

SPRINGRIDGE RESERVE

TRAILS USE GUIDELINES

The trails at SpringRidge Reserve (SRR) are a unique community resource open to the enjoyment of all homeowners. We all should champion stewardship of our community conservation easements (CE) which the trails traverse and protect these shared spaces for long-term quality enjoyment. This document provides a summary of definitions established by the Executive Board of the Association and Trails Committee (TC) for committee formation, access, maintenance, usage, and development of the trail network.

Governing Documents

Two overarching documents serve as the basis for the SRR trails system and framework for these Trails Guidelines.

Conservation Easement Agreement

Our CE framework was established as an agreement between Freeman Ranch, LLC and Aspen Valley Land Trust (AVLT). The agreement is located at:

<https://irp.cdn-website.com/cbc76ee6/files/uploaded/AVLT-Springridge-CE-2003-Freeman.RECORDED.pdf>

The CE is important for SRR for a variety of reasons, including water rights, open space protection, and associated property values. AVLT manages the CE; however, the lands are owned property of the SRR HOA. The CE has historically been multiuse, and many of those beneficial uses are protected in the agreement.

AVLT Guidelines

AVLT serves as a partner with SRR in the conservation stewardship of our CE lands. They maintain partnerships with Colorado Parks and Wildlife (CPW) to ensure ample protection of wildlife habitat and migration corridors. It is the prerogative of SRR to follow the guidelines of AVLT and work with them and CPW to protect our CE status and privileges. AVLT guidelines for the usage of our CE lands for trails development are located at: integratedmountain.com/srhoa

Trails Committee Guidelines

The following guidelines have been established by the TC:

Trail Committee Liability

The TC is to be held indemnifiable against any and all damages to person or property of trail users. *Users assume their own risk* on trails during all activities approved or otherwise by the TC. The TC does not guarantee a safe or hazard-free trail system.

Trails are primitive, obstacles exist, line-of-sight is limited. Use at own risk.

The TC does not assume any responsibility for enforcement of user actions. Lack of adherence to guidelines from TC and AVLT may result in temporary or permanent trail closures or corrective measures as determined and implemented by the Executive Board.

TC members are to be covered by the Executive Board and associated Directors and Officers insurance.

Committee Formation and Process

- The TC shall be composed of five (5) current residents of SRR, appointed by the Executive Board of the Association. The Executive Board has discretion to remove any member of the TC it appoints and appoint a new member at any time, provided there are at least three (3) persons on the TC. The members of the TC may also be directors of the Association. Previously serving on the TC does not disallow a future position. TC members may elect to terminate service at any time. TC may elect to remove a current member through majority rule.
- All votes within the TC are majority rule, unless otherwise specified herein.
- Alteration of the guidelines presented herein must be unanimously passed by TC.
- Formal positions within the TC are not required but may be assigned by acting TC.
- Expenses incurred by the TC are limited to maintenance equipment or materials, signage, printed correspondence and postage, and trail improvements. Receipt expenses can be reimbursed by SRR HOA at the discretion of the Executive Board up to an annual \$500/year total. TC \$500/year expense budgets are non-accruing. Expenses over \$500/year must be pre-approved by the Executive Board with submittal of proposal to Executive Board. TC member time is donated voluntarily. TC does not assess fees to SRR homeowners outside of SRR HOA dues and does not maintain an independent budget.

Trails Definition

- Trails are defined as the mapped, approved, and maintained pathways through the SRR parcels.
- The current trails map is located at: <https://irp.cdn-website.com/cbc76ee6/files/uploaded/Spring%20Ridge%20Trail%20Map.pdf>

Trails Development

- The TC shall maintain a Trails Master Plan which encompasses at minimum the following information:
 - Existing Trails Map.
 - Proposed Trails Map.
 - Proposed modifications and/or amenities to existing trails network requiring approval by Executive Board for expense and/or AVLT approval.

The Trails Master Plan should be kept current with AVLT to represent all proposed activities and future plans. This SRR Trails Guidelines document shall be kept current as a part of the Trails Master Plan.

