

RULES AND REGULATIONS FOR TRLA COMMON AREAS

Common areas (“THE COMMONS”) are those areas and structures that are shared among the TRLA Landowners, that are not part of any property owner's tract of land. Responsibility and stewardship for common areas lie with Timberlake Ranch Landowners Association and by virtue their elected representatives (TRLA Board of Directors).

GENERAL COMMON AREA RULES

ATV's/OHV's: ATVs are expressly prohibited anywhere within the TRLA Commons. EXCEPTION: Roads. See “Summary of Off Highway Vehicle (OHV) Laws and Rules

Conservation: Stay on the trails. Staying on the trails will allow you to enjoy the forest while limiting damage.

Firewood: TRLA Forest Stewardship Plan is the guiding document for maintaining and preserving the commons- *Only board approved licensed and insured contractors are allowed to perform any cutting and removal of timber, this includes both standing and fallen trees.* EXCEPTION: TRLA roads which are considered part of the Commons sometimes have trees in them and should not require licensed contractors to remove them.

Hunting: Hunting, target shooting or discharge of any firearm, including air gun, BB gun, paintball gun, bow and arrow, or similar device is not permitted.

Smoking: Smoking is not permitted in the Commons. EXCEPTION: Timberlake Community Center Grounds

COMMON AREA EQUESTRIAN ETIQUETTE:

Equestrians have the right-of-way on all trails, no exceptions.

Horses can be easily startled. When coming upon a rider, verbal contact with the rider and horse is always a good idea to make sure it is safe to pass.

Slowest traffic (hikers or horseback riders) should always stay on the right and all faster traffic should stay right and pass only on the left (where and when possible).

Horse owners should “know their horse”. If your horse spooks easily, don't ride in unfamiliar areas or where animals or vehicles could create a skittish atmosphere. If your horse is known to kick, put a red ribbon in its tail. If riding in a group discuss any problems you may have with everyone before going out on the trail.

Leave gates as you found them. Many trail areas double as cow pastures, so always leave gates as you find them (this applies more to the Forest Road 157 area than Timberlake Ranch).

You can ride to the south side of the Ranch House and tie your horse to the outside of the fence while you are visiting. Please avoid the lawn areas.

TRAIL RULES AND REGULATIONS

Timberlake trails are solely for the use and enjoyment of TRLA members and their guests. Public access is not permitted, and outside users should be reported to the HOA and/or county sheriff. Our trails are private and do not connect to public trails outside Timberlake. Tenant(s) do not have any right to access or use of the common areas.

Trail use is limited to equestrians and pedestrians for daytime use. Mountain bikes and electric bikes are not permitted.

PEDESTRIAN ACCESS – TIMBERLAKE TRAIL

There are two entrances to the trail, one at the end of **Yucca Drive** and the other at **Cedar Road**. Equestrians may also use the trail entrances located at Yucca and Cedar Roads.

EQUESTRIAN EASEMENTS (horseback riders only, no pedestrian access)

There are four equestrian easements with posted signage marked with a horseshoe) that lead to common areas along the cliffs. These easements are located on Culebra, Elk, Aspen Loop, and Cottonwood Loop.

UNMARKED EASEMENTS

There are easements in the Cloh Chin Toh area that are currently unmarked. These easements access the horse pasture and Common Area to the east of Timberlake Road.

CIBOLA NATIONAL FOREST EASEMENT

Marked Pedestrian and Equestrian easement on Black Bear Road at Pinion Road.

Campfires: Fires are not permitted in the common area or anywhere along the trails regardless of burn ban status. EXCEPTION: Burn Pile(s) to the south of the Ranch House in the Common area.

Dogs: Dogs must be controlled at all times. Leash your dog if hikers or equestrians are on the trail. Pet waste must be removed from trail. See Cibola/McKinley “Animal Control Regulations”.

Equestrians: Equestrians are requested to sweep their manure off the trail.

Food and Beverages: Food and non-alcoholic beverages are allowed; however, glass containers are prohibited.

Parking: Limited parking is available at the trail heads at Yucca and Cedar, do not obstruct the road.

Right of Way: Equestrians always have the right-of-way. When passing anyone on the trail, announce your presence and pass on the left.

Safety: Use at your own risk. Trails may be slippery and cellular signal may be poor.

Smoking: Smoking is not permitted.

Trail Hours: Trails are limited to daylight hours.

Trash: Follow the “Leave No Trace” trail guidelines, make sure nothing gets left behind.

Wildlife: Do not approach, feed or disturb wildlife. Be cautious of aggressive and predatory wildlife.

ELECTRICAL EASEMENTS:

No equestrian, pedestrian, or vehicle use permitted. For Utility Company use only.

PRIVATE PROPERTY ALONG THE TRAILS AND EASEMENTS

Property owners who have land adjacent to the common areas/easements can help horseback riders and pedestrians by clearly marking their property boundaries with “No Trespassing” signage:

No Trespassing signage:

- Must be printed legibly in English.
- Must be at least 144 square inches in size.
- Must be posted at each roadway or apparent way of access onto the property, in addition to the posting of the boundaries.
- If the property is not fenced, notices should be posted every 500’ along the exterior boundaries.