

GENERAL RULES FOR
OUTLOT A
INCLUDING BILL'S LAKE FOR
MOUNTAIN SIDE HOMEOWNERS ASSOCIATION

Mountain Side Homeowners Association and has adopted these Rules, Regulations and Policies (“Rules”) as of the _____.

Outlot A (Property) including Bill’s Lake, is owned by the Mountain Side Homeowners Association (HOA) as an amenity for Mountain Side Home and Condo owners (Owners). Owners may access the property for a hike, picnic, canoe, paddle board, or to fish. The HOA has established the following rules, regulations, and policies to conserve and manage the property for the enjoyment of all Mountain Side Owners.

1. All persons using the property shall abide by the guidelines, rules, and signage posted at the property.
2. Use of property is restricted to Owners in the Mountain Side HOA and their guests, and Recorded License Holders and their guests.
3. Catch and release fishing ONLY. No fishing license required by the HOA.
4. No Bait Fishing – Artificial lures and flies ONLY
5. No Ice Skating
6. No Ice Fishing
7. No Motorized Boating
8. No Swimming
9. No Camping
10. No Open Flames, Campfires, Fireworks, or Barbeque Grills
11. Dogs must be leashed at all times, and waste bags must be used. Fines will be issued in accordance with the Mountain Side Enforcement Policy.
12. Leave no trace.
13. Hours will generally be from Dawn to Dusk. From time to time, hours may be adjusted. Notice will be posted at the property.

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Access

The access point to the property is the spur road off Hunter Circle, up to the bridge. It is marked with a small sign on Hunter Circle, and additional signs near the bridge. Only use this pedestrian access point and do not trespass over adjoining private property. There is no access from the lake to the bike path or National Forest. All ingress and egress should be through the Hunter's Circle spur road access point. There is no parking at the access point. Street parking is available on Hunter Circle.

Access restricted to

- Mountain Side owners and guests (Including both home and condo owners.)
- License holders and guests.
- No public access.

Lake Shore Use

Walking around the lake on the established path is allowed. The path on the western side of the lake (right of the bridge) crosses private property.

When walking across privately owned sections:

- Be respectful of property owners' privacy and property.
- Stay on path
- No Loitering
- No Bicycling
- No Fishing Fishing is ONLY allowed from Mountain Side property. (below green property line posts)
- Leave No Trace

Activities allowed on Mountain Side owned property:

- Hiking
- Fishing (catch and release)
- Boating (nonmotorized)
- Paddle boarding
- Picnicking

Liability

Use of Bill's Lake is at your own risk. Use of the lake is restricted to recreational use and is subject to the *Owners of Recreational Areas - Liability Law* (C.R.S. 33-41-101).

Trespass

Stay on established paths and respect private property. The Mountain Side HOA and the adjacent property owners reserve all rights to prosecute trespassers.