

# **KEN-CARYL RANCH MASTER ASSOCIATION & METROPOLITAN DISTRICT**

## **OPEN SPACE & PARKS USE RULES**

Ken-Caryl Ranch attracts many people with the beauty of its open space and parks. The accessibility of the open space, parks, and the many recreational opportunities it provides are significant factors that make Ken-Caryl Ranch unique from other planned developments. The Master Declaration identifies use of the Association property as a right of membership available to members in good standing. This is not an exclusive use however; therefore any encroachment (use that becomes exclusive) is in fact trespassing.

Having an enforceable set of rules is critical to a successful resource management program and insuring open space user safety. Section 6.05 of the Master Declaration of Covenants, Conditions and Restrictions for the Ken-Caryl Ranch gives the Master Association the ability to create these rules, paragraph F states:

Ken-Caryl Ranch Rules. To make, establish, and promulgate, and in its discretion to amend or repeal and reenact, such Ken-Caryl Ranch Rules, not in contradiction of this Master Declaration, as it deems proper covering any and all aspects of its functions including the use and occupancy of Association Property. Without limiting the generality of the foregoing sentence, such Rules may set dues and fees and prescribe the regulations governing the operation of Association Property. Each member shall be entitled to examine such Rules at any time during normal working hours at the principal office of the Association.

Therefore, the Ken-Caryl Ranch Master Association Board of Directors and Ken-Caryl Ranch Metropolitan District Board of Directors have adopted the following rules governing open space and parks use in an effort to maintain ecological integrity and to provide a positive recreational experience for everyone. These rules apply to all users of the open space, parks, and accompanying parking lots.

1. Private open space properties are for the use of members and their guests only. Members are encouraged, but not required, to display a current ID Bracelet. House guests must have an ID Bracelet or be accompanied by a member. When guests are accompanied by a member, guests shall be within verbal or sight contact of the member. Sponsored Equestrian Center Boarders are issued an ID Bracelet for equestrian use only of the private open space. Trespassers will be prosecuted.
2. Walking, bicycling, jogging, star gazing and camping in designated areas are allowed at all times unless posted otherwise. Illegal activity, destructive, or disruptive behavior is prohibited. Violators will be prosecuted.
  - A. Use of baseball diamonds, playgrounds, basketball courts, and the frisbee golf course is prohibited after sunset.
  - B. Use of all tennis courts is prohibited after sunset unless lighted in which case courts will close at 10:00 P.M.
  - C. Visitors are welcome at the Ken-Caryl Ranch Equestrian Center from 7:00 A.M. to 7:00 P.M.

3. Except for authorized activities, use or occupancy of parks and open space during time such lands are administratively closed to use is prohibited.
4. Domestic animals must be under the owner's or handler's physical control at all times and be on a leash no longer than ten feet. Owner or handler will be responsible for any damages caused by their animal and must pick up and take out pet excrement after their household pets.
5. You are encouraged to mow/trim up to a 10-foot swath in the open space parallel to your property boundary line to a height of no less than 4 inches. Mowing/trimming beyond that point is prohibited. Removal of woody vegetation greater than 1 inch in diameter at the base is prohibited unless you get advance approval (contact Open Space Department). Dumping or storage of material, anywhere in open space, is prohibited which includes grass clippings, dirt, and other landscaping debris. No unauthorized alterations to the open space are allowed, which include landscaping, play equipment, decks, walls, fence, buried invisible pet fences, bird feeders/houses, or the removal of plant material.
6. Unauthorized vehicles are prohibited, which includes, but is not limited to, motorcycles, motorized scooters, and any other motorized vehicles. Class 1 e-bikes are allowed on natural surface and paved open space, greenbelt, and park trails. Class 2 e-bikes are only allowed on paved open space, greenbelt, and park trails. Class 3 e-bikes are only allowed on roads and parking lots where motorized vehicles are authorized to travel. However, "Other Power-Driven Mobility Devices" (OPDMD) are allowed on open space, greenbelt, and park trails in accordance with "Guidelines for use of OPDMD on properties owned or leased by KCRMD and KCRMA," which can be found online at [www.ken-carylranh.org](http://www.ken-carylranh.org) under Open Space then Rules & Regulations.
7. Unauthorized collecting, taking, gathering, possessing, destroying, mutilating, defacing, damaging, or disturbing any wildlife, natural feature, archeological item, vegetation, or any other object is prohibited.
8. Openly carrying, possessing, or discharging of a device with a projectile is prohibited. This includes, but is not limited to, firearms, B-B guns, pellet guns, paint ball guns, airsoft-type guns, archery equipment, and sling shots.
9. Possessing, igniting, or discharging fireworks or explosive devices is prohibited.
10. Open fires of any kind are prohibited.
  - A. Exceptions include fires in designated areas only, including; Permanent picnic grills, Bradford fire pit (by written permit only) and portable grills. Charcoal, wood or gas portable grills are allowed in the irrigated parks and greenbelts. Only gas or liquid fuel portable grills and stoves are allowed in open space. Portable grills are not allowed on tables and must be 12 inches minimum off the ground.
  - B. It is prohibited to burn any material in a careless manner (fire must be completely contained in the fire pit or grill) or to leave any fire unattended or to fail to completely extinguish any fire or to violate the conditions of an imposed fire ban.
  - C. It is prohibited to illegally dispose of burnt charcoal or ashes.
  - D. It is prohibited to collect firewood.
  - E. Fire Bans: All fires, including those in designated areas, are prohibited when an order banning fires is issued by either the landowner or Jefferson County Sheriff's Department

