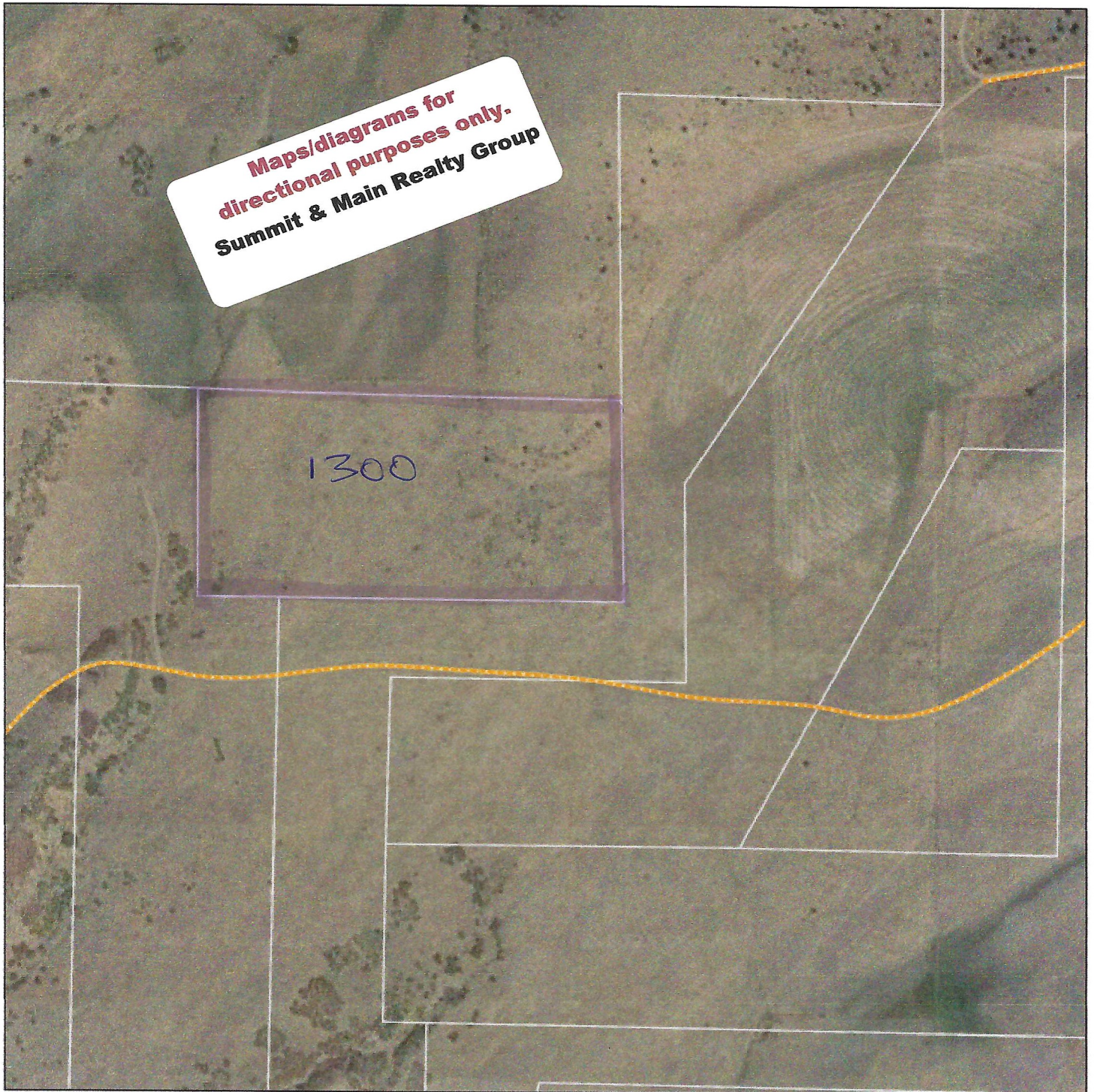
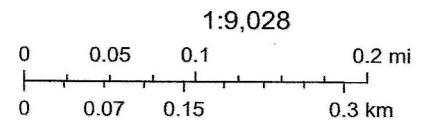


# ArcGIS Web AppBuilder



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FC Parcels



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## MAYTAG MOUNTAIN RANCH

### RANCH RULES

Revised July 2018

Owners are partners in Maytag Ranch Homeowner's Association. These Ranch Rules are established by the Board of Directors of the Maytag Ranch Association. The board is given the right to establish these rules per the Declaration for Maytag Ranch. The purpose of these Ranch Rules is to promote the health, safety, welfare and enjoyment of the Owners, their families and their guests. The common elements of the Ranch need to be well maintained and managed to maximize the Owners and their guests' enjoyment.

