

Updated: November 23, 2015

To: Catamount Homeowners

From: Catamount Metro District  
Catamount Residential Owners Association  
Catamount Cabins Association  
Catamount Ranch & Club (The Club)

Greetings. As time has moved forward it is inevitable that the Catamount “development” has grown and changed in various ways. With this in mind the associated groups recently came together for an opportunity to align our collective vision. After 16 years Catamount continues to be the finest place to live in Steamboat. The club is one of the premier clubs in the rocky mountain region. Lake Catamount is unparalleled in its splendor and beauty.

This package outlines the collective rules and regulations of the various management organizations at Catamount. This package in no way supersedes any document original to the club including, but not limited to, the Club’s membership plan, wildlife agreement, CROA/Metro District/Cabins Assoc. charters, etc. It is meant simply as a tool to communicate various rules and regulations collectively from the respective management organizations at Catamount in a simple manor to maximize your enjoyment of all that is Catamount. Rules and regulations from each respective organization are subject to change at the sole discretion of each organization.

Respectfully,

John Holloway	President, Catamount Metro District
Medora Fralik	Catamount Residential Owners Association
Darlinda Baldinger	Catamount Cabins Association
Joel Anderson	Metro District Manager
Brad Price	General Manager, Catamount Ranch & Club
Dave McAtee	Director of Lake Operations, Catamount Ranch & Club

# **Summary Of Rules & Regulations**

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## CATAMOUNT HUNTING AND FISHING RULES AND REGULATIONS

### **Rules for Hunting at Lake Catamount:**

1. No hunting is permitted on any parcels owned by the Catamount Metropolitan District, Catamount Ranch and Club or on privately owned lots unless a sanctioned hunt is organized by the Colorado Division of Wildlife.
2. Property owners of private parcels which adjoin parcels owned by the Metro District which are adjacent to the National Forest may access the National Forest for the purpose of big game hunting through their own property and an adjacent Metro District parcel. As a courtesy to the Metro District staff, anyone crossing private parcels are encouraged to let the District Manager know as to when and which parcel they will be crossing. Property Owners may not cross parcels owned by other property owners or the Club in connection with big game hunting activities, except as provided below.
3. Club members wishing to access National Forest through parcels and easements owned and controlled by the Club will be restricted and must be approved by the Director of Lake Operations prior to accessing the National Forest. In addition, the following rules must be followed:
  - a. Access to the National Forest by Club members will be via the yurt trail, sheepherders trail or elk park trail only. Hunting is prohibited on any of the trails, and Club members are not allowed to cross private property from the trails to access the National Forest.
  - b. Parking by Club members accessing the yurt trail or sheepherder trail for hunting in the National Forest is allowed only at the Heritage Center.
  - c. Only one hunting party of no more than four hunters will be allowed per day during a particular hunting season to access the National Forest by the Club trails.
  - d. Hunters must notify the Director of Lake Operations of any animals taken following each authorized hunting trip.
  - e. No motorized vehicles are allowed to be used during a hunting trip.
  - f. A lottery system may be used if more than the authorized number of groups applies to gain access to the National Forest via the Club trails for hunting during a specific season.
  - g. Hunters must meet with the Director of Lake Operations prior to the first hunting trip each season to review applicable property boundaries and sign a release waiver.
  - h. A hunting access fee may be imposed for each hunting trip.
4. Any violations by a hunter of these rules of CDOW regulations will be reported to the CDOW or local authorities for prosecution to the fullest extent of the law.

### **Rules for Fishing at Lake Catamount:**

1. Fishing is for members and owners and accompanied guests only. No unaccompanied guests are allowed to fish at Lake Catamount or waters controlled by the Club.
2. Fishing on river sections is by reservation only and must be booked through the Club Outfitter's Center, phone: 970.871-6667. Members and owners may book the water at anytime in advance. All Members and Owners must check in at the outfitters center before they fish and check out when they leave. Members and owners are free. One accompanied guest is complimentary. All additional anglers will be charged \$75 rod fee per angler.
3. Catch and Release- All fishing is catch and release.
4. Flies only regulations will apply to all river fishing. Spin fishing with single hook lures will be permitted in the Lake ONLY. Children under the age of 7 may bait fish at the Lake. Fishing for Club Members is available in the Lake, from the bridge on County Road 18 north to the Lake and below the dam to first fence line at no cost. Reservations are mandatory. Fishing licenses are required. Fishing in river sections is allowed using barbless flies only. No bait or lure fishing is allowed in river sections. Fishing

on Lake Catamount is allowed using barbless single hook lures or barbless flies. No bait or treble hook fishing is allowed on Lake Catamount.

