

Rules, Regulations & Fines for Short Term Rentals in Alpine Lakes Ranch

Alpine Lakes Ranch (ALR) website: www.alrpoa.com

Submission to ALRPOA Board: alrpoasecty@gmail.com

The following Rules, Regulations and Fines are a part of the **ALRPOA Governing Documents** and are adopted for those Properties within Alpine Lakes Ranch (Ranch) utilizing their property for Short Term Rentals (STRs):

1. All Property Owners utilizing their property for Short Term Rentals (STRs) must have a valid and current Archuleta County STR Permit or Renewal. ONLY one (1) STR Permit is permitted on any (1) LOT, no matter the acreage of that LOT.

2. All Property Owners who have a STR Permit must provide the Alpine Lakes Ranch Property Owners Association (ALRPOA) Board of Directors with a copy of their Permit, and for each renewal thereafter. Owners have 10 days to comply with initial Permit and 5 days for each annual Renewal thereafter. Submit to: alrpoasecty@gmail.com

Alpine Lakes Ranch shall further be known as “ALR” and/or “Ranch”; Alpine Lakes Ranch Property Owners’ Association shall further be known as “ALRPOA”; and ALRPOA Board of Directors shall further be known as the “Board”.

Property Owners who utilize their property for STRs shall further be known as “Owners”.

“Renters” shall be those persons who have a rental agreement with the Owner, and the Renters’ guest(s), families, or any person invited onto the Property by the Renter.

3. Owners must provide the ALRPOA BOD with the contact information for the local property manager, in case of emergency, concerns or complaints, via the **STR NOTIFICATION AND CONTACT INFORMATION** Form. After the initial submission of the Form to the Board, this Form is to be submitted annually by no later than January 31, or in the case of any changes, submitted within 10 days of the change. Submit to: alrpoasecty@gmail.com

4. **ROADS / RIGHT-OF-WAY**: All individuals, whether walking, hiking, running; and all domestic animals and the Ranch’s grazing cows; and all Horse Riders have the Right-of-Way on all Ranch Roads. **BE AWARE WHEN DRIVING ON THE RANCH ROADS. The SPEED LIMIT on ALL RANCH ROADS is 20 mph.**

5. **FIRES**: Renters: any and all outdoor fires, including bonfires, campfires, grills, etc., are **ONLY ALLOWED** from **December 1 through March 31** annually, depending on all County, State and/or National Forest Fire Stage designation that is more stringent during that time period.

From **April 1 through November 30** annually, outdoor fires will be **ALLOWED BUT LIMITED ONLY** to **Propane** fire pits and **Propane** grills, all with auto shut-off. Again, allowance is depending on all County, State and/or National Forest Fire Stage designation that is more stringent during that time period.

6. **NOISE:** No noise, No parties, No outdoor music that can be heard from another residence is permitted. No outdoor activities or noise of any kind is permitted before 9:00 a.m. or after 10:00 p.m. Sunday thru Thursday; and before 9:00 a.m. or after 11:00 p.m. Friday and Saturday. **QUIET HOURS: Sun-Thurs 10:00 PM to 9:00 AM and Fri-Sat 11:00 PM to 9:00 AM.**

7. **LIGHTS:** Exterior lights are to be **OFF** from 10:00 p.m. until 9:00 a.m. Sunday thru Thursday; and **OFF** from 11:00 p.m. until 9:00 a.m. Friday and Saturday.

Light fixtures should be shielded fixtures, so the light is directed “down and in” as much as possible.

8. **FIREWORKS,** etc.: Fireworks are illegal in Colorado. Renters are prohibited from using, displaying or discharging fireworks, or any other incendiary or explosive device on any Property (including the rental property), on any other Ranch property, road or common area, or on public lands adjacent to the Ranch.

9. **MOTORIZED VEHICLES:** Renters are prohibited from driving any ATV (all terrain vehicle), OHV (Off-Highway Vehicle), snowmobile, or other recreational vehicle on any Ranch roads or any Ranch property. Motorized travel on National Forest lands is **allowed only on roads and trails designated on the Motor Vehicle Use Map (MVUM);** see below.

OHV Trail Riding (US Forest Service) San Juan National Forest:

There are many incredible roads and trails designated for Off-Highway Vehicles (OHVs) for exploration in the San Juan National Forest. Please, review [San Juan National Forest Motorized Travel Rules for OHV Use](#) before your visit.

