

Falls Creek Ranch Association

Road Committee Rules/Regulations and Information

Purpose

The Road Committee, in conjunction with the Ranch Caretaker and Ranch Liaison, maintains all Falls Creek Ranch (FCR) roads, develops priorities for road work (including signage), implements improvements, prepares budgets and reports regularly to the Board. FCR members should contact the Committee Chair or any Committee Member for questions, concerns, or suggestions regarding our roads.

Road Committee Chair Responsibilities:

- Assist the Board by managing aforementioned road responsibilities.
- Develop rules and regulations for operations (subject to Board approval).
- Coordinate activities with other FCR Committees as needed.
- Regularly report to the Board as required.
- Report to FCRA membership at Annual Meeting.
- Prepare annual budget requests.
- Recruit committee members.
- Schedule and conduct periodic committee meetings.
- Assign committee members to specific tasks and followup.
- Coordinate and schedule timing of road maintenance and projects with Ranch Caretaker and Liaison.
- Communicate major road projects to affected FCRA members.
- Review and approve lot owners' proposed driveways for potential road impacts pertaining to ACC Rules and Regulations.
- Share responsibilities with a Co-Chair, if any; designate a representative in the absence of both Co-Chairs.

General Information:

- FCRA roads are part of the Association Common Property and are managed by a Road Committee established by the FCRA Board of Directors. FCRA has approximately nine (9) miles of private roads.
- **NOTICE:** FCRA roads are unpaved and narrow, have sharp curves, steep hills, areas of reduced visibility, low shoulders, icy sections, slippery spots, and other hazards. The roads are shared by motorists, cyclists, equestrians, pedestrians, and wildlife. All road users must exercise caution when using these roads.
- Maintenance of ranch roads is a year-round effort. During snow season plowing the roads is our major focus. In spring and summer we add gravel to roads where

needed, apply dust control (magnesium chloride), clean/repair culverts, trim back vegetation, maintain signs, and clear drainage ditches. In the fall we maintain and prep the road equipment for the plowing season. Grading to smooth potholes is done periodically as needed.

- The ranch owns several pieces of heavy equipment for road maintenance. These include a motor-grader, backhoe/loader, water truck, and a dump truck (snowplow and sander) known as the ‘big orange truck’. These are housed and maintained at the equipment shed across from the mailboxes. The Ranch Caretaker and Ranch Liaison manage the equipment shed. Access to the equipment shed is permissible only in the presence of the Ranch Caretaker or Ranch Liaison. The Ranch Caretaker utilizes a Ranch pick-up truck for Ranch related work.

Rules and Regulations:

A. FCRA Vehicle Stickers

Residents’ vehicles must display an official FCR parking sticker on the front driver’s side windshield. A guest vehicle must display a guest hang-tag when parked anywhere on Common Property. Contact a Road Committee member or a Board member for information on where to obtain a sticker/tag. Sticker and pass use are the responsibility of members. Unmarked vehicles may be towed.

B. Rules of the Road:

FCRA roads are not public thoroughfares. However, use of these roads is nevertheless subject to State and County traffic regulations and enforcement. Motorists should always yield right of way to road maintenance equipment and only pass upon signal from the operator.

C. Speed Limits

Speed control is one of our most important concerns. The speed limit on all ranch roads is 15 mph, with the exception of Falls Creek Main between the entrance and the Oakcrest junction which has a speed limit of 25 mph. Conformance with these speed limits not only facilitates safety but also reduces wear and tear on the road surface. FCRA members should observe these limits at all times. FCRA Board of Directors has the authority to enforce these limits and levy fines/penalties if necessary to achieve compliance. Residents are responsible to communicate these road rules to their visitors and contractors and will be held responsible for their infractions. See the attached Speeder Violation Reporting Policy and Form.

D. Fire Road

There is an **emergency** one-way secondary access fire road located off Mason Cabin Road, marked by “Fire Exit” signs. This road is passable for most vehicles, runs through

private property, and has locked gates (lock combination is published annually in FCR communications). This road is only to be used in case of fire emergency. It is not a public road, even though it does show up on some electronic map systems. Residents are encouraged to walk the road to become familiar with it, and report any maintenance needs (e.g. washouts, rocks, fallen trees) to the Road Committee.

E. Motorcycles, snowmobiles, and non-licensed vehicles

Motorcycles and snowmobiles are not allowed to operate on any ranch property or roads per our Covenant #24. The only exception to this rule is that the Board may authorize very limited use of a snowmobile for the purpose of grooming a cross-country ski trail on the ranch (1992 Amendment).

Covenant #23 states that all vehicles of whatever nature parked upon lots must be currently licensed and operable on public roads (“street legal”). This means the vehicle has license plates and current update tags, and meets applicable State and Federal standards for safe vehicle operation. The Board applies this same definition to vehicle use on ranch roads; thus no unlicensed vehicles (such as but not limited to go-carts, buggies, dirt bikes, ATVs, scooters, side-by-sides, ORVs, golf carts, etc.) may be operated on ranch roads. The Board does allow operation of low-speed garden/farm tractors on ranch roads in conformance with local laws. Consistent with State laws, all operators of motor vehicles on ranch roads must have valid driver licenses. No off-road vehicle travel is permitted without prior approval of the Board.

F. Driveways

FCRA members should contact the Road Committee when planning any construction or alteration to driveways which may impact roads. Examples include installation or rerouting of drives, paving, culverts or any changes which may impact drainage. These requirements are also part of the Architectural Control Committee (ACC) Rules. Members with driveway culverts or other drainage features should maintain these items so as to not impact Ranch roads. FCRA maintains all Ranch common roads; members are responsible for maintenance (including snow removal) of their driveways.

G. Winter Driving

Colorado mountain winter driving creates added issues for road use. Please see the winter driving rules and information document.

*Approved by the FCRA Board of Directors, April 2010
Revised and Approved Paragraph E, March 2013*