

ANGLER MOUNTAIN RANCH HOMEOWNERS' ASSOCIATION

RULES AND REGULATIONS

The following Rules and Regulations have been created and approved by the Executive Board of the Angler Mountain Ranch Homeowners Association. These Rules and Regulations supersede and replace all previous versions.

All homeowners are expected to comply with these rules for the mutual benefit of the whole community. Please familiarize yourself with the rules and honor them.

If you should observe something contrary to the rules, please first bring it to the attention of the responsible homeowner, if possible, in the sense of being a good neighbor. If this doesn't resolve the issue then inform the Commons Property Manager unless a Townhome Neighborhood issue, in which case inform the Townhome Neighborhood manager.

This document includes links to several online documents relating to the Commons, Single Family Homes, Cabins, and Townhomes. To use these links you need an account on the AMR website:

<https://www.amrhoa.com/>

1. Overview:

- A. Executive Board as Sole Interpreter.** The interpretation of the Rules and Regulations will be at the sole discretion of the Board.
- B. Failure to Act.** No failure of the Board to insist on the strict adherence to any provision of the Rules and Regulations shall constitute a waiver of such provision unless such waiver is made in writing by the Board. Nor shall any failure to enforce any provision of the Rules prevent the Board from subsequently exercising any of the rights and remedies found in these Rules for any subsequent breach.
- C. Applicability and Responsibility.**
 - i. Applicability.** These Rules and Regulations shall apply to all Owners, Residents, Renters and Tenants of the Community, along with their families and guests.
 - ii. Responsibility.** In all cases, Owners shall be responsible for the activities of their families, and guests, and invitees (including contractors) as well as the activities of their Tenants and their families, guests, and invitees.
 - iii. Renters/Tenants.** Owners who lease/rent their Homes must provide their Renter/Tenant with a copy of these Rules and Regulations.
- D. Local, State and Federal Law.** The Rules and Regulations established by the Association shall not be less restrictive than local, state or federal laws and regulations. Civil complaints and violations of local ordinances or state or federal laws shall be pursued through normal legal channels without the involvement of the Association or the Board. Shall any Owner, Resident, Tenant or Renter be in violation of applicable laws and regulations of the United States, the State of

Colorado, the Town of Silverthorne, the County of Summit, or any governmental agency with authority, the Owner shall hold the Association and other residents harmless from all fines, penalties, costs, and prosecutions for any violation or noncompliance.

- E. Neighborhood Committees.** The Single Family, Cabins and Townhomes Neighborhoods each have a Neighborhood Committee with authority to establish supplemental rules applicable to their Neighborhood. These supplemental rules must conform to and cannot be less restrictive than the Community Wide Rules and Regulations.

2. Landscaping and Planting:

Each neighborhood has developed its own landscaping and planting rules. Please refer to the rules for your neighborhood.

- A.** Townhome owners should refer to the following documents:

[Townhomes Landscaping and Design Review Process](#)

[Townhomes Landscaping Application](#)

[Townhomes Landscaping and Design Supplemental Guidelines](#)

[Townhomes Landscaping and Planting Recommendations](#)

- Cabin's homeowners may plant annuals and/or perennials in the mulched beds around their homes without HOA approval. Dead trees and shrubs in this area may also be replaced. Refer to the following links for recommendations on plants and trees at high elevations.

[Recommended Trees List](#)

[Recommended Native Plants](#)

- B.** Planting or pruning of any trees or shrubs beyond the mulched beds requires prior written authorization from the Cabins Design Review Committee.
- C.** Landscaping for Single Family Homes must comply with the Guidelines listed in the [SFH Design Guidelines](#) (Exhibits E and F).
- D.** Owners are encouraged to use native plant species to minimize wildlife damage and to avoid fertilizers containing chemicals which can contaminate wetlands.
- E.** Only environmentally friendly ice melt, such as Beet-It, should be used on any exterior surface to protect wetlands and the lake.

3. Outdoor Recreational Activities:

- A.** Except as provided below, outdoor recreational activities are permitted in AMR Common Element open spaces from dawn to dusk. This excludes undeveloped Single Family Home lots which are not AMR Common Elements. While using these areas you must avoid disturbances to the surrounding homeowners and neighborhoods. All snowmobile, ATV, off-road motorcycle or other motorized recreational vehicle use

on the Angler Mountain Ranch property is prohibited.