5. Members and owners must stay on District property while fishing and may not cross private property boundaries.
6. Parking while fishing is allowed only in the following designated areas:
  - a. While fishing below the bridge on County Rd 18C, parking is allowed before the bridge on the left (north and west of bridge) in the designated area, with a two vehicle limit at all times:
  - b. While fishing below the dam, parking is allowed at the end of the cul-de-sac on Harrison Trail in the designated area, with a two vehicle limit at all times. All fisherman must access the tailwaters of the dam via the road. No bank fishing is allowed in the lake in this area or any other privately owned land. Bank fishing may be allowed near the Outfitter Center on Club property as approved by the Club
7. Ice fishing is restricted and may be available by contacting the Club Outfitter.
8. The Club is the managing agency of the fishery and has the authority to accept or deny reservations.
9. Boats are available for rent at the Outfitter Center. Owners or members may use their own boat with the use of a trolling motor or no motor only. All boats launched must check into Outfitter Center prior to use.
10. Guides are available for hire at the Outfitter Center through the Club only. No outside guiding is permitted.
11. A fishing license is required.

### **TRAIL USE:**

The trail systems at Lake Catamount are extensive and require substantial management including safety, labor and financial obligations. These trails include Nordic skiing, biking and hiking trails such as, but not limited to, the Yurt Trail. The Club is the sole manager of these amenities. Homeowners, who are not club members, have access to Catamount Metro District lands as defined by the Catamount Metro District. The Club has a Blanket Trail Easement to create and manage these amenities. In an effort to successfully manage and protect our collective resources Club members (and homeowners who are not club members) are advised to utilize the Club's reservation systems. Please contact the Outfitter Center at (970) 871-6667 to make reservations for fishing, Nordic skiing, hiking and biking.

Horse Trail – The Metro District will mow a trail for horses/hiking in the open space parcels west of County Road 18. The trails are open to owners and members and accompanied guests only. Horse trailers may park along the gravel road just off County Road 18 near the trail. Horses may tie up at a designated location near the Outfitter Center if using the Club facilities. (See Attached Map on Page 14)

*Note: Contacting the Outfitter Center prior to using recreational amenities helps to ensure your safety and protect our resources.*

### **BANDS & LIVE MUSIC**

Bands for outdoor banquet events at the Club will conclude no later than 11:00 PM.

### **CATAMOUNT HOMEOWNERS WHO ARE NOT CLUB MEMBERS RIGHTS & PRIVILEGES**

*Not all homeowners are club members. The following outlines the rights and privileges of homeowners who are not club members.*

1. Non Club members do not have access to the private amenities of the Club. Access is denied to the following:
  - a. Outfitter Center
    - i. Including kayaks and canoes
  - b. Private areas of the clubhouse including the fitness center and locker rooms. The dining rooms are open to the public.
  - c. The Pool and hot tub
  - d. Tennis courts
  - e. The Heritage Cabin and related area including the sledding hill
  - f. The Yurt
2. Guests of non-club members do not have access to the private amenities of the Club. Access is denied to the above.
3. The hiking trail leading to the Yurt and other Catamount hiking trails are provided to the club by an easement granted from the Metro District. As such, homeowners who are not club members, have access to the trails.
4. Homeowners who are not club members have access to Lake Catamount via the homeowner's property and Metro District property only.
5. Should a homeowner who is not a club member need use of the boat ramp, contact the Director of Lake Operations.
6. Fishing on Lake Catamount and associated water shall be conducted through the Club's Outfitter Center.

### **WILDLIFE AGREEMENT:**

*The following are highlights and areas of importance as found in the wildlife agreement for the Catamount Ranch Development and Lake Catamount Development*

Based on the authority granted by the foregoing Wildlife Agreement, the following rules have been adopted for hunting and fishing at Catamount Ranch:

#### **Big Game Winter Range**

While their numbers vary from season to season, elk are year-round residents in the Lake Catamount area (USFS 1990, Pioneer 1993, J. Hicks personal communication). The CDOW has identified the mountain brush habitats encompassing the eastern portions of the Lake Catamount development as critical elk wintering and calving habitat. This sensitive wildlife habitat found in Area C of the Lake Catamount Wildlife/Riparian Amended and Restated Deed of Conservation Easement to the Yampa Valley Land Trust encompasses approximately 620 acres (18%) on the Lake Catamount property. The site consists of mountain brush, including gambel oak, big sagebrush, and mountain mahogany, intermixed with aspen and conifer woodlands.