11. Depositing, burying, or burning any refuse, trash, litter, household or commercial garbage, or trash including, but not limited to, brush, lawn trimmings, and tree branches except in designated receptacles is prohibited.
12. Except for authorized activities, swimming and wading in, floating, or boating upon any body of water is prohibited.
13. Ice skating, ice fishing, or walking upon any ice is prohibited.
14. Sound amplification and unreasonably loud noises that would disturb others is prohibited.
15. Glass containers are prohibited.
16. Camping by permit only and restricted to sites at North Hogback picnic shelter, Manor House picnic shelter, Gothic Overlook, Tin Cup, Silver Cliff, and Bradford Open Space (see Camping Information and Rules Brochure).
  - A. Camping is limited to 3 days and 2 nights at each site except when authorized by the Ranger Staff.
  - B. Each site is limited to one group of campers not to exceed 8 people, except for Bradford and Manor House, which are limited to one group not to exceed 50 people.
  - C. An adult must be present at all times at Bradford and Manor House campsites.
  - D. Camping at Bradford Open Space is permitted only when reserved through the Ranch House front desk.
  - E. Quiet hours are between 10:00 PM and 6:00 AM.
  - F. All trash must be packed out. Trashcans are available at Bradford.
  - G. Trees and plants may not be used to support clothes lines, tents, or any other camping gear.
  - H. Handle and store food appropriately because campsites are in mountain lion and bear country.
17. Hunting, trapping, or the release of any wildlife is prohibited, except by the Ken-Caryl Ranch Park Ranger staff when deemed necessary to protect overall ecosystem health.
18. Feeding or attempting to feed any wildlife is prohibited.
19. Technical rock climbing with the use of ropes or any other climbing hardware is prohibited.
20. Interference with any Park Ranger, open space, or parks employee while in the performance of his/her duties is prohibited. Interference shall include, but is not limited to, physical actions intended to aid a person who is resisting employees' actions, attempting to flee from an employee while he/she is discharging his/her duties, or giving false information to an employee.
21. Park Rangers have the right to request any member or nonmember to leave any park, open space, or facility when they do not meet standards of proper conduct, at Rangers' discretion.
22. All organized events and groups in open space must be authorized in advance. All parks are open to group use unless permitted or reserved.
23. Hanggliders, paragliders, hot air balloons, helicopters, or other piloted aircraft will not be permitted to use parks or open space property as a point of departure or landing.

24. Unauthorized operation of remote-controlled or motorized aircraft (includes drones), or boats from, in, on, or over any Association or District owned property is prohibited. However, operation of remote-controlled aircraft (including drones) is allowed by permit only in Community Park's air/land space.
25. It is not permitted to throw, strike, propel, or otherwise operate flying or propelled objects of a potentially dangerous nature, including by way of example and without limitation, such items as model rockets, horseshoes, arrows, golf balls, or rocks, except in areas designated for such use or as part of an authorized sport or recreational activity.
26. Horses must stay off hard surface trails except when equestrian trails intersect and it is necessary to reach the other side.
27. Any person fishing on any body of water must comply with the Colorado Parks and Wildlife's Rules and Regulations regarding fishing.
28. Geocaches/Letterboxes are only allowed in irrigated public parks and greenbelts.