- B.** Evening hot tub and outdoor music use should be conducted to respect privacy of the neighbors and avoid any disturbance.
- C.** Recreational activities including but not limited to long-boarding, skateboarding, sledding, skiing and snowboarding are not permitted on Bald Eagle Road or on Angler Mountain Ranch private roads, unless a permit has been secured in advance from the Town of Silverthorne or from the HOA Executive Board as appropriate.

4. Pets:

Owners are responsible for their pet's conduct and should control their pets to ensure the rights, health and safety of others in the community.

Animal control is governed primarily by Silverthorne Town Code; refer to Silverthorne Animal Control Regulations:

[Sec. 2-2-6](#) This addresses physical control of pets including leash laws, loud or habitual barking, nuisance, and cleaning up after your pet.

[Secs. 2-2-9/2-2-10](#) This refers to control of dangerous or potentially dangerous pets.

Violations of these regulations should be reported to Silverthorne police rather than to the HOA, and the owners may be subject to penalties imposed by the Town.

Additional HOA rules are:

- A.** Townhome and Cabin homeowners are permitted to have no more than 2 dogs and 2 cats and their offspring up to 3 months old. One additional dog or cat is permitted for no more than a period of 120 days each year. Under exceptional circumstances homeowners may petition the Executive Board to have one additional dog or cat.
- B.** Single Family homeowners are permitted to have no more than 3 dogs and 3 cats and their offspring up to 3 months old.
- C.** Dogs should be kept within a home, fenced yard or dog run, and should be kept from roaming the neighborhood.
- D.** Feeding of pets outside is permitted only on decks, dog runs, or other enclosed areas.
- E.** Dogs may not be left outside all day or all night.
- F.** Dogs should be controlled from loud or habitual barking.
- G.** When walking your dog, it should be on a leash held by a responsible person, particularly if the dog may be aggressive.

H. Promptly clean-up after your pets and dispose of poop and poop bags in your garbage container.

I. Enclosed dog runs, not exceeding 250 square feet and located immediately adjacent to a Home, may be permitted in the Cabins and Single-Family neighborhoods. These must be approved by the Landscape and Design Committee in the Cabins Neighborhood where they must be located on Limited Common Elements assigned to that unit, or by the Design Review Board in the Single-Family Neighborhood.

Dog runs are not permitted in the Townhomes neighborhood.

J. Contractors and delivery people are prohibited from bringing dogs onto the Angler Mountain Ranch property, except that dogs may be temporarily kept inside a vehicle so long as no nuisance is created. Each Owner is responsible for advising its agents of pet rules.

5. Fencing:

A. Fencing of perimeter lot lines or building envelope perimeters is prohibited.

B. Fencing of small enclosed areas (e.g., hot tubs, patios, etc.) for Townhomes and Cabins is permitted so long as such fencing is immediately adjacent to the home, is entirely within the home's building envelope or Limited Common Elements and is approved by the Design Review Board or Landscape and Design Committee as applicable.

C. Fencing of enclosed areas for Single Family Homes requires approval by the Single-Family Homes Design Review Board.

D. The homeowner is responsible for maintaining the fence and landscaping enclosed by the fence and along the exterior perimeter of the fence.

6. Trash:

A. Trash should be stored in a suitable receptacle with a tight-fitting bear-resistant lid. These must be stored indoors in between garbage pick-up days.

B. Trash containers may be taken to collection points not earlier than the evening before collection and must be returned indoors by evening of the day of collection.

C. Dumping or underground disposal of refuse in the Community is prohibited.

D. Garden compost piles are prohibited.

7. Lights:

Angler Mountain Ranch observes "dark sky compliance" in accordance with Silverthorne Town Code Sec. 4-6-13. Any violations should be reported to the Town rather than to the HOA. Violations may be subject to penalties imposed by the Town.

Specific requirements include:

- A. All outside lights over doors, decks, hot tubs and patios must be dark sky compliant and shaded so that they illuminate downwards only. Bulbs should be a maximum of 60 watts incandescent or 13 watts compact fluorescent.
- B. No permanent or semi-permanent decorative lighting or unshaded outside lighting is permitted.
- C. Per HOA rules, holiday decorative lighting is allowed in the time period between 5 days before Thanksgiving until January 15 of the following year. As winter weather can be harsh, decorative lighting can be put up and/or taken down outside this time window; however, they should be turned on only within the time window. Keep the spirit of “dark sky compliance” in mind; overly bright lighting and decorations should not be used.

