

WILLOW CREEK PASS VILLAGE ASSOCIATION

Rules and Regulations

Green Belt Parcels:

The CC&Rs specify the following described land as community Green Belt Parcels:

- A. Lot 132 Filing No. 1
- B. Parcel A, B, and C Filing No. 2
- C. Parcel A, B, C and D Filing No. 3
- D. Parcel A, B and F, and Lot C, D and E Filing No.4

The following are adopted rules governing Green Belt parcel usage:

1. Motorized vehicles, including snowmobiles, are prohibited.
2. Hunting is prohibited in the subdivision and all Green Belt parcels.
3. Hiking is allowed.
4. Horseback riding will be allowed in all greenbelt parcels where homes are not visible.
5. No construction is allowed in any designated Green Belt parcel unless approved by the Board of Directors, and unless a benefit to community in general.
6. No Lot shall use Green Belt parcels for access. No driveways may encroach on green belt parcels.

Subdivision Roads:

The roads within the subdivision are privately maintained public right-of-way. All County laws are applicable to roadway use.

1. Parking, including trailers, is prohibited on all subdivision roadways.
2. Parking is prohibited within 45 feet (15 foot front lot easement) of roadway centerline.
3. Speed limit is 25 mph for all vehicles.
4. Snow removal from private lots shall not be plowed or placed on public right-of-way.
5. Driveways will have negative slope from roadway edge, and will be constructed in such a way as to prevent any drainage onto public roadways.
6. No construction on subdivision roadways (e.g. water & sewer taps) will be done without prior approval of the Board or Environmental Control Committee, and is prohibited from Oct 15 to May 15.
7. All construction on subdivision roadways will include restoration to pre-existing roadway conditions, per specification defined by the Board or Environmental Control Committee
8. Driveway culverts are the responsibility of the lot owner. Culverts will be of such size (18" or greater) to allow adequate water flow, and will be installed in a method as to prevent any drainage onto public roadways. Culverts will be kept clear of all obstruction.

Snowmobiles

1. Snowmobiles are prohibited in all Green Belt parcels.
2. Parking of vehicles and trailers are prohibited on all subdivision roads.
3. Snowmobiles are prohibited in public right of ways, unless specifically allowed by Routt County Commissioners.
4. Snowmobiles are prohibited on private land without prior written permission.
5. All snowmobiles must adhere to applicable noise ordinances.
6. Snowmobiles must be operated in a manner as to not create a nuisance or unreasonable annoyance to any owner of any other lot in the subdivision.
7. Snowmobiles MUST be operated in a manner that is safe to all subdivision residents and guests.

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Undeveloped Lots

1. Camping is prohibited on all lots within the subdivision.
2. No vehicle, trailer, or other material may be parked or stored on an undeveloped lot.
3. No temporary house, temporary garage, trailer, tent, tepee, or other outbuilding shall be placed or erected on any lot.
4. No signs or advertisements shall be displayed, except that the property owner may display a single temporary "For Sale" sign on any lot the owner has for sale.

Lot Improvements

1. Any modification or improvement, including homes, driveways, and garages must obtain approval from the Environmental Control Committee (ECC).
2. All fuel storage tanks will be buried or adequately screened so as not to be seen from subdivision roadways or greenbelt parcels.
3. All property lines shall be kept free and open one to another and no fences shall be permitted on any lot.
4. No temporary house, temporary garage, trailer, tent, tepee, or other outbuilding shall be placed or erected on any lot.
5. Vehicle parking will not be allowed on any utility or snow removal easement.
6. No material shall be placed on roadway or front lot easement, including construction material and equipment.
7. No roadway utility cuts will be permitted from October 15 through May 15.
8. Nothing will be placed or constructed within 10' of fire hydrants

General

1. The owner of each lot in the Subdivision shall at all times maintain said lot and improvements so as to prevent them from becoming unsightly, including removal of debris and rubbish, preventing any condition that detracts from the aesthetic appearance, and cutting down and remove diseased trees.
2. No animals shall be kept or maintained on any lot except the usual domestic pets.
3. All pets shall be kept confined or attached to a leash
4. No animal shall be allowed to create any disturbance, including dogs barking.
5. All exterior lights shall be downcast to not create a nuisance for subdivision residents.
6. Every outdoor receptacle for trash shall be so placed as not to be visible from any street or green belt parcel, except when refuse collections are being made.