



GUEST GUIDE



Ranch at Roaring Fork
14913 Highway 82
Carbondale, CO 81623

THE RANCH AT ROARING FORK RULES SUMMARY AND IMPORTANT NOTES FOR GUESTS *

The Ranch at Roaring Fork is a unique community comprised of 360 acres of Common Recreation Reserve (CRR)/Open Space and several miles of private, fly-fishing only streams. Permission to use the CRR/Open Space must be granted to Guests when the owner is not accompanying Guests.

This document summarizes and interprets Ranch Rules, Regulations and Policies pertaining to Guests.

RANCH INFORMATION

Ranch at Roaring Fork Homeowners Association, Inc.

HOA Management

Phone: 970-963-3500

www.ranchatroaringfork.com

See Owner contact information in section for Unit Information.

NOISE/QUIET TIME/NUISANCE

- Please be mindful of the neighbors on all sides of the home and keep noise levels, music and bright unreasonable lights to a minimum. Be especially mindful of noise levels while enjoying the outdoor seating and other outdoor areas throughout the Ranch.
- Recommended quiet hours on the Ranch should be observed between 9:00 PM and 8:00 AM.

PLUMBING AND SEWER SYSTEM- VERY IMPORTANT!!

- The Ranch has a sensitive sewer system. Please flush ONLY toilet paper in the toilets. Flushing of items such as feminine sanitary materials,

* In case of any conflict, recorded instruments and Ranch at Roaring Fork governing documents control.

wipes (including disposable wipes), diapers, grease, plastics, dental floss and paper towels may cause the sewer system to back up and is strictly prohibited. Also, do not dispose of grease in sinks.

- The Ranch rules state that Owners will be responsible for all costs resulting from the violation of this rule as well as for violations by their Guests or invitees. Please be mindful of this and don't flush anything other than toilet paper to avoid repair charges that may be passed along to you.

TRASH/LITTERING

- Littering is strictly prohibited. Please respect and preserve the natural beauty of our Ranch. "Pack it in, pack it out."
- Single family homes will have their own trash receptacles. For condos, place your trash bags in the dumpster located in the parking lot. Please separate recyclable items. The recycle container is located in the shed next to the trash dumpster.
- **NEVER keep any trash outside to avoid attracting bears.**

MOTORIZED VEHICLES

(10 MPH SPEED LIMIT ON ALL RANCH PROPERTY.)

- Tenants and Guests with delegated rights and/or Guest Fishing Permits/badges may drive on certain interior dirt roads **ONLY** if the Owner has provided a parking permit and combination to the entry gate at the Maintenance Barn. Roads may only be used to park at two designated "Day Parking" areas (one at the Maintenance Barn and the other at the West end) or to access the Ranch boat launch. Driving on dirt roads anywhere else is prohibited and may result in fines being passed from Owner to Guest. [See Access Map in a separate section of this Guest Guide or on the Ranch website: (www.ranchatroaringfork.com; click on tab for Guests).
- With the exception above, all motorized vehicles are prohibited in the CRR/Open Space. (Anything you can ride and has a motor is considered

a motorized vehicle, including an e-bike, motorized skateboard, hoverboard, Segway or the like.)

- Snowmobiles, four-wheelers, dirt bikes, go-carts, and non-street legal vehicles are strictly prohibited on ALL Ranch property. Street legal scooters/motorcycles and e-bikes are permitted on paved roads only.

PARKING

- On-street parking is permitted for up to 6 hours.
- No overnight parking is permitted on the streets, shoulders, or lawns.
- For condos, park tandem in the designated carport spots.
- *With advance written approval from the Ranch manager, overnight Guests may occupy a camper, trailer, or motor vehicle parked at an Owner's unit for a maximum of 7 days.*

USE OF COMMON RECREATION RESERVE (CRR)/OPEN SPACE

Access points to the CRR/Open Space for walking or biking are marked on the Access Map in a separate section of this Guest Guide. ALWAYS keep noise levels to a minimum. NEVER walk through private property yards to access the CRR/Open Space. A parking pass and gate combination provided by the Owner is required for motor vehicles to access the designated "Day Parking" areas at the Maintenance Barn and at the West end. Otherwise, all access to the CRR/Open Space must be on foot or bikes.

