

**CROWLEY RANCH RESERVE OWNERS' ASSOCIATION
RULES AND REGULATIONS**

REGARDING RESIDING & CAMPING ON CROWLEY RANCH RESERVE

Presently, the ability to camp on one's property is addressed in the Crowley Ranch Covenants (Building Restrictions 9.1 (e) and (f) and Use Restrictions 9.2 (h)) and by a Rule/Regulation adopted by the Board of Directors on June 6, 2009, amended on November 6, 2021. In order to clarify the ability to reside or camp on one's property, the Board of Directors adopts the following Rules and Regulation. The November 6, 2021 Rule and Regulation is hereby revoked and replaced by the following:

**SECTION I
RESIDING ON LOT DURING THE BUILDING PROCESS**

1. During the active building process, an owner may reside on their property only when all of the following have been accomplished and verified by the Board of Directors:

- a. Building plans have been submitted and approved by the Architectural Control Committee;
- b. A building permit has been issued by Archuleta County;
- c. A porta-toilet has been placed on the property
- d. Electricity has been placed on the property by the current electric utility company;
- e. A water tap and meter have been placed on the property and water is to be used in the recreational vehicle;
- f. The septic system is built, installed and will be in use throughout the building process, with the recreational vehicle or other approved structure hooked up to this septic system by way of a branch port installed by the owner. If the septic is still under construction, you may reside in your recreation vehicle while the septic is being completed. Recreational vehicles must be equipped with a gray and a black water holding tank and all grey/black water are disposed of and the off-site disposal location is posted on your recreational vehicle;

2. All Archuleta County and San Juan Basin Public Health Department rules, regulations, procedures, land use regulations, sanitation regulations, etc. must be complied with during the temporary housing period.

You are allowed to reside on your property temporarily in a recreational vehicle or by camping, without a county permit, for up to 120 days while there is a build in process. After that time, you are required to get a Temporary Use permit, renewable every 6 months, from Archuleta County.

3. Permission to reside on a lot must be received from the Board of Directors. An owner may reside on their property during the active building process in a recreational vehicle (see definition below) for up to one year in length. After a period of one year, permission to continue camping must be received from the Board of Directors.

4. If any Archuleta County department permanently shuts down the owner's building process, the recreational vehicle or other approved structure must be immediately removed from the owner's lot. Following approval from the Archuleta County department to resume building, the recreational vehicle or other approved structure may be returned to the owner's lot after permission is received from the Board of Directors.

**SECTION II
CAMPING ON AN OWNER'S VACANT LOT
FOR RECREATIONAL PURPOSES**

1. Recreational vehicles must be equipped with a gray and a black water holding tank. No holding tanks may be emptied on the owner's lot or any other property within Crowley Ranch Reserve. Tents may also be used with portable toilet and all waste disposed of at an offsite black-water disposal site.
2. Owners may camp on their lot for a maximum of fourteen (14) consecutive days per visit. The recreational vehicle or tent must be removed from the owner's lot at the end of the fourteen (14) day limitation.
3. At least thirty (30) consecutive days must pass before returning to the property to camp.
4. Owners may only camp on their property for a total of twenty-eight (28) days per year.
5. At least two weeks prior to arriving on Crowley, owners must notify the Board of Directors of the dates they will be camping on their property.
6. No bathing in hot springs.

**SECTION III
CAMPING ON AN OWNER'S LOT FOR RECREATIONAL PURPOSES
WHEN THERE IS A RESIDENCE ON THE PROPERTY**

- 1.. When there is a finished home located on an owner's lot, that owner may allow a tent(s) and/or one recreational vehicle to camp on that owner's lot.
2. Such camping is limited to fourteen (14) consecutive days.

**SECTION IV
DEFINITIONS**

1. ACTIVE BUILDING PROCESS: Construction of a residential structure on the owner's lot.
2. BLACK WATER: Includes: water discharged from toilets, urinals, kitchen sinks, dishwashers and non-laundry utility sinks.
3. GRAY WATER: Includes water discharged from the bathroom and laundry room sinks, bathtubs, showers and laundry machines.
4. RECREATIONAL VEHICLE: Shall include a travel trailer, camper, motor home, or other vehicular or portable unit, with or without motor power, designed and constructed for travel and intended for human occupancy as temporary living quarters for recreational, vacation, or travel purposes.

ADOPTED THIS 29th day of May, 2023

Steve Kohlhagen, President
Crowley Ranch Reserve Owners' Association