See, <https://www.fs.usda.gov/detail/sanjuan/home/?cid=stelprdb5209272>

Know Before You Go

- **Permits:** Colorado Parks and Wildlife manages all OHV registrations and permits for both in-state and out-of-state OHVs.
 - To purchase permits and register online, visit [Colorado Parks and Wildlife OHV Registrations and Permits Page](#)
- **Know where you can ride:** Check out the [Motor Vehicle Use Maps \(MVUMs\)](#) online or pick them up at Forest Office, 160 Pagosa Street, Pagosa Springs. These maps show you where to ride a given type of motorized vehicle, seasonal or wildlife closures, and more.

Ride Responsibly

- **Tread Lightly:** Join the San Juan NF and [Tread Lightly!®](#) by following policies, regs and guidelines to minimize impact and allow for future use of the outdoors by leaving it better than you found it. See: <https://treadlightly.org/>
- **Stay the Trail:** [Tips and Etiquette](#) see, <https://staythetrail.org/trail-tips-and-etiquette/>
- **Act Responsibly:** Respect the environment and the rights of others

10. **TRESPASS / DRONES:** Owners and Property Managers are responsible for marking

all boundaries of the Rental Property, and Renters must abide by all property lines and no trespassing signs. Renters are not allowed on any other Ranch property other than the rental property. DRONES are NOT allowed to fly over any other Ranch property other than the rented property.

11. PARKING: Parking on any Ranch road or on the side of any Ranch road is prohibited. No parking on Ranch road easements, or National Forest access lands.

12. HUNTING: No Hunting on Ranch Property. Hunting Regulations are posted on the website, and are to be adhered to fully and completely. Additionally, all State and County ordinances are incorporated herein by reference and deemed part of these Rules and Regulations.

13. Owner agrees to post the valid STR Permit for the Property and to place these STR Rules and Regulations in a conspicuous location for Renters to review and follow explicitly.

15. Owners shall pay \$350.00 per year as an administration fee to the Association.

16. We request that a property that has a Hot Tub for it to be filled with water from the town of Pagosa Springs. This will minimize the impact on the community water system and will be less costly as well.

Fines for Failure to Comply and/or Violations of the STR Rules and Regulations. Fines are cumulative per Property per calendar year. Each incident is considered a separate violation whether by the same renter or by another renter or person on the rental property. All violations and subsequent fine(s) shall be the sole responsibility of, and are to be paid by the Owner to the ALRPOA within 10 days of issuance:

1. Failure to register a Rental property with the ALRPOA within 10 days of issuance of a Permit from Archuleta County: \$150.
2. Failure to provide a copy of the initial Permit or any Renewal thereafter within 10 days of issuance from Archuleta County: \$100 per week until received.
3. Using, displaying or discharging fireworks, or any other incendiary or explosive device on any property or public lands adjacent to the Ranch: \$500 each incident
4. Any violation of FIRES pursuant to Rule #5: \$500 each incident
5. General Violations: trespass, noise, lights, OHV or snowmobile use, speeding on Ranch roads or not giving right-of-way, parking, Hunting regulations violation(s) or any other violation of these STR Rules & Regulations and the Governing Documents: \$150 each incident
6. A violation occurs when either the Owner or the Property Manager is not reachable; or is unavailable; or is unable or unwilling to address concerns, complaints or possible violation(s): \$250 per incident. Continuous failures to respond can result in suspension or revocation of the STR Permit.
7. Unpaid fines will result in a lien on the property.

Notice and Hearing

Refer to **Policy #4 – ALRPOA Governing Documents Enforcement; Notice and Hearing** of the AMENDMENT AND RESTATEMENT OF POLICIES AND PROCEDURES OF ALPINE LAKES RANCH PROPERTY OWNER'S ASSOCIATION, INC. for the Enforcement and Notice and Hearing procedures for any breach or violation of these **Rules, Regulations & Fines for Short Term Rentals in Alpine Lakes Ranch** and all other ALRPOA Governing Document(s).

IN ALL CASES AND INCIDENTS, the ALR Property Owners Association Board of Directors shall make the final decisions regarding complaints, violations and subsequent fine(s), if any.