

RESOLUTION NO. 2022-01-02
OF
THE BOARD OF DIRECTORS OF THE STERLING RANCH COMMUNITY
AUTHORITY BOARD
AMENDING THE CODE OF RULES REGARDING COMMUNITY STANDARDS AND
DESIGN REVIEW RULES

RECITALS

A. WHEREAS, the Sterling Ranch Community Authority Board (the "**CAB**") is an authority and separate legal entity created pursuant to section 29-1-203, C.R.S., and in conformity with section 29-1-203.5, C.R.S., and that certain Sterling Ranch Community Authority Board Establishment Agreement, (the "**CABEA**"), by and between the Sterling Ranch Colorado Metropolitan District Nos. 1-7 (collectively, the "Sterling Ranch Districts"); and

B. WHEREAS, pursuant to the CABEA, the CAB Board (the "**Board**") shall govern the business and affairs of the CAB and establish the policies, rules and regulations of the CAB; and

C. WHEREAS, all capitalized terms used herein shall have the same meaning as used in the Master Declaration of Covenants Conditions and Restrictions for Sterling Ranch Planned Development recorded September 28, 2015 with the Douglas County Clerk and Recorder at Reception No. 2015069869 ("**Master Declaration**") unless otherwise defined herein; and

D. WHEREAS, pursuant to Sections 2.1 and 2.2. of the Master Declaration CAB was delegated, and accepted on behalf of the District's, governance and enforcement powers of the Documents in the Sterling Ranch community; and

E. WHEREAS, pursuant to Section 2.3 of the Master Declaration, the CAB has the authority to adopt rules and regulations implementing the Declaration and has adopted the Code of Rules of the Sterling Ranch Community Authority Board (the "**CAB Code**"); and

F. WHEREAS, pursuant to Section 32-1-1001(m), C.R.S., CAB has the authority to adopt, amend and enforce rules and regulations for the carrying on of business and to meet the objectives of the CAB; and

G. WHEREAS, pursuant to Section 32-1-1001(j), C.R.S., the CAB has the authority to adopt and from time to time increase or decrease fees, rates, tolls, penalties, or charges for services, programs or facilities

H. WHEREAS, the CAB Resident Advisory Committee and Design Review Committee have provided input and feedback on suggested changes to various provisions of the CAB Code as described in this Resolution to ensure the Documents are upheld and enforced as contemplated; and

I. WHEREAS, the Board has determined that certain changes to the CAB Code and to the fees, charges, tolls, rates, or penalties contained therein are necessary and desirable to enforce the Documents and are in the best interest of the CAB and its residents to do so

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE STERLING RANCH COMMUNITY AUTHORITY BOARD OF THE COUNTY OF DOUGLAS, COLORADO:

1. The Board determines that the specific code sections as referenced in the attached **Exhibit A** and incorporated herein by reference should be amended and replaced to read as provided on Exhibit A.

2. The Board directs that these changes be incorporated into the published version of the Code of Rules and Regulations of the Sterling Ranch Community Authority Board (the "Code") when that document is next updated or supplemented. Any reference to a section of the Rules and Regulations herein shall be considered a reference to the corresponding section of the Code. The Board directs that these changes shall be effective immediately upon passage of this Resolution.

ADOPTED AND APPROVED this 19th day of January, 2022.

STERLING RANCH COMMUNITY
AUTHORITY BOARD

DocuSigned by:
By: Harold Smethills
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President

Attest:

DocuSigned by:
Eric Barney
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Secretary/Assistant Secretary

Exhibit A
Amendments to CAB Code

Code Section	Adopted Language
Sec. 17-110(3) The Overlook Hours of Operation	Monday-Friday: 5:00 am - 9:00 pm Saturday: 9:00 am - 8:00 pm Sunday: 9:00 am - 8:00 pm
Sec. 17-110(4)(b) Pool Hours of Operation	Monday-Friday: 9:00 am - 8:45 pm Saturday: 10:00 am - 7:45 pm Sunday: 9:00 am - 7:45 pm
Sec. 17-147 Guests of CAB Residents	<p>(a) Each CAB Resident household is permitted up to six (6) guests per day. If the Clubhouse and Pool is not at capacity, additional guests beyond six (6) will be permitted for a fee of \$5.00 per guest. CAB Residents are encouraged to call and verify capacity before arrival. Each CAB Resident household receives 25 complimentary guest passes per calendar year.</p> <p>(b) Guests must be accompanied by a CAB Resident at all times during their use of Clubhouse and Pool facilities.</p> <p>(c) Additional fees for Guest use may be adopted by the CAB at its discretion.</p>
Sec. 17-148 Cards Required for Access	All Members will be provided a membership card which must be used to enter the Facility. A picture of a membership card may be used in lieu of the physical card. Membership cards shall only be used by the designated Member. Lost cards or replacement cards will be subject to a replacement fee as determined by the CAB.
Sec. 17-152 Supervision of Children (The Overlook)	Supervision of Children. Children under the age of 11 years must be accompanied by an adult over the age of 18 years while using the Clubhouse or Pool. Unsupervised children will be asked to leave or to have an appropriate supervisor accompany them.
Sec. 17-189 Rental Limitations	<p>a. Private rentals for the following year will be made available on December 1 of each year.</p> <p>b. CAB programming, meetings and community events will be scheduled before private rental dates will be made available. CAB programming, meetings and community events take priority over private rental requests. Confirmed reservations will not be displaced for CAB use.</p> <p>c. Rental requests are reviewed on a “first-come, first-served” basis,</p>

