



## **What's in this Document and Where . . .**

### **1. Objectives / Purpose . . . Page 2**

#### **Definitions:**

**1.a. Gates . . . Page 2**

**1.b. Easement Points . . . Page 2**

**1.c. Guests . . . Page 2**

**1.d. The property owner . . . Page 2**

### **2. Hunting Regulations . . . Page 3**

**2.a. Property owners with National Forest Service or Bureau of Land Management direct access (Page 3)**

**2.b. Guests Access (Page 3)**

#### **2.1. Use of ALR Authorized Vehicle Access Placard . . . Page 3**

**2.1.a. General Use**

**2.1.b. Property owner use**

#### **2.2 Use of ALR Easement points . . . Page 4**

**2.2.a NFS or BLM access from private property**

### **3. Rental Property General Rules . . . Page 4**

**3.a Rentals**

**3.b Property owner liability**

### **4. Fines . . . Page 5**



## ALPINE LAKES RANCH - Ranch Access and Hunting Regulations

### **\*\* NOTICE \*\***

- ~~ All Hunters must have a valid Colorado Hunting License.
- ~~ All Hunters must know the Colorado Hunting Rules, Regulations and Seasonal Hunting Dates.
- ~~ Hunters can download the 2021 Colorado Big Game Brochure (which includes all rules, regulations, Big Game information, and Hunting Season Dates) at:

[https://cpw.state.co.us/Documents/RulesRegs/Brochure/BigGame/biggame.pdf?utm\\_source=CPW-Web&utm\\_medium=Marketing5&utm\\_campaign=2021-BG-Brochure](https://cpw.state.co.us/Documents/RulesRegs/Brochure/BigGame/biggame.pdf?utm_source=CPW-Web&utm_medium=Marketing5&utm_campaign=2021-BG-Brochure)

### **1. Objectives / Purpose of the Alpine Lakes Ranch Regulations**

The purpose of these regulations is to provide Alpine Lakes Ranch (ALR) property owners and their guests the guidelines for the use of Ranch roads and Easement points to access the National Forest and Bureau of Land Management land. They are also meant to protect property owners from unauthorized trespass. These guidelines also apply to all non-commercial activities; however, legitimate commercial activities are excluded (i.e., deliveries, building contractors, and providers of other services to Ranch owners.)

These rules and guidelines apply for all Ranch access by guests of property owners for any purpose, including hunting, hiking, horseback riding, etc., including for property owners that use their dwelling as an income property/rental. See Renter Section #3.

Furthermore, the ALR Property Owners Association (ALRPOA) has no liability for these activities or for any owners or guests. All liability for any actions of property owners or guests or renters is the sole liability of those parties.

These guidelines also assure all property owners that the ALRPOA is doing everything in its power to acknowledge and address issues of guests, trespass, and the potential for negative impact either physically or by reputation to all property owners and the ALRPOA.

#### **DEFINITIONS:**

**1.a. Gates - Security:** In all instances, if a party enters an area that is gated and the gate is closed, close the gate after passing through. If a gate is open, leave the gate open. This is a standard Ranch/livestock procedure.

*Note: Liability to an ALR property owner, for the behavior and actions of their guests, including renters, is the sole liability of those parties.*

**1.b. Easement Points:** Easement points are recorded Easements which were part of the original Ranch development for the exclusive use of Alpine Lakes Ranch property owners. These Easements are accessible from Ranch roads and permit access to National Forest Service (NFS) and Bureau of Land Management (BLM) land.



## **ALPINE LAKES RANCH - Ranch Access and Hunting Regulations**

**1.c. Guests:** Guests are individuals, other than Ranch property owner(s), either staying on a property on ALR, or visiting an ALR property owner. This includes non-paying guests as well as renters.

**1.d. The property owner:** The individual(s) owning the ALR property where the guests are staying on ALR.

### **2. ALR Hunting Regulations**

For the safety and protection of all ALR property and ALR property owners as well as for wildlife management, the following rules and regulations are in full force with regards to (but not limited to) Hunting, the general ongoing use of ALR resources and infrastructure, e.g., Roads, National Forest access points, or any other use on ALR.

**2.a. Property owners with direct NFS or BLM access.** Property owners with NFS and/or BLM access acknowledge that by providing access to the NFS or BLM lands adjacent to the Ranch via their property, they are also providing their guests potential access to many other properties on the Ranch which may result in potential infringement on other property owners safety and security. Property owners are, therefore, responsible for educating their guest or renters on NFS, BLM and private property boundaries to avoid unauthorized trespass. The ALR Authorized Vehicle Access Placard is not required for owners or guests when allowing NFS/BLM access exclusively and directly from their property as long as guest(s) vehicle(s) are not parked on any Ranch road.