The general policy is to

- leave it as good or better than you found it, and
- respect your neighbors.

Equipment, trails or facilities in need of repair must be reported to the Ranch Manager. Also, report any trespassers to the Ranch Manager. In the interest of making the ranch a pleasurable experience for all, the Board may amend these Ranch Rules from time to time.

### 1. Owner's Responsibilities

- All Owners, their families and guests must comply with all the terms and conditions set forth in the Declaration for Maytag Ranch as well as the current Ranch Rules. All Owners are responsible for making sure their guests sign any and all waivers as well as comply with all Ranch Rules. Owners may be held responsible for any damage to any property by their guests as well as any liability resulting from their actions. Owners will indemnify all other Owners as well as the Maytag Ranch Homeowners Association for any liability caused by their guests.
- Owners are asked to provide the Board with their addresses and phone numbers (both Maytag Ranch and non-Ranch addresses and phone numbers). In addition, Owners should provide license plate numbers of any of their vehicles, and their guests' vehicles, that will be on the Ranch.
- Owners are responsible for their own property. Maytag Ranch is not responsible for the loss, damage or theft of any private property of any Owner or guest.
- Any Owner or guest whose actions are deemed improper or a threat to the safety or welfare of other people, the Ranch property, wildlife, livestock or habitat on the Ranch

will be asked to stop such actions. If such actions are not stopped, the Owner or guest may be asked to leave the Ranch property.

## 2. Guests

- For purposes of using common amenities at Maytag Ranch, an owner is defined as the person designated as *Designated Owner* by the record owner(s) of a Homestead at Maytag Ranch. The *Designated Owner's* spouse, their children and their parents may act as *Designated Owners* for the purposes of using the amenities at Maytag Ranch. All others are considered guests of the *Designated Owners* for the purposes of these Ranch Rules and the use of Common Ranch amenities. In all cases, the *Designated Owner(s)* of a Homestead will be generally responsible for the actions of themselves, their families and their guests while they are using Maytag Ranch's common amenities. The record owner(s) of each Homestead at Maytag Ranch will make any changes regarding its *Designated Owner* in writing to the board of the HOA between the dates of January 1-15 each year.
- *Designated Owner's* shall be responsible for obtaining all Owners as well as their guest's signatures on all current liability waivers prior to or immediately upon their arrival at the Ranch, as well as for delivering those signed waivers to the appropriate Ranch employee. No Owners or guests shall be allowed to participate in any recreational activity until the required liability waivers have been signed by any and all participants. If a guest brings any type of claim (legal, equitable or otherwise) against an owner or owners other than the guest's Designated Owner, the Home Owners Association, its officers, directors or employees (individually an "Indemnitee" and collectively "Indemnitees") with respect to such guest's use of Ranch property, facilities or amenities, the Designated Owner shall indemnify and hold such Indemnitee harmless from any and all claims, actions and liability, to the extent permitted by applicable law, including, without limitation, legal fees, expenses, judgments, fines, settlements and other amounts actually and reasonably incurred.
- *Designated Owner's* guests may use all common areas and facilities (subject to availability and reservation policies) only when a *Designated Owner* is staying at the Ranch.
- All guests should be made aware of these Ranch Rules. It is the *Designated Owner's* responsibility to inform their guests of the rules. *Designated Owners* are responsible for the actions of their guests.

## 3. Front Gate

- Maytag Ranch is a gated community. Privacy is important to all of us. Report any problems with the front or back gate to the Ranch Manager.

