

**COLORADO'S TIMBER RIDGE HOMEOWNER'S ASSOCIATION
POLICY REGARDING MOTORIZED VEHICLES ON COMMON
PROPERTY AND TRAILS**

EFFECTIVE DATE: — — — — August, 11, 2014

SUBJECT: The Board of Directors of the Association desires to adopt rules and regulations regarding the use of motorized vehicles on Common Property, including the hiking trails.

RESOLUTION: The Association hereby adopts the following rules and regulations:

1. CTRHOA CC&R's, Article XI Common Properties Uses and Restrictions, Section A.4, restricts obnoxious, offensive or illegal activities or anything that may become a nuisance or cause unreasonable disturbance or annoyance on the Common Properties.
2. The tracts and trails constituting the Common Properties (other than the clubhouse which is subject to other rules) are to be used for walking, hiking, cross-country skiing, snowshoeing, picnicking, horseback riding, and similar activities.
3. No motorized vehicles including, but not limited to, ATV's, snowmobiles, motorcycles, motorized bikes, and other motorized recreational vehicles may be used on the Common Property, including trails. The noise and speed of these vehicles (even when ridden slowly) are deemed to cause unreasonable disturbance or annoyance to the other users of the trails and to the Lot owners near the trails and Common Properties. These vehicles may also cause damage to the non-trail portions of the Common Properties.
4. These rules do not prevent driving a vehicle on a resident's driveway, which happens to cross Common Property, in order to access the home. In addition, emergency vehicles, fire/rescue vehicles, or HOA/Metro District authorized property maintenance vehicles are also permitted to access the Common properties in order to provide necessary services. Necessary motorized wheelchair use is allowed.
5. Lot owners who require property maintenance or fire mitigation efforts but they do not have access to areas of their property, without crossing part of the Association's Common Property must obtain the HOA Board's permission for the limited entry/crossing of Common Property for maintenance/fire mitigation efforts. Permission will not be unreasonably withheld.

Adopted by the Board of Directors of the Association on -----

Colorado's Timber Ridge Ranch Homeowner's Association, a
Colorado non profit corporation

By: Linda Rigney____Signed copy on file
It's President

ATTEST ByBarbara Kennedy (signed copy on file).....

**COLORADO'S TIMBER RIDGE HOMEOWNER'S ASSOCIATION
MOTORIZED VEHICLE RESTRICTION POLICY**