

**CREEKSIDE WALKING/FISHING EASEMENTS**

**(This is a condensed version of the Vallecito Valley Second Addition Creekside Walking /Fishing Easement Rules. Please refer to the Amended and Restated Declaration of Covenants, Conditions, and Restrictions (CC&R's), Rules and Regulations, and Design Review Standards provided on our website [vallecitovalley2.com](http://vallecitovalley2.com) in the Documents section for specific information. Please also review CO Parks and Wildlife State and local fishing regulations.)**

The following is an informational guideline for using Vallecito Creek walking/fishing easement and Boletus/Middle Creeks walking only easement. Please keep the following in mind when enjoying the easements:

- **What:** These are easements that pass through private property. They are not on common property owned by the Association.
- **Where:** The location of the easements begin "at the water's edge" and extend ten (10) feet from there. Vallecito Creek easement is on the West side only. Boletus Creek has an easement for VVII residents on the East side only. Middle Creek easements are on both east and west sides. In many cases the terrain is rough and footing may be unstable. Please use caution while walking. If there is an obstruction in the easement, either nature or man made, you may walk around it.
- **When:** Due to safety, security, and privacy concerns, utilizing the Fishing and Walkway Easements from 30 minutes after sunset until sunrise, requires permission from each property Owner whose Lot you are walking on or fishing from.
- **Who:** Only Association owners and their personal guests are permitted to use the easement.
- **Pets:** Dogs need to be kept on a leash and their owners are responsible for cleaning up after their pets if necessary. Keep in mind that dogs who reside on the individual properties and are within their lot boundaries may not be leashed.
- **Access:** The only open access for Association members to the walkway/fishing easement along Vallecito Creek is at the north end starting from the bridge at County Road 501. That is the sole access that avoids crossing private property. There is no access at the south end of the easement. The only access for Boletus Creek walking easement is from the Mushroom Drive connection to Mushroom Lane in the southern part of the subdivision, or from County Road 501. The access for Middle Creek walkway easement is from the southern access to Boletus Creek walkway easement. The 7.5 foot utility easement on the property boundaries of each lot is private property, is not a part of the walking/fishing easement, and cannot be used to enter or exit from the fishing or walkway easements. All walkway easements are designated on the VVII plat map. Walking through private property to access any of these walkway easements without the express permission of the property owner is trespassing.
- **Motorized Vehicles:** Motorized vehicles of every type are absolutely prohibited from driving through the easement or along the top of the river bank. An owner who hires a contractor to work on his property is required to keep that contractor's vehicles entirely on that property. Any violation of this rule will be considered trespassing.
- **Fishing:** Fishing is permitted within the Vallecito Creek Walking Easement defined in section 14.1 of the CCR's. Owners and their guests are responsible for obtaining fishing licensure with Colorado Parks and Wildlife when fishing on or within VVII.
- **Guest tags:** Tags that can be hung on a lanyard are available from the Board of Directors and are recommended for all guests utilizing the fishing/walking easement. This assists creekside Lot Owners in discerning whether or not the people on their property belong there.
- **Noise and loitering:** Owners shall, at all times, be respectful of another Lot Owners' private property and shall not shout or play loud music or loiter or congregate upon another Owner's Lot.

Finally, when you are walking in this easement, please remember that you are on private property. We ask that you respect the property, landscaping, and above all, the privacy of the owners whose yards you are passing through.

Thank you,