

August 9, 2021

To: Catamount Property Owners & Catamount Club Members

From: Catamount Metro District
Catamount Ranch & Club
Catamount Residential Owners Association

As the Catamount community has grown and changed in various ways over the past years, we want to ensure that all of us have a clear understanding of the rules and regulations which we need to understand and follow based on wildlife agreements and conservation easements for the Catamount Development. These regulations were agreed upon by the Developers with a number of state, regional and local entities to gain approval in developing both the Lake and Ranch areas within the Catamount Development. These entities include the Colorado Division of Wildlife (now Colorado Parks and Wildlife) (“CPW”), the Yampa Valley Land Trust (now part of the Colorado Cattlemen’s Agricultural Land Trust), and Routt County. These regulations were put in place to ensure that we act as long-term stewards in protecting the critical wildlife and fish habitat that is all around us in this beautiful mountain environment.

This package outlines the collective rules and regulations of the three principal governing organizations of the Catamount Development (Club, Metro District, and CROA), for hunting, fishing, hiking, other approved recreational activities, and for pets. This package in no way supersedes any original documents of (i) the Club, including the Club’s membership plan, , (ii) CROA, (iii) the Metro District, including its charter, and (iv) and wildlife agreements or conservation easements applying to any or all of the above. This package is meant to communicate the key rules and regulations to explain what our rights and our responsibilities are in living at and/or recreating at the Catamount Development. Rules and regulations from each respective organization are subject to change at the sole discretion of each organization and can be found on their respective websites. Defined terms used herein and not otherwise defined shall have the meaning set forth in Appendix A.

Respectfully,

John Holloway	President, Catamount Metro District
Todd Cooper	President, Catamount Residential Owners Association
Joel Anderson	Metro District Manager
Luke Brosterhous	General Manager, Catamount Ranch & Club

SUMMARY OF RULES AND REGULATIONS

HUNTING AND FISHING

1. No hunting is permitted on any parcels owned by the Metro District, Club, or on privately owned lots unless a sanctioned hunt is organized by CPW.
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 Metro 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 the 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 or Shepherders 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 Shepherder 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 can be used during a hunting trip.
 - f. A lottery system, managed by the Director of Lake Operations, 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 by the Club for each hunting trip.
4. Any violations by a hunter of these regulations of the CPW will be reported to the CPW or local authorities for prosecution.

FLY FISHING RULES AND REGULATIONS

1. Fishing on Catamount's River stretches, and the Lake is for Club members and property owners only. Club members can bring accompanied guests, but only as detailed below. No unaccompanied Member guests are permitted to fish on Catamount. Property owners can have accompanied guests fish with the same Club rules shown below except there is no guest fee.
 - a. The accompanied Club member guest rate is \$75 per guest. A maximum of three "rods" per river section are permitted. Accompanied Member family guests may fish up to 10 times per calendar year. Accompanied Member non-family guests may fish up to 5 times per calendar year.
2. Fishing is by reservation only and must be booked on-line at www.catamountranchclub.com, or by calling the Outfitter Center.
3. Reservations may be made up to 14 days in advance.
4. Two (2) standing reservations are permitted at any one time, with no back-to-back reservations at any one time on the same day, unless otherwise approved by the Director of Lake Operations or Club Outfitter.
5. Cancellations must be made prior to the starting time of a reservation. If a Club member or property owner does not check in for their reserved fishing time or notify the Outfitter Center of a cancellation within 24 hours of the reservation, a \$100 cancellation fee will be assessed.
6. Club members and owners must check in/sign in with the Outfitter Center before and after fishing.
7. Upon check-in at the Outfitter Center, an automatic gate opener and a parking pass will be issued if needed. The parking pass must be displayed on the vehicle windshield to fish and returned immediately after the reservation.