## **OPEN SPACE & PARKS RULES ENFORCEMENT POLICY**

Pursuant to Section 3.08 of the Amended and Restated Master Declaration of Covenants, Conditions and Restrictions of the Ken-Caryl Ranch, the Board of Directors of the Ken-Caryl Ranch Master Association can invoke one or more of the following remedies after giving the owner Notice and Hearing:

- 1) Impose a special charge (fine) upon such owner of fifty (\$50) for each violation. If the fine remains unpaid for a period of ten days or more, it may become a continuing lien against the property.
- 2) Suspend the right of such owner and his family, guests, licensees, lessees, and invitees to use Association property for a period of not more than thirty (30) days for each violation.
- 3) Cause the violation to be cured and charge the cost to such owner. A continuing lien may be placed against the property for the cost to cure.
- 4) Seek injunctive relief from a court of competent jurisdiction to enjoin the violation.

## **ENFORCEMENT PROCEDURES**

- **KCRMA Park Rangers' duties include enforcing rules and regulations on private and public open space areas. The following guidelines outline the specific enforcement procedures for each area.**
- **At Ranger discretion an alternate enforcement agency may be contacted to assist with rules enforcement at any time.**

**KEN-CARYL RANCH MEMBERS**  
**(PUBLIC & PRIVATE OPEN SPACES/PARKS)**

- Rangers will write the member a Contact Notice for any rule violation. Any subsequent rule violation in a 36-month period may result in a Notice of Hearing to appear before the Master Association Board of Directors.

**Exception:    Rule #9: Fireworks prohibited**  
**Rule #10: Open fires of any kind are prohibited**

A. Outside a County-Wide Fire Restriction:

- Rangers will write the member a Contact Notice for the violation and advise the member that a Notice of Hearing will be sent for them to appear before the Master Association Board of Directors. Any subsequent rules violation in a 36-month period may result in a Notice of Hearing to appear before the Master Association Board of Directors.
- The member will extinguish the fire or fireworks, dismantle any fire rings they constructed, and remove from open space any charcoals, partially burnt wood, or used fireworks. The Ranger will escort the member out of the private/public open space/park area.

B. During a County-Wide Fire Restriction:

- Rangers will write the member a Contact Notice for the violation and advise the member that a Notice of Hearing will be sent for them to appear before the Master Association Board of Directors. The Ranger will also contact Jefferson County Sheriff's Department to report the non-compliant fire and/or use of fireworks and assist the Sherriff's Deputies in any action they choose to pursue.
- The member will extinguish the fire or fireworks, dismantle any fire rings they constructed and remove from open space any charcoals, partially burnt wood, or used fireworks. The Ranger will escort the member out of the private/public open space/park area.

**NONMEMBERS**  
**KCRMA PRIVATE OPEN SPACE AND METROPOLITAN DISTRICT**  
**MANAGED OPEN SPACE AND PARKS**  
**(Including PARCEL A and BETHEL PARCEL)**

- Rangers will write the nonmember a Contact Notice for any rule violation. Any subsequent open space and parks rule violation in a 36-month period may result in a complaint to Jefferson County Sheriff's Department or Jefferson County Open Space Rangers.

**Exception:                    Rule #9: Fireworks prohibited**

## **Rule #10: Open fires of any kind are prohibited**

### A. Outside a County-Wide Fire Restriction:

- Rangers will write a Contact Notice for the violation and at Ranger discretion contact Jefferson County Sheriff's Department. Any subsequent violation at any point in time will result in a complaint to Jefferson County Sheriff's Department.
- The non-member will extinguish the fire or fireworks, dismantle any fire rings they constructed, and remove from open space any charcoals, partially burnt wood, or used fireworks. The Ranger will escort the non-member out of the private/public open space/park area.

### B. During a County-Wide Fire Restriction

- Rangers will write a Contact Notice for the violation. The Ranger will contact Jefferson County Sheriff's Department to report the non-compliant fire and/or fireworks and assist the Sheriff's Deputies in any action they choose to pursue. Any subsequent violation at any point in time will result in a complaint to Jefferson County Sheriff's Department.
- The non-member will extinguish the fire or fireworks, dismantle any fire rings they constructed and remove from open space any charcoals, partially burnt wood, or used fireworks. The Ranger will escort the non-member out of the private/public open space/park area.

**Exception:    RULE #4, DOG OFF LEASH  
(PRIVATE / PUBLIC OPEN SPACE AND PARKS)**

- Rangers will write any person a Contact Notice for the violation and at Ranger discretion contact Jefferson County Animal Control or Colorado Parks and Wildlife. Any subsequent violation of rule #4 within a 36-month period may result in a complaint to Jefferson County Animal Control and/or Colorado Parks and Wildlife.

## **TELEPHONE NUMBERS**

KCRMA Park Rangers	303-979-1876 ext. 170
KCRMA Administration	303-979-1876
Jefferson County Sheriff	303-277-0211
Jefferson County Animal Control	303-271-5070
Colorado Parks and Wildlife	303-291-7227