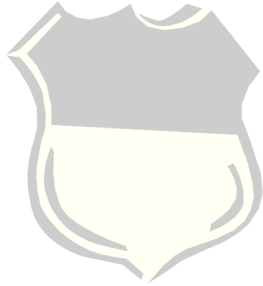


Enforcement & Monitoring



1. Park Rangers routinely inspect the Open Space.
2. If a KCR Rules Violation is found adjacent to your property, you will be issued a KCR Contact Notice requiring you to stop and/or clean up area by a deadline.

Note: Residents are responsible for the actions of their contractors. When a contractor is driving on open space, dumping material, installing a fence in open space, etc. the resident will be cited and expected to mitigate the violation.

- Failure to meet the mitigation deadline may result in a second Contact Notice.
- Any two or more violations or contact notices for same violation within a 36 month period may result in a Notice of Hearing to appear before the KCRMA Board of Directors
- The KCRMA Board of Directors can impose penalties.

Open Space Facts

- 850 Homes border open space
- 49 rule violations on average a year are found next to properties bordering open space.

Phone Numbers

KCRMA Executive Director	303-979-1876 x116
Park Ranger Office	303-979.1876 x170

Ken-Caryl Ranch

**7676 S. Continental Divide Rd.
Littleton, CO 80127
(303) 979-1876
www.ken-caryl-ranch.org**

Updated 6/2019

Ken-Caryl Ranch

A Guide for Living Adjacent to Open Space & Parks



Rules Violations

A select number of homes At Ken-Caryl Ranch are adjacent to Parks, Greenbelts and Open Space. These areas are valuable to the community for recreation, scenic vistas, wildlife movement corridors and natural drainages.

Ken-Caryl Ranch Master Association (KCRMA) and the Ken-Caryl Ranch Metropolitan District (KCRMD) enforce rules violations in these areas using the *"Open Space & Parks Rules & Enforcement Policy"*. These areas are heavily impacted by adjacent development and residents who live next to parks, greenbelts and open space share the responsibility in preserving the characteristics of this land.

The boundaries are routinely monitored and residents can be cited for several rules including:

#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 Dept.) 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 includes landscaping, play equipment, decks, walls, fence, buried invisible pet fences, bird feeders/houses or the removal of plant material.

*Complete list of Open Space & Parks Rules at
ken-carylranh.org

Dumping

Includes grass clippings, branches, other yard waste, dog feces, and construction debris.

Harm to open space includes:

- Yard waste can contain seeds of non-native plants that can germinate and crowd out native and other desirable plants in the open space
- Yard debris can smother grasses allowing noxious weeds to grow and may contain pesticides and herbicides polluting water systems
- Dump piles can provide habitat for rodents and snakes
- Adds fuel for wildfires, creating a hazard for neighboring homeowners and yourself

Alternatives to dumping:

- Use a mulching lawn mower and/or compost yard waste
- Look online for a garbage collection company that can compost your yard waste or haul material to the dump
- Leave items for garbage pickup in manageable volume



Driving

On Open Space

Includes contractors using open space to access owner's property, transportation materials via wheel barrel, foot, etc., BMX bike trails, ATV's or any other unauthorized vehicles in open space.

Harm to open space includes:

- Destruction of property
- Bare spots that are susceptible to weed invasions
- Unsightly ruts or scars leading to erosion of



Excessive Mowing

Mowing beyond a 10-foot swath in open space parallel to your property boundary line to a height of no less than 4 inches to discourage native vegetation from migrating into irrigated areas is not allowed. If you feel that there is a substantial weed problem in open space near your property, or that excessive growth may pose a wildfire threat to property, contact the Park Rangers.

Harm to open space includes:

- Excessive mowing harms open space by killing native plants, preventing reseeding of grasses, creating an unsightly mosaic of the private property/open space boundary



Structures & Planting

Structures including: retaining walls, pathways/trails, extension of landscaping, bird feeders, nest boxes, BMX trails, play equipment (swing sets, trampolines, etc.) invisible dog or other fences, or any other structures are prohibited. Plantings including trees, shrubs, non-native vegetation, or any other plantings are also prohibited.

Harm to open space includes:

- Structures can cause hazards to wildlife and open space users
- Planting non-native species can compete with native species
- Use of open space for personal benefit is unfair to other property owners