- The process for new trail development shall be as follows:
 - TC member identifies new trail corridor within the AVLT approved trail development spaces.
 - Additional TC member(s) seconds new trail corridor.
 - Proposed trail corridor is physically flagged and illustrated on the Trails Master Plan.
 - Proposed Trails Map is developed and submitted to AVLT for review, comment, and approval.
 - Executive Board must be copied on all AVLT correspondence for trail modifications.
 - Following AVLT approval, TC must majority approve Proposed Trails Map.

- Trail may then be cleared, memorialized, and added to map. Proposed Trails Map becomes adopted as Existing Trails map.
- The process for trail decommissions shall be as follows:
 - TC member identifies proposed trail closure.
 - Remaining TC members must unanimously approve trail closure.
 - Trail is removed from maps, AVLТ is notified of closure. Executive Board is copied on AVLТ correspondence.
 - Trail closures shall be reclaimed following naturalized revegetation and best management practices. TC member responsible for closure initiation is responsible for fulfillment.
 - Reopening closed trails must follow new trail development protocols.

Access

- Trails are open to SRR residents and guests only.
- Access through defined portals on the trails map is encouraged.
- Trail facilities (e.g., picnic tables) usage from dawn to dusk only.
- Adhere to AVLТ seasonal closures.

Usage

- Trail users assume full ownership of their own risk and that of their guest.
- Established trails are open to foot, bicycle, snowshoe, and cross-country ski users.
- Seasonal closures exist for habitat management.
- Dogs shall be kept on leash and waste collected.
- The following are explicitly prohibited on the established trail network:
 - Electric or combustion engine vehicles or bicycles.
 - Hunting and/or hunting access.
 - Fires.
 - Littering.
 - Excessive noise, including external speakers.
 - Surveillance/game cameras.
 - Wildlife harassment.

Maintenance

- Maintenance is defined as keeping the mapped trails free of safety hazards or obstructions to defined user traffic.
- Maintenance may occur at any time during which the trails are open for usage.
- All SRR users may partake in the following maintenance activities within three (3) feet of the established trail centerline:
 - Removal of placed or fallen wood branches.
 - Pruning of overgrowth (e.g., tree branches).
 - Extricating understory vegetation (e.g., bushes, grasses, cactus).
 - Clearing and grubbing.
 - Use of hand tools.
- TC members may partake in all above activities in addition to the following more substantial maintenance activities within three (3) feet of the established trail centerline and with seconding member(s) approval:

- Extricating larger vegetation (e.g., complete and mature trees).
 - Grading activities such as slope stabilization, retaining wall construction, erosion mitigation (e.g., waterbars, riprap), embankment formation.
 - Use of hand and/or power tools.
 - Adding, removing, or modifying signage.
- TC members may initiate maintenance activities or development through the use of a contractor provided the following:
 - Majority vote approval by TC.
 - Detailed description of work to be conducted is provided to Executive Board.
 - Executive Board approves and enters contractual agreement with contractor.
- TC members are responsible for placing and maintaining signage that indicates seasonal closures of the trail network.
- TC may use Property Management for signage placement and/or trails maintenance with Executive Board approval.

Trail Usage Recommendations

The TC members offer the following suggestions for trail usage based on anecdotal experiences:

- Be respectful of the community resource and of other trail users.
- Exiting the trails onto Dry Park Road can be *very* dangerous. Stop, look both ways, remove headphones, and anticipate vehicles before exiting onto the road.
- Avoid usage when muddy. Tread lightly on established trail if in poor conditions to not widen or create side trails.
- Muddiest times occur during shoulder seasons of the seasonal closures.
- Use common sense when encountering others on the trail. Right-of-way generally favors walkers, walkers with dogs, then bicyclists. Generally, yield to uphill travelers. Reduce speeds in areas with limited visibility.
- The TC will place vegetative barriers along trails to delineate paths as they see necessary. Do not block established trails. Do not build cairns.
- The TC will establish erosion control measures. Do not dig waterbars.
- Report issues with the trails to the TC only if persistent.
- Do your part in protecting our trails.
- Enjoy *your* trails!

Sincerely,

Members of SRR Trails Committee
October 2022