted by the lot owner.

CAMPING VEHICLES

1. All camping vehicles must have been manufactured originally and specifically as a recreational vehicle and meet RVIA and ANSI 119.2 and 119.5 rules. If no sticker is on the unit, the owner must provide proof of compliance.
2. Camping vehicles shall not exceed 400 square feet of floor space. The lot owner may be asked to provide manufacturer proof of floor space.
3. All slide-in truck campers shall be transported by a self-propelled pick-up truck designed to accommodate the unit.
4. Camping vehicles placed on a Silverton Northern lot, must have a holding tank.
5. Any camping vehicle, being placed on a lot for the first time, must be inspected for size and ANSI compliance by the Caretakers. The inspection will be during office hours. If it does not comply with these specifications, it will have to be removed from CORA at the lot owner's expense immediately. If a CORA Caretaker is not on duty the day the unit arrives, it will be inspected on their next on-duty day.
6. Finished skirting will be completed around park models within one year of entering the campground.
7. Wheels must remain on all vehicles. Park model tongues must be available if the unit needs to be moved for utility maintenance.
8. CORA has a policy in place about moving camping vehicles and other structures if utility maintenance must be done under the unit.

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OTHER TOPICS

1. All guests staying at the campground must sign in at the clubhouse. We encourage lot owners to, also, sign in. If an emergency arises, someone will then know you are at the campground.
2. It is the responsibility of all lot owners to notify guests of the rules of the campground. Lot owners are responsible for their guests. Lot owners should notify the CORA Caretakers in writing if they are expecting guests.
3. Quiet time is 10 p.m. until 6 a.m.
4. Any violations of the rules and regulations may result in a fine following notice and an opportunity for a hearing as set forth in the Association's Covenant and Rule Enforcement Policy as may be amended. The fine schedule is set forth in the Covenant and Rule Enforcement Policy.
5. For repair work on plumbing, sewer, electrical or water systems. The method of notification to a lot owner:
 - a. The CORA Caretakers will try to contact the lot owner by phone, email, or a certified letter with return receipt.
 - b. Pictures will be taken of the property before work is begun and after completion. Every reasonable effort will be taken to restore the property to its original condition.
 - c. If this is an emergency repair affecting other properties, such as a water line break, and the lot owner cannot be notified by phone, pictures will be taken first, and the repair work will then begin.
6. Harassment/Abuse. Members and other residents shall not engage in any abusive or harassing behavior, either verbal, written, or physical, or any form of intimidation or aggression directed at other members, residents, guests, occupants, invitees, or directed at management, its agents, its employees, or vendors. Actions threatening the safety or health of others will result in immediate legal action. Said actions, based on seriousness, may result in fines and/or legal action: Reports of 'fear of physical harm' are taken seriously and will be reported to law enforcement immediately.

IN WITNESS WHEREOF, the undersigned certify these Rules and Regulations were adopted by resolution of the Board of Directors of the Association on this 28th day of February 2019, and supersedes all previous Rules and Regulations.

CAMPGROUND OF THE ROCKIES ASSOCIATION, INC., a Colorado nonprofit corporation,

By:  14 Mar 19
President, Brandon Walker Date

ATTEST:  30 March 2019
By: Secretary, Mary Grove Date