**2.b. Guest Access.** The property owner must accompany guests or renters while they are on the Ranch access Easements to the NFS and BLM. Each escorting property owner may accompany up to 2 guests. All vehicles parked at access Easements must display an **ALR Authorized Vehicle Access Placard**. Guests or renters not accompanied by the property owner **may not access or utilize the ALR NFS and BLM Access points on the ALR Ranch roads.** Guests or renters may only utilize the Ranch roads to secure ingress and egress from the Ranch owner's property. Guests not accompanied by the property owner while using the Easement access points are considered trespassing.

**Note: All Colorado hunting regulations must be adhered to by property owners and guests, including and especially trespass laws. See official placard language for acceptance of liability by owners authorizing guests' access. Prior to and during hunting seasons, individual owners as well as the POA Board will request enhanced law and game enforcement patrols on and in the vicinity of the Ranch.**

**2.1. Use of ALR Authorized Vehicle Access Placard.** Placards are required for all vehicles parking at NFS or BLM access Easements, in accordance with the following regulations. (Placards can be obtained by contacting the ALRPOA Board Secretary or members of the



## **ALPINE LAKES RANCH - Ranch Access and Hunting Regulations**

Hunting Committee. Placard must be completed and signed in the presence of the individual issuing the Placard. (See ALRPOA.com for contact information.) Placards are issued annually and are only valid for the year in which they are issued.

**2.1.a. General Use.** An ALR Authorized Vehicle Access Placard shall be in every vehicle parked at any ALR Easement access point. Placards shall be displayed on the driver's side dashboard and visible through the windshield. Vehicles not displaying a Placard while parked at ALR Easement access are subject to immediate towing and impounding with additional fees payable to ALR. (This allows Ranch residents as well as local law enforcement to be able to properly identify vehicles, and people that are authorized to have access to the Ranch). *Note: during the regular hunting seasons, it is strongly suggested that property owners utilize the vehicle placards while driving on Ranch roads to avoid confusion or possible towing of a parked vehicle.*

**2.1.b. Property owner use.** All ALR property owners, with or without guests, must complete and properly display an ALR Vehicle Access Placard while parked at an ALR Easement access.

**2.2. Use of ALR Easement points.** The ALR has several formal recorded Easements that allow access to NFS and BLM land. These Easements are only accessible from Ranch roads. These Easements were part of the original development of ALR as a developed Ranch and are for the exclusive use of the Ranch property owners and permitted guests.

**2.2.a. NFS or BLM access from private property.** If a property owner's property adjoins NFS or BLM land, guests of that property owner may enter and leave directly from the owners property, but those guests are not allowed to use ALR NFS or BLM Easements if not accompanied by the property owner.

**3. Rental Properties** – For any ALR property owner renting their property, all of these same rules and regulations apply to both the property owner and their guests/renters. Renters shall not use the NFS or BLM land access Easements on the Ranch unless accompanied by the renting property owner.

**3.a Rentals:** For all Ranch property owners renting their property (either short or long term), the Ranch property owner must notify the ALRPOA of the rental at least five (5) days before the rental start date. Notification to the ALRPOA must include the renters' contact information (name, address, cell #s), the rental beginning and end dates, AND the property owner's name and cell #s. The Ranch property owner renting their property MUST be available 24 hours per day, 7 days a week in case of any notice; and if the renting property owner has a management company that manages their rental(s), the notification to the ALRPOA must also include the management company's contact person (name) and cell #s, also to be available 24/7. \*\*\* The renter is to notify the ALRPOA of the license plate # for the vehicle that will be driven on the Ranch.\*\*\*



## **ALPINE LAKES RANCH - Ranch Access and Hunting Regulations**

**3.b Owner Liability:** Property owners that have guests or that rent their dwelling understand and accept all liability and risk exposure for any issues, incidents, rule-breaking, and any other action that causes harm to person or property involving any guest or renter. For example, such actions may be, but are not limited to, trespass on another owner's property, physical damage to another property owner's self or personal property, issues of safety relating to firearms, issues of safety relating to motorized vehicles, or any other safety issue. Renters must adhere to all of the rules and regulations of ALR.

***Note: ALL Renters, whether renting short or long term, and renter guests do not have unfettered, carte-blanch access to Alpine Lakes Ranch.***

### **4. Fines**

Any ALR Property Owner whose guest(s), renter(s) and/or visitors violate any of these Regulations will be held responsible and may be fined for the infraction or violation caused by such guest(s), renter(s) and/or visitors. Fine(s) shall be determined by the ALRPOA Board. Such Fines may be in addition to any other Fine issued by any Federal, State or County authority.

Any Guest, Renter or Visitor of Alpine Lakes Ranch who continues to violate the rules can be prohibited from using Ranch roads in the future. Violating this prohibition will be considered as criminal trespass.