8. Ice fishing is restricted and may be available on a case-by-case basis by contacting the Club Outfitter.
9. The Club is the managing agency of the fishery and has the authority to accept or deny reservations. Per Colorado law, a fishing license is required. Fishing licenses may be purchased online at: cpw.state.co.us.
10. No bait is allowed.
11. All trout fishing is catch and release. You are encouraged to remove Northern Pike from the property.
12. Fishing on river stretches is allowed with barbless flies only.
13. No lure fishing is allowed on river stretches.
14. Spin rod fishing on the lake is allowed with single hook lures.
15. The use of a net for landing fish is required.
16. Swimming in the river stretches below the dam is prohibited.
17. Parking while fishing is allowed only in the following designated areas:
 - a. Parking for fishing below the bridge on Gay's Lane is allowed before the bridge on the left (north and west of bridge) in the designated area, with a two-vehicle limit always.
 - b. Parking for fishing below the dam is allowed at the end of the cul-de-sac on Harrison Trail in the designated area, with a two-vehicle limit. All those fishing must access the tailwaters of the dam via the unpaved road. No bank fishing is allowed in the Lake in this area or from any other privately owned land. Bank fishing may be allowed near the Outfitter Center on Club property as approved by the Club.
 - c. Except as set forth in the next sentence, Club members and property owners must stay on Metro District property while fishing and may not cross private property boundaries. The unpaved access road passes through private property so please be respectful and considerate walking down the road. Behavior deemed unacceptable in the sole discretion of the Club or the Metro District will be grounds for removal from the property, revocation of the reservation, and barring the offender from future use of Club or Metro District property.
18. Property owners and Club members may use their own boat to fish on the Lake with the use of a trolling motor or no motor only. All boats launched from the Metro District boat ramp for fishing need to check in first with the Outfitter Center.
19. Guides are available for hire at the Outfitter Center through the Club only. No outside guiding is permitted.

TRAIL RULES

The trail systems at the Catamount Development require significant management including safety, labor, financial, and legal obligations. Approved activities such as cross-country skiing, snowshoeing, mountain biking, horseback riding, and hiking will be permitted only on designated (signage posted) trails and at designated (signage posted) time periods to provide suitable elk habitat. Club members and property owners can call the Outfitters Center to find out when those trails are available. The Club is the sole manager of these trail amenities.

The trails pass through or close by private property so please be respectful and considerate when hiking on those trails. Behavior deemed unacceptable in the sole discretion of the Club or the Metro District will be grounds for removal from the trails and barring the offender from future use of Club or Metro District property.

Property owners who are not Club members, have access to the hiking and horseback riding trails which are on designated Metro District lands.

The Metro District will mow a trail for horseback riding and hiking in the open space parcels west of County Road 18. The trails are open to property owners and Club 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.

BANDS AND LIVE MUSIC

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

CATAMOUNT PROPERTY OWNERS WHO ARE NOT CLUB MEMBERS RIGHTS AND PRIVILEGES

Non-Club members and their guests do not have access to the private amenities of the Club which include the following:

- a. Outfitter Center including all the watercraft.
- 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/paddleball courts.
- e. The Heritage Cabin and related areas including the sledding hill. Parking is permitted for accessing the hiking trails.
- f. The Yurt.

The hiking trail leading to the Yurt and other Catamount Development hiking trails are provided to the Club by an easement granted from the Metro District. As such, property owners who are not Club members, have access to the trails.

Property owners who are not Club members have access to Lake Catamount via the property owner's property.

If a property owner, who is not a Club member, wants access to Lake Catamount, they may use the Metro District boat ramp. You must contact the Director of Lake Operations to let them know you are launching from there.

WILDLIFE AND CONSERVATION AGREEMENTS

The following are areas of importance found in the Wildlife Agreements for the Catamount Development.

Big Game Winter Range

While their numbers vary from season to season, elk are year-round residents in the Lake Catamount area on both the eastern and western Lake areas. CPW 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 of the Lake Catamount property.

Sharp-tailed Grouse Protection Areas

Within Metro District Parcel 2, an area will be posted as a designated “Sharp-tailed Grouse Protection Area” to protect it from disturbance and pedestrian access from April 1 through June 30.

Wetlands and Riparian Wildlife Habitat

Wetlands and wooded riparian zones have long been recognized as significant ecological features, both because of their value as critical wildlife habitat and because of their function in water treatment. Considerable care has been taken during the development design process to avoid wetlands and wooded riparian zones; therefore, the Catamount Development is expected to result in negligible impacts to wetlands and wooded riparian zones. The wetlands and wooded riparian zones are protected by the Conservation Easements.