#### **Sharp-tailed Grouse Protection Areas**

Within Parcel 2, the area within a 1/4 mile radius of the existing Sharp-tailed Grouse lek shall be protected from disturbance and pedestrian access will be restricted from April 1 through June 30. There will be appropriate signage designating it as a "Sharp-tailed Grouse Protection Area" and such restriction shall be enforced. Habitat enhancement measures, upon approval of the CDOW, will be identified and implemented where appropriate. When and where feasible, less suitable agricultural areas will be identified and planted with beneficial native grass species to further benefit populations of Sharp-tailed Grouse.

#### **Wildlife Preservation Areas**

The highest-quality elk wintering and calving habitat has been set aside in Area C of the Lake Catamount Wildlife/Riparian Amended and Restated Deed of Conservation Easement to the Yampa Valley Land Trust, which will ensure protection of these habitats in perpetuity. This easement protects 620 acres in the foothills to the east of Lake Catamount. Further development shall be prohibited in these areas, and recreational activities shall be restricted, as set forth in the easement.

### **Wetlands and Riparian Wildlife Habitat**

Wetlands have long been recognized as a significant ecological feature, both because of their value as critical wildlife habitat and because of their function in water treatment. Considerable care has been taken during the design process to avoid wetlands, therefore, the Lake Catamount development is expected to result in negligible impacts to wetlands. Most existing wetlands will be protected in Parcels 6 and 7 by the Conservation Easements, as outlined below.

Wooded riparian zones have recently received widespread attention because of their value as a distinctive ecological community and as critical wildlife habitat. Catamount Development, Inc. has agreed to take a number of steps to minimize impacts to riparian wildlife habitats at Lake Catamount.

### **Access and Use Restrictions**

Lake Catamount is private property. Only Owners, employees, and agents of the Association and other parties authorized by the Developer, Routt County, or the CDOW (and approved by the Developer) will be permitted on the property, except that Developer may authorize the general public to use the dining facilities of the Lodge and to be present on the property for special events.

Recreational snowmobiling is prohibited throughout Lake Catamount. However, use of snowmobiles for maintenance and management access is reserved. Less intrusive activities, such as hiking, snowshoeing, and cross-country skiing, will be restricted to designated locations.

Recreational use of sensitive areas at Lake Catamount probably reduces or eliminates their suitability as wildlife habitat. The areas of highest concern are critical elk, Sharp-tailed Grouse habitats, and drainages used by Sandhill Cranes. To prevent such disturbance, potentially intrusive activities, such as cross-country skiing, snowshoeing, hiking, or mountain biking, will be prohibited from Area C in the Lake Catamount Wildlife/Riparian Amended and Restated Deed of Conservation Easement to the Yampa Valley Land Trust, during critical winter and calving periods except for activities limited to projects authorized by Routt County or the CDOW. Signs describing this seasonal closure will be placed along any established or projected entry points.

In addition, to protect nesting waterfowl, a no wake zone will *be* implemented at the south end of the lake. Signs *and/or* buoys will be installed to delineate the area and inform boaters.

A seasonal closure of the areas within 1/4 mile radius of the known Sharp-tailed Grouse lek in Parcel 2 will be enforced from April 1 through June 30 of each year.

Recreational activities such as cross-country skiing, snowshoeing, mountain biking, and hiking will be restricted as follows:

1. Area C in the Lake Catamount Wildlife/Riparian Amended and Restated Deed of Conservation Easement to the Yampa Valley Land Trust will be closed to all access during May 1 through June 30 of each year in order to suitably protect elk calving habitat; and
2. Cross-country skiing, snowshoeing, mountain biking, and hiking will be permitted only **on designated (signed) trails** within the same areas identified in paragraph I above during December 15 through April 30 in order to provide suitable big game winter habitat.

Fines and penalties for first, second, and subsequent violations for the above closure and restriction will be the same as those noted below for failure to control pets.

### **Pet Control Restrictions**

Uncontrolled pets have long been recognized as a significant source of disturbance and mortality in human-occupied wildlife habitats. Dogs frequently harass and kill wildlife, including game, and domestic cats are a significant source of mortality for songbirds. Thus, dogs and cats will be controlled by their owners and will not be allowed to roam free.