## 4. Roads, Parking and Vehicle Operation

- All roads in Maytag Mountain Ranch are private roads. As such, they are owned and maintained by the Maytag Ranch Association.
- The speed limit on all main Maytag Ranch roads is 20 miles per hour.
- In general all recreational vehicles, trailers, campers, snowmobiles, boats and other such vehicles must be stored in a garage. Short-term outdoor storage is limited to five days or less. The Board of Directors of the Maytag Ranch Association in specific instances may

grant exceptions for a limited time when the vehicle is not in view of other Owners and their guests.

- Subject to Declarations Section 4.23, gas powered off road vehicles are subject to restrictions on the Ranch, except for those operated by the Ranch Employees, to show property, or perform construction activities. (See additional Ranch Rules regarding Trails in section 13 below)
- Electric or gas powered ATV's are allowed on internal Ranch roads for travel between homesteads and Ranch Central or on designated ATV trails only. Proof of liability insurance must be provided to the Ranch Manager.
- Electric powered bicycles will be allowed on the Ranch. Operators of such bicycles will give way and yield to anyone on foot or horseback on all trails and roads.
- Owners and guests must park in designated spaces at Owner's Cabin, Cookhouse, the barn and the shop. Parking on grassy, landscaped or meadow areas is prohibited. "No Parking" signs must be observed.
- Parking on the roads at Maytag Mountain Ranch is not permitted, except on special occasions as determined by the Board of Directors of the Maytag Ranch Association. It is especially important to make sure cars are not in the way of any snow removal operations.
- The Maytag Ranch Association will plow all roads and driveways in the winter after 6" of new snowfall. Owners need to be aware of snow removal areas and make sure their cars are not in the way of the snow plowing operations. The Ranch Manager will discuss snow removal with the owners so they are aware of where snow will be plowed and piled on their home sites.

## 5. Control of Pets

- Because Maytag Ranch is also home to a large variety of wildlife, it is important to keep your pets safe and in control while on the Ranch property.
- All pets must be fed within an enclosed structure. No pet food shall be left outside on decks, patios, etc.
- All Owners and guests should read and comply with the "Wild Neighbors" guide.
- Pets shall not be a nuisance or a noise or safety problem. Owners of pets shall take all steps necessary to control excessive barking or other disturbances caused by their pets.
- Pets may accompany Owners on the Ranch, but must be on a leash or under voice control at all times.
- Owners are responsible for any repairs or cleaning costs caused by their pets or pets of their guests.
- Dogs shall not be permitted to swim in the ponds unless no other Owners or guests are present fishing or swimming. For safety, pets are not allowed in the barn/arena area, with the exception of the ranch dogs.

## 6. Recreational Uses and Activities

- Maytag Ranch offers a wide array of recreational opportunities including fishing, horseback riding, hiking, mountain biking, cross country skiing and snow shoeing.
- Owners and their guests may schedule the use of the Ranch horses on a first come, first served basis.

- The use of fireworks is prohibited. The use of firearms by Owners or their guests are permitted on the Ranch in designated areas only in accordance with current firearm rules. Hunting is restricted to archery and must be arranged in advance with the Ranch Manager. However, Owners may access the San Isabel National Forest, via the Maytag Ranch trail system, to hunt on the San Isabel National Forest. To control the game population, hunting by rifle is at the discretion of the Ranch Manager. (See additional Ranch Rules regarding Hunting in section 11 below)
- The Ranch property contains many hazards, including irrigation ditches, rocks, steep hillsides, wild animals and others. Owners, their families and their guests use the Ranch amenities and common areas at their own risk.
- Smoking is prohibited in all Ranch buildings and Ranch vehicles at all times. Smoking is also prohibited in the outdoor common areas at the Cookhouse and Ranch Central compound.
- Children under the age of 12 must be accompanied by an adult at all times when using any of the Ranch's common areas or amenities.
- Owners shall have priority over guests in the use of common areas and amenities.
- If an Owner is delinquent with their dues, their use of the common amenities may be suspended, at the discretion of the Board of Directors of the Maytag Ranch Association

## 7. Owner's Cabins

- Smoking is prohibited in Owner's Cabins.
- While staying in Owner's Cabins, guests must either be accompanied by an Owner or the Owner must be staying at the Ranch. Guest use of an Owner's Cabin is subject to availability per the attached reservation procedures.
- Owners will be responsible for the cleaning fee of Owner's Cabin, on a per use basis. The Maytag Ranch Association will bill this fee to the Owner.
- Furniture, dishes, glasses or other property shall not be removed from Owner's Cabins.
- Owner's Cabins are available for use by Owners and their guests according to the written reservation procedures.
  - All requests for reservations or other requests regarding Owner's Cabins will be handled through the Ranch Office.