	d. CAB limits private rentals reserved by the same person to no more than one rental per day and no more than two rentals per calendar month, except for properly approved "Recurring Rentals".
Sec. 17-54. - General rules.	<p>a. The control of dogs in Parks and Open Space is regulated by Douglas County Resolutions R-998-100 and R-999-177, as may be amended, and violations are punishable as set forth in the applicable resolutions.</p> <p>b. Dog owners must leash and have physical control of their dog at all times. Dog owners shall pick up and dispose of their dog's excrement.</p> <p>c. Motorized vehicles are prohibited in parks, trails, and open space.</p> <p>d. Glass containers, littering, dumping and misuse of public property are prohibited.</p> <p>e. Fires are only permitted within charcoal burning grills provided at park shelters, or within liquid-fueled or gas-fueled grills/stoves on CAB or District owned or managed developed park sites and parking lots when no fire restrictions apply. Fires in Open Space areas are strictly prohibited.</p> <p>f. Firearms are defined as any pistol, revolver, rifle, or other weapon of any description from which a shot, projectile, arrow or bullet may be discharged. This includes, and is not limited to, compressed air guns, CO 2 and battery-operated guns, BB guns, pellet guns, air soft pellet guns, paintball guns, and slingshots. Archery equipment is defined as any bow, including, but not limited to, a crossbow, longbow or compound bow, which shoots arrows or other projectiles. Model rockets and airplanes are defined as any craft that is propelled off the ground by a gas or electric engine, CO 2 , compressed air or any other form of power. Only model gliders propelled by humans and airplanes propelled by elastic bands are permitted.</p> <p>g. Possessing fireworks, firearms, archery equipment, model rockets and airplanes on any CAB owned or managed properties is prohibited, except as provided by C.R.S. § 18-12-201 et seq.</p> <p>h. Firing or shooting any firearm or archery equipment in or into any CAB, Dominion or District owned or managed properties is prohibited.</p> <p>i. Swimming or the use of watercraft and/or floatation devices is not permitted on CAB ponds and open water. Use of model, or remote-</p>

	<p>controlled toy boats on CAB, Dominion or District owned ponds and open water may not interfere with or disturb fish, wildlife and fishing activities.</p> <p>j. Parks and Open Space are open from 5:00 a.m. to 11:00 p.m. daily.</p> <p>k. Hitting golf balls in or into CAB, Dominion or District owned or managed property is prohibited.</p> <p>l. Amplified sound systems are prohibited unless specifically authorized in writing by the CAB.</p> <p>m. Disorderly conduct as defined in C.R.S. § 18-9-106 is prohibited.</p> <p>n. Relocating or releasing animals, fish, birds or insects on CAB, Dominion or District owned or managed property is prohibited.</p> <p>o. Fishing is permitted in CAB ponds and is governed by the Colorado Division of Wildlife's fishing regulations. CAB, Dominion and District owned and managed ponds and water bodies are regulated by both statewide rules and the CAB's posted site rules. A CAB fishing permit shall be required by any Person fishing in CAB ponds. The CAB fishing permit shall be applied for by completion of an application.</p> <p>p. Harassment of wildlife, as defined in C.R.S. § 33-6-128, is prohibited. All of this statute is incorporated herein except C.R.S. § 33-6-128(3).</p> <p>q. Camping in any CAB Park, Open Space, tract or public area is prohibited except for during designated community events that may be planned and hosted by the CAB at designated times, dates, and locations. For purposes of this provision, the term “camping” shall mean sleeping or staying in any CAB Park or Open Space past the designated closure time or the erection of tents, shelters, or other equipment that is not being used as a temporary sunshade during permitted day use. Any items left unattended at any time may be disposed of without further notice or warning.</p> <p>r. Public bathing, urination, defecation, or other personal sanitation activities, such as dishwashing, laundry, etc., are prohibited in CAB Parks, Open Space, tract or public areas.</p>
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