Homeowners will be required to control their pets at all times. Outside of the individual homeowner's property boundary, dogs must be controlled by a leash of no more than 12 feet in length, under the direct control of the owner or authorized representative. The only exception is if the dog is being trained for hunting. Visitors should not be encouraged to bring dogs on-site. • Guests of homeowners shall comply with all dog control measures.

## **GENERAL LAKE CATAMOUNT POLICIES**

### **Trail Easement:**

Declarant hereby grants, reserves and declares a perpetual non-exclusive easement and right of way over, under, upon, above, across and through all of the property, excepting only those portions lying within the Building Envelopes (the "Blanket Trail Easement Area"), for the benefit of Declarant, Declarant's affiliates (defined as persons or entities controlling, controlled by or under common control with Declarant), Declarant's successors and specific assigns (which may include, without limitation, the Club and the members of the club), the Owners from time to time of the Units, the Association and its successors and assigns, and any governmental or quasi-governmental agency, authority or entity to which Declarant may grant, delegate or dedicate all or any portion of its rights hereunder and their respective guests, officers, agents, employees, and assigns, for the purposes of use, construction, operation, maintenance, repair and/or replacement of trail systems, including without limitation, pedestrian, equestrian, bicycle, Nordic skiing trails, walkways and pathways, within the Blanket Trail Easement Area. Without limiting the generality of the foregoing, the trail system permitted by this section may be used for access to Parcels 8 and 9 identified on the Lake Catamount Plat. The grant, reservation and declaration of this Blanket Trail Easement shall not obligate Declarant to construct any or all of the aforementioned trail systems, nor is this easement limited to trails which are for the use of one or more of the Lots.

### **Lake Catamount Rules and Regulations**

- Everyone must sign in before using the Lake House facilities at the Member Services Desk located in the lower level of the Lake House.
- No food or beverages may be brought into the Lake House or pool area.
- Proper attire is required in the Lake House Grille for service (shoes, shirts, shorts).
- Children under 16 years of age must be accompanied by an adult at all times. No children under 16 years of age allowed in the fitness center.
- No dogs allowed in the Lake House or pool area.
- Only one accompanied guest per Member allowed in the exercise room. Off site personal trainers must be approved by the Director of Lake Operations or the General Manager prior to training at The Club.
- No alcohol may be brought onto Catamount club property.
- According to Federal Law, no alcohol is allowed on motorized or unmotorized boats.
- Release waivers must be signed prior to any activities.
- Must be 18 years or older to rent motorized boats.
- When accompanied by an adult, children must be 16 years or older to operate motorized boats.
- Children under 16 must wear personal flotation devices on all watercrafts.
- To use or rent sailboats or windsurfers, you must know how to rig and sail. (Private instruction is available for a fee).
- Members and guests must stay on designated trails.
- Dogs are allowed at Outfitter's Center but must be leashed.
- Dogs on trails must be on a leash. According to the Division of Wildlife, extreme measures will be taken if any domestic animals are caught chasing the wildlife.

### **General Lake Rules**

The Club, in its discretion may require persons to register prior to using the Lake facilities. Any member, family member, guest or other person who, in any manner, makes use of or accepts the use of the Lake facilities, or services owned, leased or operated by the Club, either on or off the Club's premises, shall do so at his or her own risk. The member, his or her family members and guests shall hold the Club, the Owner, the Operator and their partners, directors, officers, employees, affiliates, representatives and agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting from the use of the Lake facilities and services.



1. Boats shall be subject to and be regulated by the rules and regulations as determined by the Club. Boats may be rented through the Club. Boat users shall follow applicable governmental laws, rules and regulations.
2. The Club may establish the maximum number of persons permitted in a boat and will post the policy.
3. Swimming and boating are permitted in areas and at times designated by the Club from time to time for each activity.
4. While in the water, boaters shall not come within 5 feet of another boat or the shoreline or within 100 feet of the docks owned by the Club or others, unless docking with permission.
5. Docking boats is not permitted, except at the designated launching area and docks owned by The Club.
6. Pets are not permitted in the boats.
7. No person shall take a boat from the designated launch area without first registering with the boat attendant.
8. Boaters must observe all hazard markers and refrain from entering prohibited areas.
9. All boats must be returned to the launch area prior to the posted closing time.