## 8. Cookhouse – "The Family Gathering Place"

- Smoking is prohibited inside the Cookhouse, and common outdoor areas.
- Owners may reserve the Cookhouse for special occasions with the approval of the Board of Directors of the Maytag Ranch Association on a space available basis. Owners who wish to reserve the entire lodge should submit their request to the Board of Directors as far in advance as possible. All cleaning expenses as a result of such an occasion shall be the responsibility of the Owner and will be billed to the Owner by the Maytag Ranch Association. The Owner shall be responsible for any loss, damage or theft that may result during such occasions.
  - All requests for reservations will be handled through the Ranch Office.
- Reservation of the Cookhouse by Owners is also subject to the following:

1. Any private event at the Cookhouse must be sponsored by an Owner and the Owner must be in attendance for the entire function or event.
  2. The sponsoring Owner shall have an affirmative obligation to mitigate parking impacts of the event, including valet parking.
  3. The sponsoring Owner shall be responsible for insuring the area is restored to its initial condition.
  4. In the case of an Owner reserving the use of the Cookhouse for an evening event with anticipated noise, it shall be that Owner's responsibility to communicate to the other Owners utilizing guest cabins at the Cookhouse and to mitigate any disturbances.
- The kitchen in the Cookhouse is open for use by the Owners and their guests during regular hours. Owners and their guests are responsible for cleaning up after themselves when using the kitchen. The kitchen will not be stocked with food. No utensils, pots, pans, dishes, etc. may be removed from the lodge.
  - Furniture, dishes, glass or other Ranch property shall not be removed from the Cookhouse.

## 9. Barn/Horses

- Owners and their guests may schedule rides on the Maytag Ranch horses with the Ranch Office. Owners shall have priority over guests when scheduling riding times.
- The Ranch Manager or other Ranch employees are available to Owners and their guests to guide them on trail rides as needed.
- Owners and their guests will be required to sign a liability waiver when riding the ranch horses or using the arena/barn facilities.
- Owners are allowed to board up to two of their own horses on Maytag Ranch designated horse areas with prior approval of the Board of Directors of the Maytag Ranch Association. The Ranch Manager will administer the boarding of the horses. Owners will be responsible for the expense to feed and care for their horse or horses and will be billed these fees.
- Owners must be checked out by the Ranch Manager in order to take out Ranch horses on the trails without the Ranch Manager. Once checked out they are welcome to ride the trails with their guests as long as everyone has signed a waiver.
- The Ranch Manager can take out Owners' guest on the trails without the Owners' presence as long as proper waivers have been signed.

## 10. Fishing

- All fishing in Maytag Ranch's waters is catch and release only.
- Approved fishing guides can be hired to fish with Owners and their guests. Owners and guests who are not familiar with fishing are encouraged to take a lesson or clinic to learn the proper techniques for catching, handling and releasing fish. A list of guides and outfitters and their phone numbers is available in the Ranch Manager's office. Fishing in the Maytag Ranch waters is restricted to artificial flies or lures with barbless hooks.