8. Noise:

All residents, their guests and tenants are required to be considerate of the neighborhood and their neighbors’ right to the quiet and peaceful enjoyment of their home and property, especially after 10 p.m. at night.

Silverthorne town code noise regulations apply in AMR; see [Silverthorne Code - noise](#) In the case of excessive noise such as late-night parties, please call your neighbors and ask them to turn down the noise if you can reasonably do so. Otherwise, it may be appropriate to inform the Silverthorne police.

9. Outdoor Fires:

No outdoor wood burning firepits or charcoal grills are permitted in the Cabins and Single-Family Homes neighborhoods.

These are governed in the Townhomes by Town of Silverthorne code.

Gas grills and gas firepits are permitted in all neighborhoods.

10. Wildlife:

Feeding, baiting, salting or other means of attracting wildlife is prohibited, with the exception of bird feeders. Bird feeders must be located no lower than the second-floor level to be out of reach of bears, raccoons and coyotes.

11. Parking:

- A. Parking on roads and adjacent rights-of-way is prohibited throughout AMR. This applies both to public roads per Silverthorne Town Code and to private roads per HOA rules.
- B. Vehicles parked in common driveways must not block access for any other homes served by the driveway.
- C. Recreational vehicles including campers, camper shells, boats, boat trailers and RVs may not be parked in driveways for longer than 3 days. Under extenuating circumstances, homeowners may be granted a special permit to park such a vehicle in their driveway for up to 7 days. This permit for the Cabins and the single-family homes may be obtained through the Commons Property Manager and should be displayed on the vehicle’s windshield. This permit for the Townhomes may be obtained through the Townhome Neighborhood Property Manager or other person

designated by the Townhome Neighborhood Committee.

- D.** Homeowners' commercial vehicles or vehicles bearing commercial signage must be parked inside the garage.

12. E-bikes:

Use of E-bikes is permitted on the roads within AMR. They are not permitted on sidewalks, which are reserved for pedestrian use only.

13. SIGNS:

Only the following signs are permitted:

- A.** "For Sale" signs, provided that no more than one sign is erected not to exceed 6 square feet.
- B.** Signage for a security system may be placed by entrance doors, garage door, and adjacent windows.
- C.** Other than "For Sale" and security system signs, no other commercial signs may be erected.
- D.** All other (non-commercial) signs including yard signs, signs in windows or otherwise attached are limited in size to 24 in. X 18 in. No more than three may be installed.

14. Architectural Changes:

Any architectural changes to the exterior of a home must be approved by the HOA.

The landscaping and design review process for the Townhomes is available at

[AMR Townhomes Landscape & Architecture Review Process](#)

The Cabins landscape and review guidelines are available at

[AMR Cabins Landscape & Architectural Review](#)

The Single-Family Homes design guidelines are available at

[AMR Single Family Homes Design Guidelines](#)

15. Lake:

The Lake is for the exclusive use of AMR homeowners and guests and for TWAST homeowners and guests. The complete set of Rules and Regulations governing use of the lake is available at

[Lake Use and Fishing](#)

Key points of these rules are:

- A.** All people fishing must wear a lanyard confirming authorization to fish as a homeowner, resident or guest.
- B.** Fishing is permitted only using artificial lures or flies. Cutthroat or rainbow trout must be released to preserve the fishery. Brown and lake trout may be harvested in accordance with applicable law and limits.
- C.** Any homeowner providing a boat used on the lake is personally responsible for ensuring that they and their guests abide by the laws of the Town of Silverthorne pertaining to boating safety.
- D.** Motorized boats are not allowed on the lake.

- E. Watercraft such as kayaks, canoes, rowboats and stand-up paddleboards shall be stored in the established storage area in the Yacht Club or on the homeowner's property (patio, deck areas and alongside of unit). Such watercraft can be kept along the shoreline on a temporary basis while in use during the day and overnight on the weekends and holidays.
- F. The Association will not be liable to the Owner or his or her residents, guests, family members and invitees, for loss or damage, by theft or otherwise, of any personal property which may be stored in or upon any of the Common Elements.
- G. AMR homeowners and guests may access the lakefront on the AMR Commons Elements adjacent to the Lake. These include the dock, the AMR open spaces, and the lake bank adjacent to the AMR shorefront Townhomes.

