

RANCH RULES

The following rules apply equally to owners, their tenants and guests. They have been designed and adopted to enhance every resident's enjoyment of Echo Canyon Ranch and all its pleasures.

Effective August 6, 2003. Amended May 17, 2010, May 15, 2012, April 13, 2018, February 2, 2019, October 19, 2019

I. Safe and Courteous Driving

- Speed limits are 25 mph above and below the “S” curve and 15 mph on the curve itself. These limits as well as gate safety warnings are clearly posted.

II. Ranch Lane Load/Weight Limits

- The load/weight limits for trucks using Echo Canyon Ranch Lane are: 6 cubic yards for concrete trucks, 10 cubic yards for dump trucks and in all cases trucks are limited to a maximum gross vehicle weight of 50,000 pounds.

III. Dogs

- Dogs must always be under their owner's control. Permitting a dog to chase wildlife, livestock or to run loose is against the law.

IV. Cyclists, ATV and Horseback Riders

- Be sure to get permission before riding on someone else's property.

V. Personal Recreation Vehicles

- Snowmobiles and ATV's with adequate noise controls may be driven on the Common Area provided drivers use good judgment and common courtesy. Motorized dirt bikes (off road motorcycles) are not permitted on the Common Area.
- Use of the Common Area is permitted between 8 a.m. and dusk.
- Use of the Common Area is prohibited in muddy or otherwise adverse conditions.
- A driver encountering a horseback rider must stop his vehicle and turn the engine off until the horse and rider have passed.
- Vehicles must be kept away from elk, deer, other wildlife and livestock.

RANCH RULES

VI. Fire Danger

- Open burning is prohibited in Echo Canyon Ranch.
- Wildfire fuel reduction mitigation by establishing defensible space around structures is strongly encouraged.

VII. Weed Control

- State of Colorado statutes require that all landowners comply with regulations controlling noxious weeds. ECR property owners are required to control noxious weeds on their parcels either by doing the work themselves or hiring a licensed commercial applicator.

VIII. Vermin Control

- Owners are authorized to use .17 HMR rifles, shotguns or other firearms using bird shot to control vermin on private property only.

IX. Recreational Easement

- There is a 75-foot Recreational Easement along Echo Canyon Ranch Lane. It must remain in its natural state except for utility improvements by authorized districts and companies. No alteration by a parcel owner is permitted with the exception of approved wildfire fuels mitigation.

X. Property Signs

- One sign per lot is permitted, as follows: It may be no larger than 18 inches by 24 inches. It must have white or gray lettering on a green background. Content is limited to the words “HOUSE/PARCEL FOR SALE” or “HOUSE/PARCEL FOR LEASE”, the Lot or Parcel number, and one phone number. No attachments are allowed.

RANCH RULES

XI. Unmanned Aircraft (Recreational or Hobby Planes and Drones)

- Recreational/hobby unmanned aircraft may only be flown over property owned by operator, unless permission is granted by other Echo Canyon Ranch property owners. No flights are allowed over common areas, including greenbelt, recreational easement and Echo Canyon Ranch Lane.
- The person flying an unmanned aircraft is responsible for any damage caused by the drone activity and they indemnify the Echo Canyon Ranch Association, Inc. against any claims that may be brought arising out of the unmanned aircraft activity.
- Flights of unmanned aircraft must not harass humans, wildlife or cattle.
- Unmanned aircraft operators must follow all current FAA regulations, including: registration of drone, age requirements, flight times, flight height, and aircraft must be within operator's line of sight at all times.

XII. Use of Echo Lake Access Easement

- Use of Echo Lake Access Easement between Parcels 3 & 4 shall be at the individual's own risk, with pedestrian use only. Those using the easement shall remain within the dedicated markers and obey posted signage.
- Individuals using the Echo Lake Access Easement indemnify the Echo Canyon Ranch Association and its owners of any claim that may arise in the event of injury or death.