- The Maytag Ranch lakes and ponds are considered private lakes by the Colorado Division of Wildlife. Therefore, no fishing license is required to fish the lakes and ponds.
- Owners and guests must observe all state and local laws concerning river and fishing activities. It is the responsibility of Owners and their guests to know and abide by any applicable rules or laws when fishing on the Ranch.
- Owners and their guests may use the Maytag Ranch boats. Use of Maytag Ranch boats will be on a first come, first served basis.
- One U.S. Coast Guard-approved life preserver per person in the boat is required. Children under the age of 10 must wear a life jacket at all times while in the boats.
- No motorized (electric or gas powered) boats are allowed on the Maytag Ranch lakes or other waterways.
- Friendly fishing etiquette is to be observed at all times. Remember that your actions may affect other fishermen.
- Owners and their guests must use designated trails to access the ditch laterals and Lake and Duckett Creeks.
- Safety precautions must be observed when fishing. Owners and their guests fish on Maytag Ranch waters at their own risk.
- Some Fishing Equipment and Tackle is provided. You may also bring your own. No spinners or multiple hooks are allowed.
- When releasing a fish try not to touch it with your hands. Instead, leave the fish in your net and use your hemostats to free the fly. Always carry hemostats.
- Swimming is permitted in the Maytag Ranch lakes, at the swimmers own risk. No lifeguard is on duty, and the water can be cold! Children under age of 12, swimming or fishing in the lakes, must be supervised by an adult.
- Homeowners are welcome to use the Fly Fishing Rods at both the Cookhouse and Price Cabin Ponds. Limited fishing equipment will be kept at the Price Cabin. The bulk of Ranch fishing equipment will be kept in the Ranch Office or at the Cookhouse for safe keeping. Due to the unexplained loss of fishing equipment in the past we have put the following policy into effect. Before and after each Price Cabin visit the Staff will check the status of all fishing equipment. If any equipment has come up missing or was damaged through misuse during your scheduled visit, or the scheduled visit of one of your guests, the cost to replace the fishing equipment will be added to the Owners quarterly assessment.

## 11. Hunting

The following is from the Ranch Declarations Section 4.28

- No bird hunting will be allowed via firearm.
- No permanent hunting structures will be constructed on the Property
- Hunting will be archery only. The only exception to this will be a Manager and other employees or agents of the Association will be permitted to use firearms on any part of the Ranch Property outside the Homestead areas, for the purposes of wildlife management or predator control; provided, however, any Owner affected by such activities will be given reasonable notice of entry by a Manager or other Association agent or employee, except in the case of emergency.
- Hunting will be allowed on portions of the Common Area (including Ranch Parcels and those portions of Owner Parcels located outside the Homesteads). Any Owner affected by

such activities will be given reasonable notice of entry by a Manager or other Association agent or employee, except in the case of emergency.

- Permission must be obtained in advance with the Ranch Manager in accordance with the current Ranch Hunting Regulations.

The following rules comprise the Ranch Hunting Regulations:

- Designated Owners or immediate family members (one generation up or down) will be allowed to hunt on the Ranch free of charge.
- The Ranch Manager will keep a schedule of various hunting seasons. Hunting plans must be scheduled at least 2 weeks in advance, but in no case more than 1 year in advance.
- Each hunter will be required to have a valid Hunter's Safety Card or a valid exemption. Each hunter will be required to obtain their own license and coordinate with the Ranch Manager on where they will be hunting.
- Hunting slots for available weeks during the seasons will be arranged on a first-come, first-served basis. As more owners participate in hunting on the ranch, the Ranch Manager will devise a formal process to determine which owners hunt at what time based on the hunter's game tags.
- Based on availability, Owners will be allowed to bring authorized guests to hunt on the Ranch. Guests will not be allowed to hunt without the Owner present. The guest shall pay fees to the HOA on the following schedule:
  - Minimum Guest Ranch Hunting Fee (Trespass Fee) shall be \$500
  - Elk- Trespass Fee: \$500 Trophy Fee Cow: \$1,000; Trophy Fee Bull: \$4,000
  - Deer- Trespass Fee: \$1,000 Trophy Fee Doe: \$500; Trophy Fee Buck (field score of less than or equal to 150 inches): \$2,000; Trophy Fee Buck (field score of over 150 inches): \$4,000
  - Trophy fees for other game animals shall be determined by Ranch Manager.
- Owners, immediate family members, or authorized guests will be allowed to hunt more than one slot in a given year, but only to the extent other owners or guests who have not hunted in past 12 months are not interested in the same hunting slot. The use of a second hunting slot will not be fully authorized until two months prior to the hunt.
- No more than two hunters will hunt the property in any given week.
- Should any Owner, immediate family member or authorized guest commit a game violation or other infraction, that Owner may have their hunting privileges suspended or revoked.