Per the Easement agreement between AMR and TWAST, AMR homeowners and guests may access the lake shore on the TWAST open common area south of the last home (12 Fenwick Lane). This area includes a concrete culvert and a storm drain further south. Access is permitted around the culvert and the rest of this common area but not within 20 ft. on either side of where the storm drain feeds into the lake, due to wildlife access.

AMR homeowners may not access the lake shore behind the TWAST shoreline units.

TWAST homeowners and guests may access the lake on the TWAST open common areas and also behind the TWAST units. They can also access the dock and the adjacent AMR Common Elements between the Yacht Club and the first townhome to the south (275 Fly Line Drive). Access by TWAST homeowners behind AMR homes is not permitted.

With the exception of the permitted uses specified above, Lake users may only utilize their respective Association's general common element shorelines. No lake user may walk around the entire Lake or enter the other association's common element Lake shoreline for any other use.

16. Yacht Club:

AMR and TWAST homeowners and their guests accompanied by a homeowner may use the Yacht Club. Yacht Club general rules are available at

[AMR Yacht Club Rules](#)

AMR and TWAST homeowners may reserve the Yacht Club for scheduled events. The rules governing such events and the reservation form are available at

[AMR Yacht Club Reservations](#)

Boat storage spots beneath the Yacht Club are available for rental. Information is available at

[AMR Boat Storage](#)

17. Drones:

Use of drones in Angler Mountain Ranch is governed by the [Town of Silverthorne Ordinance 2019-19](#) State of Colorado Law ([Drone Laws in Colorado \(2021\) - UAV Coach](#)), and the Federal Aviation Administration (FAA) rules for [Unmanned Aircraft Systems \(UAS\) \(faa.gov\)](#).

The Town ordinance and State law address issues of safety, privacy, nuisance and trespass and incorporate compliance with FAA Rules. Drone users are required to familiarize themselves with all applicable rules and laws and abide by the following:

- A. Drone operators are not permitted to launch or operate a drone over AMR property without registering with AMR and providing the following: Purpose for operating the Drone; proof of insurance; weight specifications; make and model; dates and times of intended use.
- B. Drones may not be operated at a height less than forty feet above the permitted building height or in a manner that is reckless, endangering life or property.
- C. Violations of privacy, trespass or harassment should be documented and immediately reported to the Silverthorne Police Department and AMR.

18. Home Rental Policies: The Townhomes, Cabins, and Single-Family Homes each have their own policies regarding home rentals. It is important that you follow the policy and rules for your neighborhood.

Townhome rental rules and regulations are available at

[AMR Townhomes Rental Information](#)

[AMR Townhomes Rental Agreement](#)

Cabins rental rules and regulations are available at

[AMR Cabins Rental Information](#)

Single Family Homes rental rules and regulations are available at

[Single Family Homes Short Term Rentals](#)

19. Violations:

The HOA policies regarding violations are outlined in

[AMR Covenant And Rule Enforcement Policy And Procedure](#)

The following fines are guidelines for violations:

First violation	Warning letter
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Second violation	\$25
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Third violation	\$50
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Fourth violation	\$100
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Further violations	\$100
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Continuing violations: \$25 per day for each day the violation continues.

The HOA may impose monetary fines for first violations that involve health and safety issues and may impose fines in excess of this schedule if the listed fines are not likely to provide effective incentives to induce compliance.

A violation which occurs within 12 months of a similar violation or a violation of the same rule will be considered a subsequent violation and the fine will advance to the next level.

Some HOA policies specify a fine schedule different than listed here. Violations of those policies will be subject to fines as listed in that policy.

The fine for commencing any work that requires approval of the Design Review Committee without its prior written approval is \$1,500, whether or not the work is subsequently

approved. The Board has additional authority in imposing fines as specified in the Policy cited above.

SIGNATURE:

Signed on behalf of the Angler Mountain Ranch HOA Executive Board

Name: John O'Brien Date: 1/28/2022

John O'Brien

President, AMR HOA Executive Board