Access and Use Restrictions

The Catamount Development is private property. Only property owners and their guests (including contractors), Club members and their accompanied guests, Club employees, agents of the Club, and other parties authorized by the Developer, Routt County officials, and CPW will be permitted on the property, except that the Developer may authorize the general public to use the dining facilities of the Lakehouse and to be present on the property for special events.

Recreational use of sensitive areas at the Catamount Development can reduce or eliminate their suitability as wildlife habitat. The areas of highest concern are critical Elk habitats, Sharp-tailed Grouse habitats, and drainages used by Sandhill Cranes. To prevent such disturbances, potentially intrusive activities such as cross-country skiing,

snowshoeing, hiking, or mountain biking are prohibited in Area C (as noted above) during critical winter and calving periods except for projects authorized by Routt County or CPW. Signs describing this seasonal closure will be placed along any established or projected entry points. Those same activities (cross-country skiing, snowshoeing, hiking, or mountain biking) will be allowed in certain designated locations at designated times.

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 to stay out of that area. Moreover, for personal safety reasons, no boats or people are allowed year-round within 200 feet of the dam. Recreational snowmobiling is prohibited throughout the Catamount Development. However, use of snowmobiles for maintenance by the Club and Metro District is permitted.

CPW can levy fines for violations of accessing sensitive wildlife habitat areas, and Club members are also subject to Club member rules.

Pet Control Restrictions

Uncontrolled pets have long been recognized as a source of disturbance and mortality in human-occupied wildlife habitats. Dogs can harass and kill wildlife. Based on the agreements with the Colorado Parks and Wildlife and the Yampa Valley Land Trust, CROA and the Club have specific pet restrictions which include:

- Dogs of property owners may be off leash on their property. Outside of their property, dogs must be on a leash.
- Dogs of Club members must be on a leash no more than 12 feet long.
- Although it is recommended that guests do not bring dogs to the Catamount Development, guests of property owners and Club members need to follow the same leash rules. Contractors are not allowed to bring dogs to construction sites.
- The only exception to the leash requirement is if the dog is being trained for hunting and this must occur in an appropriate area to avoid conflict with wildlife, property owners or Club members.

The Club has specific dog policy information in its annual Member Guide. The Club, CROA and CPW can assess penalties for pet control violations.

PRIVATE ROADS

The Catamount Development roads are private roads for its property owners and their guests. Club members may use the roads for access to Club properties and Club easements for recreational purposes. No guests of Club members are allowed unless accompanied by the Club member.

Rules of the Roads:

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

Luke Brosterhous
lbosterhous@catamountranchclub.com
Direct Line: (970) 871-9300

Director of Lake Operations

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

Club Outfitter

Kevin Kopschke
kkopschke@catamountranchclub.com
(970) 871-6667

Member Relations Manager

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

CROA INFORMATION:

Andrea Wilhelm
1856 Lincoln Avenue
Website: catamountroa.org
(970)879-1402

METRO DISTRICT INFORMATION:

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
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Appendix A

DEFINITIONS

Area C- Area C is defined as Mount Baldy and the foothills 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.

Cabins and Cottages Association is a homeowners association of those property owners who own lots 1 through 22B [need to confirm this] on the west side of the Lake generally known as the cabin and cottage lots. Members of the Cabins and Cottages Association are also members of CROA.

Catamount Development means all property owned by the Metro District, the Club, CROA, the Cabins and Cottages Association, and private property owners, generally including the Lake and the Ranch.

Club- Catamount Ranch & Club, a private, for-profit club.

CROA- Catamount Residential Owners Association, the homeowners association for the Catamount Development.

Developers means Catamount Development, Inc.

LAKE generally means the portion of the Catamount Development surrounding Lake Catamount, off of Routt County Road 18, or, when applicable, the actual body of water known as Lake Catamount.

Metro District- A quasi-municipal corporation and political subdivision of the State of Colorado.

Ranch generally means the portion of the Catamount Development surrounding the golf course owned by the Club on US Route 40.