- *Tenants and Guests of Owners who are resident in the Owner's Unit may use and enjoy the CRR/Open Space unaccompanied, only to the extent and for so long as the Owner has duly delegated his/her right to use the CRR/Open Space on the Tenant Registration Form.*
- Anglers fishing with a Guest Fishing Permit/badge may access the CRR/Open Space to fish on Ranch waters.
- From the condos, the most convenient access to the CRR/Open Space on foot or bike is via the path to the right side of the Ranch Office (gazebo) and then along and beyond the Condo Pond (See Access Map).

- The CRR/Open Space can also be accessed on foot or bike via a dirt road past the Hunt Homestead or through the gate to the Maintenance Barn (See Access Map).
- Access to the CRR/Open Space on foot or bike at the East end of the Ranch is over an easement across private property. To protect the easement for the Ranch, its conditions must be respected: Pass quietly, do not smoke, and keep dogs on leash between Stagecoach Lane and the fishermen's dock (See Access Map).
- No more than 8 persons from any one unit may use the CRR/Open Space on any one day.
- Motorized vehicles are allowed on the CRR/Open Space **ONLY** at the Maintenance Barn gate and along the dirt road to access the designated Day Parking areas at the Maintenance Barn and at the West end (See Access Map).

PET POLICIES

- Dogs must always be on leash except when within the CRR/Open Space or on the Owner's lot. Dogs may run off-leash within the CRR/Open Space so long as they are under the direct supervision and control of their Owner. Use appropriate discretion—it is your responsibility to know the disposition of your pet. Fines may be levied and passed along to you if wildlife, horses or other people using the CRR/Open space are harassed.
- Dog Owners must pick up dog excrement and dispose of it in containers provided around the Ranch or in the Owner's trash cans. Do not drop dog poop bags on the ground and expect someone else to pick them up for you. If it is your dog, it is your responsibility.
- Dogs are not allowed on the Golf Course at any time.

WILDLIFE

- Hunting and firearms (including bb guns, air guns, bows/arrows) are strictly prohibited at the Ranch.

- Mule deer, elk, moose, bears and other wildlife frequently find their way onto the property. We take your safety and their protection seriously. We ask you ONLY to observe and do not ever feed, chase or hunt wildlife on the premises.
- **Steer clear of the white swans located throughout the Ranch.** They are unpredictable and territorial. They have been known to attack pets, Owners, and Guests. Observe from a respectful distance and do not touch or feed them.
- **Beware of bears in the neighborhood.** To avoid bear encounters, please supervise your children closely during outdoor play, do not leave trash or food outdoors, keep doors and windows closed, and clean grill and grill utensils after each use.

FLY-FISHING REQUIREMENTS

- **A Fishing Guest Registration Form must be completed and returned to the Ranch office PRIOR TO fishing.** These forms are located in the section on Fishing Regulations in this Guest Guide. They can also be found on the Ranch website (www.ranchatroaringfork.com; click on tab for Guests) or obtained from the Ranch office (gazebo). Please complete the upper portion and deliver to the Ranch office. Please drop the completed form into the slot to the right of the door.
- One or two Guest Fishing Permits/badges may be provided by the Owner for Guests who wish to fish.
- **Study and adhere to the Ranch Fishing Map and Access Map.** Carry a copy or screenshot the maps to your phone from the Ranch website (www.ranchatroaringfork.com; click on tab for Guests). When in doubt about permissible fishing areas, get clarification or simply do not fish these areas.
- The complete Fishing Regulations are in a separate section of this Guest Guide. They must be reviewed and observed at all times. **Only ONE (1) fly-fishing rod is allowed per physical Guest Fishing Permit/badge. Absolutely NO spin cast rods, lures, or bait may be used or carried on the Ranch.** (There is a limited exception for children 10

years old and younger to use a spinning rod with a bubble and a fly. See Ranch Fishing Regulations.) If you have any questions about the Fishing Regulations, please call the Owner of this unit. (Owner contact information is the section on Unit Information.) Failure to observe all/any Fishing Regulations may result in the Owner's loss of fishing privileges and a minimum fine of \$250 per violation may be passed along to you.