## 12. Gun Range

Subject to Ranch Declarations Section 4.27, a gun range is located on Ranch Parcel 3 near the gravel pile. Firearm use by Owners or guests at Maytag Ranch is limited to the gun range and subject to the rules stated below. The following Ranch Range Rules govern the use of the gun range and firearm use at Maytag Ranch:

- The use and handling of firearms by adults or children (with parental consent if not present) shall be supervised by the Ranch Manager or an individual who has been certified to teach firearm safety (NRA Certified Range Safety Officer or similar) and who has been briefed on the Range Rules for Maytag Ranch.
- Without the supervision of the Ranch Manager or a certified instructor, use of the range will be restricted to air rifles



- Firearm use at the range will be allowed only between the hours of 10:00am and 4:00pm, with limitations during certain times of the year or for certain events.
- No rifles louder than .338 caliber and no handguns louder than .38 caliber will be allowed on the range.
- Discharging firearms larger than .22 caliber will be limited between 11am-2pm.
- No rapid fire (3 or more shots at a rate faster than 1 round per second) will be permitted. No loud exploding targets will be permitted
- Owners are responsible for cleaning up the range (spent shells, trash, etc). Failure to do so will be subject to a cleaning fee and potential restriction from future use.
- Use of the firearms on the range may be limited or suspended altogether in accordance with government issued restrictions due to fire danger or at the Ranch Manager's discretion. It is the responsibility of the Owner to verify with the Ranch Manager that the discharge of firearms is permitted. Owners and their guests can be held criminally and financially liable for any fires started through the use of firearms.

### 13. Trails

- Maytag Ranch has a multi-use trail system. Hiking, biking, horseback riding, snow shoeing, cross country skiing and skate skiing are allowed on the trails, while ATV use is restricted to designated trails only.
- ATV use off of improved roadways shall be scheduled in advance with the Ranch Manager, and the owner of the ATV must provide proof of liability insurance prior to off-road use.
- Certain areas and trails may be restricted to specific uses. Please check the signage along the trails to determine which activities are permitted.
- Motorized vehicles are prohibited on most trails, with the exception of the Ranch Manager and his designees. The Ranch management may, at times, be required to access parts of the Ranch on an ATV or snowmobile for improvement, grooming, and maintenance and/or repair purposes. ATV use is restricted to designated ATV trails for Owners and their guests.

### 14. Sale of Homestead by an Owner

- Owners selling their Homestead or home at Maytag Ranch and their listing agents will be restricted to showing times from 9:00 a.m. to 6:00 p.m. daily, unless arranged in advance with the Ranch Manager..
- The property may only be shown to those parties specifically interested in and qualified to purchase the property.
- No "For Sale" or Marketing signs may be posted anywhere on the property.

### 15. Contractor and Delivery Rules

- Contractors and/or delivery persons are the responsibility of the Owner to whom a delivery is being made or who has contracted for work to be done.
- All contractors and/or delivery persons must cause minimal disruption to other Owners and Ranch property.
- Owners are liable for any damage to Ranch property caused by contractors employed by said Owner.

- Trash generated by contractors must be removed in a timely manner. Any perishable trash must be removed daily and not be left outdoors. Contractors must take care when storing coolers or lunch boxes while working outdoors on the Ranch. All food items and trash must be kept in enclosed containers and out of reach of wildlife. Contractors are prohibited from bringing dogs or other pets to the Ranch.
- Contractors, caretakers and delivery persons have no Ranch privileges unless they are designated as a guest by an Owner and the Owner is staying on the Ranch.

## 16. Trash Disposal

- All trash must be enclosed inside an enclosed garage or other building. Trash removal is the responsibility of the Homeowner.
- All trash can be disposed of at Ranch Central in the large enclosed dumpster next to the Shop/Office building. Recycling is encouraged at Maytag Ranch. Recycle Bins are located in Front of the trash enclosure. There is a bin for Aluminum, bins for Glass, and a designated container for Cardboard/Newspaper. These are the only materials to be Recycled in this area. They have recycle bins behind the Hot Springs Pool in Salida for plastic and other materials.

Owners and their guests shall use these facilities at their own risk and shall indemnify the Maytag Ranch Association in the case of any injury or loss as a result of their use of any of the common areas and amenities.