



Did You Know?

Campground of the Rockies Association



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6820 S US Hwy 285 Fairplay, CO. 80440
Mailing: PO Box 1778 Fairplay CO. 80440

Phone: (719)836-2533
Email: manager.cora@gmail.com

Speeding

Speeding is strictly prohibited at CORA. Our Main road that runs from Campground to Campground is Narrow Gauge Road and has a speed limit of 15mph. You will find many speed bumps installed on this road during spring and summer to enforce the 15mph speed limit. All interior roads have a maximum speed limit of 10mph. Club Car road has a maximum speed limit of 5mph. Club Car Road circles the lower playground and clubhouse.



Golf Carts, UTV & ATV's: Golf Carts are allowed in the SN campground only with a Doctors note stating they are necessary or with the presentation of a Handicap sticker issued by your state. The only person allowed to drive that golf cart is the person with the need or handicap, with the exception of Staff Golf Carts. Please Note: Your permit will be revoked if an unapproved driver is caught driving in the park. **DANGER: Absolutely, NO driving down Narrow-Gauge Rd from the entrance of SN to the bottom of the hill.**

Building at CORA

Construction: All Construction projects, New and Repair must be approved by the Office before beginning any project. No Permanent structures are allowed. Allowable structures are Decks – 200 sq Feet max, 1 Storage Shed -10x12 120sq feet max, Snow Shed no ground support allowed. If it requires a county permit it is not allowed. The only exception is a replacement roof for a park model.

Non-Conforming Structures: There are many non-conforming structures at CORA. They are in violation of CORA's agreement with Park County. While we cannot demand they be taken down, their time is limited. If they require more than 50% replacement to repair, they must be removed. If they Violate Set-back rules at closing they must come into compliance before closing. If you want to perform any new construction, or make property repairs, you must come into compliance before it can be approved.

Set-Backs: Required Setbacks at CORA are as follows - 5 Feet from Front & Back of Property, 1 Foot from the sides of the property. 15 Ft radius of any Utility pole.

Electric and Plumbing: All Electric & Plumbing projects that connect to CORA infrastructure or require shut down must be approved by CORA office and coordinated with CORA caretakers. **DO NOT SHUT OFF ANY ELECTRIC OR WATER WITHOUT APPROVAL.**

Renting: The Renting of your property at CORA is strictly forbidden. You cannot rent it nightly, weekly, monthly, or long term. NO Airbnb or Vrbo Allowed.

Fire Prevention

Fires: CORA keeps their Fire Ban signs down at all times, there are several reasons for that 1) Fire bans can change multiple times a day 2) We want every member of CORA to have a fire permit and call in for approval of any fire with the NWFPD. Please remember: **DO NOT USE CORA's ADDRESS FOR YOUR PERMIT. USE YOUR EMERGENCY SERVICES ADDRESS. EXAMPLE 123 Depot Drive Hartsel, CO 80449**

Fire Wise: CORA is a Firewise Community; meaning we adhere to rules and regulations of a fire conscious community. Keep trees trimmed back, branches cut to a minimum of 6 -10 feet from ground, Grass is kept under 4" in height, all lots minimize propane tanks to no more than one 20 gallons tank, 1 portable 30lb tank and dispose of old and uncertified tanks, No storage of wood or flammable material on property. Proper disposal of used charcoal briquettes and burnt wood embers required. CORA provides metal bins in the burn pit for use by members.

No Open flames without a permit through NWFPD.
Permits can be obtained by visiting

www.nwfpd.burnpermits.com

Dues, Electric Billings: Electric Bills are issued on August 31st of each year and are due by September 30th. There is a ten (10) grace period for all payments before a \$35.00 late fee applies. Dues are Voted on during the Annual meeting in September, and billed out after the budget is approved or rejected. Invoices for dues will go out by September 15th of each year and have a due date of October 15th. There is a ten (10) grace period for all payments before a \$35.00 late fee applies. All past due invoices are subject to an 8% interest charge after 30 days.

Services

Propane: Propane is available through CORA at the dispensary located at the West end of Coach Lane in the DSP Campground. Propane is filled between 1-2 pm, so tanks must be at the dispensary before 1pm to be filled that day. Closed Sunday & Monday. Expired tanks will not be filled. \$35.00 late fee after 30 days past due.

Dry Storage – Overflow Lot: CORA has a storage area available to members to use for a Maximum of 6 months. First month is free, with subsequent months billed out on the First of each month with a due date of the day the unit entered storage. The fee is \$35.00 per month.

Clubhouse: The clubhouse is available to rent Monday-Thursday, No Weekends or the following Holidays. The Clubhouse kitchen, apart from a reservation, is for CORA sponsored functions only. There is a \$75.00 deposit and the reserving member is exclusively responsible to clean up and leave the clubhouse cleaned, swept, mopped and free of trash to receive your deposit back. If not left in satisfactory condition your deposit is forfeit.

Fishing: CORA has a fishing pond that is stocked with trout annually. Fishing Permits are available to members of record in the office. Guest must be accompanied by a member and each member is allowed two(2) guests.