- The Guest Fishing Permit/badge should be worn on the top rear collar area so as to be clearly visible. Please be sure to return the fishing badge(s) to the unit before departure to avoid a replacement fee of \$550. **Guests are NEVER to use an Owner Fishing Permit/badge unless they are accompanied by an Owner.**

GOLF

- The Ranch includes a par 3 nine-hole Golf Course. Guests can obtain information regarding use of the Ranch Golf Course by visiting or calling the golf shop (970-963-4410) or visiting the Ranch website for golf (www.ranchatroaringforkgolfcourse.com).
- Guests and tenants of Owners must pay fees to play golf or have a punch pass provided by the Owner.
- All golfers must schedule a tee time on-line prior to play (go to www.ranchatroaringforkgolfcourse.com).

WATER/WINTER SAFETY

- Swimming and boating on Ranch waters are not allowed.
- **Keep off all ice areas at the Ranch.** Winter ice on the lakes, streams, and ponds is NOT STABLE. Ice skating and walking on ice are strictly prohibited. These restrictions are for your personal safety.
- There is no cross-country skiing on the Ranch Golf Course.

DRONES

- Drones of any kind are prohibited at the Ranch.

MENUS TO LOCAL RESTAURANTS CAN BE FOUND AT:

<https://www.eatglenwood.com>

<https://www.eatcarbondale.com>

<https://www.eatbasalt.com>

<https://www.eataspen.com>

LOCAL ACTIVITIES IN NEARBY TOWNS:

<https://www.visitglenwood.com>

<https://www.carbondale.com>

<https://www.basaltchamber.org>

<https://www.aspenchamber.org>

THE RANCH AT ROARING FORK - FISHING MAP



Carbondale, Colorado
Flown May 2007

MAP RENDERED : 4.1.21 - EDITION 1

PONDS

LC - LAKE COLOROW
PP - PATTERSON POND
GP - GEORGES POND
CP - CONDO POND
HP - HUNTS POND

RP - RAINBOW POND
LCP - LOG CABIN POND
WTP - WEST TROPHY POND
MTP - MID TROPHY POND
ETP - EAST TROPHY POND

LOCATIONS

01 - RANCH CREEK
02 - BARKING DOG RUN
03 - WALKING BRIDGE
04 - SURREY BRIDGE
05 - OLD WEIR BRIDGE
06 - KELSO BRIDGE
07 - TWIN BRIDGES
08 - LOWER SOPRIS

09 - BAILEY BRIDGE
10 - HEAD GATE
11 - KING FISHER BEND
12 - HUNTS RUN
13 - UPPER JAYKEES
14 - UPPER PASTURE BRIDGE
15 - UPPER NEW STREAM
16 - LOWER JAYKEES

17 - CORRAL BRIDGE
18 - MAINTENANCE BRIDGE
19 - MID NEW STREAM
20 - UPPER SPAWNERS RUN
21 - NEW STREAM CON'T
22 - LOWER SPAWNERS
23 - WEST HEAVY BRIDGE
24 - LOWER NEW STREAM BRIDGE

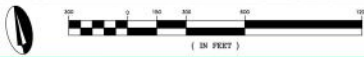
LEGEND

HUNTS RUN -
KELSO DITCH -
SOPRIS CREEK -
JAYKEES -
NEW STREAM -
SPAWNERS RUN -
ROARING FORK RIVER -
RANCH BOUNDARY -
PARKING -
FISHING EASEMENT -
BOAT DROP -
NO FISHING -
KIDS FISHINGS - (10 & UNDER)
NO VEHICLES -
VEHICLES ALLOWED -



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THE RANCH AT ROARING FORK - CRR GUEST ACCESS POINTS



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LEGEND

- FOOT ACCESS - —
- PEDAL BIKES ALLOWED - *
- PARKING - ■
- BOAT DROP - ■
- NO VEHICLES - —
- VEHICLES ALLOWED - —