**Failure to abide by the Club's rules and regulations may  
subject a member to lose future Lake privileges.**

## LAKE CATAMOUNT GUEST POLICIES

*Catamount Ranch & Club private amenities are explicitly for the use of club members only. Homeowners, who are not club members, are unable to use the private club amenities.*

Unaccompanied **Family** Guests may use the Lake amenities within the following guidelines. Unaccompanied non-family guests are not permitted at the Lake Catamount facilities.

1. A Guest may visit the Lake amenities no more than 6 times per calendar year.
2. Accompanied guests must be accompanied by a member at the time of arrival of your guests. Should guests arrive at the Lake without a member, without prior authorization by the Director of Lake Operations or the General Manager, they will be asked to remain in the restaurant until the time of the member's arrival. Please do not put your guests in a compromising situation by not contacting the club to coordinate their arrival.
3. Member sponsored unaccompanied family groups will be limited to 8 people or less per group at the discretion of the Director of Lake Operations or the General Manager. The member must call the Director of Lake Operations or the General Manager prior to the group's arrival at the Club. Without prior authorization between the member and management, they will be asked to leave the premises.
  - a. Family guests are defined as two generations up and two generations down. Examples include parents, grandparents, children and grandchildren.
  - b. With prior authorization, should a member be at the Golf Club and his/her guest at the Lake they will be classified as accompanied.
4. Unaccompanied family guests must be confirmed through the Director of Lake Operations or the General Manager 24 hours in advance.
5. Members may bring 1 adult guest per membership at no charge.
6. Guest rates and rules may be amended from time to time at the discretion of the Director of Lake Operations or the General Manager.
7. Each membership will receive 4 complimentary guest passes per year for accompanied guests.
8. 4<sup>th</sup> of July Weekend is excluded in this policy. Unaccompanied guests are not permitted during the 4<sup>th</sup> of July weekend. The club may amend high activity summer blackout dates as necessary.
9. The exercise room is for members only. Children under the age of 16 are not allowed at any time.

## **PRIVATE ROADS & BIKING:**

Catamount Owners and their house guests may use the roads at the Lake or the Ranch for access to and from their homes as well as recreational purposes such as hiking or biking. Catamount Club members may use the roads for access to Club properties, Club easements and recreational purposes. No guests of Club members are allowed unless accompanied by the member/homeowner.

Rules of the Roads:

- All roads are speed limit 25
- Only registered vehicles are allowed on all roads unless a waiver is signed with the Catamount Metro District in advance.
- Parking for recreational activities must be in approved areas only.
- No parking on roads unless approved by the Catamount Metro District.

## **GENERAL CLUB INFORMATION**

Golf Clubhouse (970) 871-9300  
Golf Shop (970) 871-9200  
Lake Clubhouse (970) 871-9229  
Outfitter's Center (970) 871-6667

### **Mailing Address**

P.O. Box 774707  
Steamboat Springs, CO 80477

### **Physical Address**

Catamount Ranch & Club  
Golf Clubhouse  
33400-A Catamount Drive  
Steamboat Springs, CO 80487  
Catamount Ranch & Club  
Lake Clubhouse  
30215 Waters Edge Trail  
Steamboat Springs, CO 80487

### **Website**

Catamountranchclub.com

### **General Manager**

Brad Price  
bprice@catamountranchclub.com  
Direct Line: (970) 875-2132

### **Director of Lake Operations**

Dave McAtee  
davem@catamountranchclub.com  
(970) 871-9229

### **Club Outfitter**

Kevin Kopischke  
kkopischke@catamountranchclub.com  
(970) 871-6667

### **Member Relations Manager**

Nicole Piret  
npiret@catamountranchclub.com  
(970) 875-2124

### **CROA**

Medora Fralick  
Website: catamountroa.org

### **Metro District:**

Catamount Metropolitan District  
34035 East US HWY 40  
Steamboat Springs, Co 80487  
Office (970) 871-6989

### **District Manager**

Joel Anderson  
Cell (970) 846-3211  
joel@catamountmetro.org

### **Assistant District Manager**

Kevin Collier  
Cell- (970) 291-9512  
[kevin@catamountmetro.org](mailto:kevin@catamountmetro.org)

**DEFINITIONS:**

**Area C**- Area C is defined as Mount Baldy and the foot hills of Mt. Baldy east of Lake Catamount as well as the wetlands of the Yampa River as they enter Lake Catamount. For clarification, see the Director of Lake Operations or the Metro District manager to review a map.

**CROA**- Catamount Residential Owners Association

**Metro District**- A Quasi Municipal Corporation and Political Subdivision of the State of Colorado.

**The Club**- Catamount Ranch & Club.