

CROWFOOT VALLEY RANCH METROPOLITAN DISTRICT NO. 1

Rules and Regulations for the Native Areas

Whereas the Crowfoot Valley Ranch Metropolitan District No. 1 (“District No. 1”) owns and maintains the native area (“Tracts”) shown on the attached map; and

Whereas there has been damage to Tracts caused by construction and landscape equipment accessing homeowner lots; and

Whereas the District needs to define proper use for the Tracts to avoid further damage.

The District has adopted these Rules and Regulations below regarding access and use of the Tracts:

1. Homeowners cannot access their backyard from the Tracts for landscaping purposes.
2. No motorized vehicles are permitted to be driven on the Tracts except for District maintenance purposes.
3. No dumping of any kind.
4. No mowing by homeowners or other entities.
5. No application of broad-spectrum weed killer.
6. No planting trees or shrubs.
7. No placement of structures, including bird feeder, birdhouse, etc.
8. No removal of vegetation such as plants, trees, soil, etc.
9. The responsible party shall complete all required restoration work within 30 days following notice from the District, unless otherwise approved in writing by the District. Any damage caused by a violation of these Rules and Regulations shall be repaired and restored by a contractor approved by the District.
10. In addition to the obligation to restore any damage, the District shall impose an initial fine of \$500.00 for any violation of these Rules and Regulations to cover administrative and enforcement costs.
11. If the responsible party fails to complete the required restoration work within the required 30-day period, the District may cause the work to be completed by a District-approved contractor. In such event, the responsible party shall be assessed: (a) an additional fine of \$500.00; and (b) all actual costs incurred by the District to complete the restoration work, including administrative costs.

Effective Date: June 1, 2026

Douglas County



