

ABRIDGED RANCH RULES

Bulletins: Residents and guests are urged to check the Mail Room for timely bulletins from the RPOA Board and/or the website, www.rpoadurango.com. Notifications also appear in The Ranch Round-Up and through community-wide texts. Questions or to report violations: Please contact an RPOA Board member.

Dogs: Dogs outside the boundaries of their owner's property must be on a leash and under the physical control of the owner. Pet owners are responsible for immediate removal of pet waste from their own property, other owner's property and common areas. No animal is allowed to make an unreasonable amount of noise.

Exterior Work and Improvements: Any work/improvements on or to the exterior of your residence or on your lot must receive prior approval from the Architecture Committee. Please see ARCHITECTURE PROCEDURES AND FORMS on the website and Architecture Committee postings in the Mail Room.

Fishing: There is a two fish limit per residence per day as posted.

Firewood Storage and Safety: Occupants are strongly encouraged to store firewood inside their garage. During periods of heightened fire danger, as determined by government authorities, firewood and other highly flammable materials must not be placed next to any structure on the exterior of the dwelling. All other applicable governmental rules regarding open fires, barbecues, and gas-powered tools must be observed during times of fire danger. Observe all safety rules issued by the government and posted in the Mail Room. Occupants are encouraged to sign up for La Plata County Code Red notifications. No fireworks of any type are allowed at The Ranch.

Noise: Excessive noise from any lot shall be considered a nuisance activity.

Parking: No long-term or overnight parking on the roadways is allowed. Residents should park cars, pick-up trucks and SUVs on their property, either in their garage or their driveway. Guests must park in specified parking areas. Any other vehicle must fit into a single space in the owner's garage. Residents are urged to park vehicles in their garage when possible. Parking on landscaped common areas is prohibited.

Ponds and Water Features: Boating, rafting, canoeing, swimming, wading, tubing, ice skating and ice fishing are not permitted on or within the streams, ponds and lakes of The Ranch.

Prohibited Vehicles: Motorized off-road bikes (commonly known as "dirt bikes"), go-carts, ATVs, snowmobiles and similar vehicles are not allowed on the footpaths or common ground, the nature area, or on any roadways in the Ranch.

Recreational Vehicles: Recreational vehicles including (without limitation): motor homes, trailers, or pickup trucks equipped with campers designed for sleeping may be parked near to the Occupant's garage for the purposes of loading, unloading, and minor maintenance for a maximum of three days. Habitation of any such vehicle is prohibited without specific written approval of the Executive Board. At no time should recreational vehicles block roadways or impede traffic.

Speed Limit /Road Safety: Drivers should obey the posted speed limit: 15 mph on all Ranch roads and watch for pedestrians, children, dogs, and wildlife.

Trash: La Plata County Ordinance requires residents to put out trash in closed containers after 6 am on the designated day for garbage pick-up and remove the container before 9 pm on the same day. Republic (formerly Phoenix) and Waste Management both collect garbage at The Ranch on Tuesdays.

Violations will be subject to fines as determined by the Board of Directors. These abridged rules point out and define commonly violated rules; however, they are not the complete Rules and do not contain all restrictions given in the Conditions and Restrictions. For a complete set, see below.

Source: Declaration of Covenants, Conditions and Restrictions (DCC&Rs) for The Ranch Property Owners Association; DCC&Rs and Architectural Rules available online at www.rpoadurango.com

Reviewed and approved by the RPOA Board of Directors, August, 2026.