

HERMIT LAKES RECREATION, INC
RULES AND REGULATIONS
March 2019

The following rules and regulations are established by the Board of Directors. The property of the Corporation is for the pleasure, use, and benefit of all members. PLEASE be considerate of other people and their property. By working together, we can keep HERMIT LAKES a beautiful, attractive, and enjoyable place of which to be proud.

MEMBERS AND GUEST RESPONSIBILITY

1. A membership entitles a member and his or her spouse all privileges granted by the Article of Incorporation and the By-Laws of Hermit Lakes Recreation, Inc. All others are considered guests.
 - a.) Members must be in good standing, not past due on assessments, to use their membership privileges. Membership dues must be paid by August 10th of the current year to allow the member to be current and in good standing. The Caretakers will enforce these restrictions as notified by the Board of Directors. The Caretakers will not accept assessment payments of any type. All assessment payments are to be made to Wall, Smith, and Bateman; P.O. Box 809, Alamosa, CO 81101.
2. All members and their guests shall register at the office in the **master book** and the **daily log** when initially arriving and when leaving at the end of their stay. Members and guests are not required to sign out on the daily log when leaving for a day trip, but are required to **sign in on the daily log** when returning from a day trip. Members are responsible for informing their guests of this sign in and out procedure and for checking to make certain that this rule is followed.
3. A member must sponsor ALL guests. Members must notify the caretakers if they have guests arriving unless: 1) they are meeting the guests at the gate when the guest arrives or 2) they arrive with the guest. Members are personally responsible for the conduct and activities of their guests at all times. Should a member need to leave the canyon during the day, the adult guests need not be sponsored while the member is absent. Guests may enter/leave and/or stay at a member's site during the day. If the sponsoring member leaves the grounds overnight and signs out, the member must find another member to sponsor the guest or the guest must also sign out with the member. Guests are not allowed on the property unsponsored or unannounced. If a member cannot be present, a substitute sponsoring member must be arranged who will take responsibility for the guest. The Caretakers are to be notified of this arrangement by the sponsor or the substitute sponsor. The Caretakers are not responsible for finding sponsors for your guests.

OFFICE HOURS/GATE

4. Seasonal Period: May 1 thru Labor Day and October 1 thru November 30. Seasonal Period Office Hours: 8:00 a.m. to Noon and 1:00 p.m. to 5:00 p.m. During the Seasonal Period each Caretaker will have one day off each week Monday through Friday. The Caretakers will also have one day off together each week as set by the board. Off-Seasonal Period: Tuesday after Labor Day thru September 30 and December 1 thru April

30. When Caretakers are in attendance during the Off-seasonal Period, the office hours shall remain the same as the Seasonal Period.
5. The main Gate at Hermit Lakes will remain unlocked from 8:00 a.m. until 10:00 p.m. year-round. The gate will be closed at all times. Each member has been advised of the gate lock combination; please do not give this out to non-members, contractors, or guests. This lock is for your safety and peace of mind. Please have the combination available when you are visiting Hermit Lakes so that you DO NOT awaken the caretakers to ask for the combination.

ROADS

6. All motorized vehicles, including two-wheel vehicles, must stay on existing roads. The speed limit is 20 miles per hour. At times when it is very dry and the roads are very dusty; please slow down to keep the dust down as well. Speeds in excess of established MPH is hazardous not only to the vehicle operator and passengers, but also to oncoming traffic and pedestrians. This applies to everyone including contractors, guests, and members. Only ATV's, UTV's, motorcycles, and bicycles are allowed on the upper Hermit Lakes property. They are confined to the ESTABLISHED TRAIL and are not to make new ruts and trails.
7. The main corporation roads will be maintained from May 15 to December 1. This is the road from the main gate to the last structure on Lake #4 and its main laterals. Any access other than this time period must be coordinated with the Caretaker and approved by the Board. The member requesting the access will be charged for corporation equipment and Caretaker time. This does not affect over-the-snow vehicles.

CONTRACTORS

8. Contractor is defined as any individual or company granted access to Hermit Lakes for the sole purpose of completing work requested by a member.
- a.) Members must notify the Caretakers who the contractor is and the scheduled work to be performed by a contractor. A member's contractor may be given annual access by a member when multiple trips are required or expected by notifying the Caretakers.
- b.) All contractors must sign in and out at the office. A member does not have to be present while the work is being completed. The Caretakers are not responsible for overseeing any aspect of the contractor's work at the member's site.
- c.) Contractors may utilize personal trailers or campers with approved sanitation capabilities and stay at the member's site during construction. These vehicles must be removed from Hermit Lakes as soon as construction is completed.
- d.) The Caretakers may assist a member if they enter into an agreement with the Caretakers to oversee a project, this agreement cannot interfere with the Caretakers daily corporation duties. The Member/Caretaker Form must be completed prior to the work proceeding.
- e.) Member's contractors are not afforded fishing, hunting, or common property access rights or any other guest activities while at Hermit Lakes. Member contractors are restricted to the member's cabin/plot. The member may, however, sign them in as a guest but must be present while they are on the grounds just like any other guest.
- f.) Members are not to give the contractors the combination to the main gate.

- g.) Members are responsible to remove all their construction debris. Do not utilize the corporation dumpsters, they are for household trash

SHOOTING RANGE

9. The shooting range is a good resource for many members but it has some potential hazards. Please observe the rules and always be aware of your surroundings.

a.) Shooting weapons of any sort is not allowed on Hermit Lakes Property.

EXCEPT:

1. B-B guns (see juvenile restrictions below).
2. During hunting seasons.
3. All other shooting must be done at the authorized shooting range. Use of firearms or B-B guns by youth under 18 years of age must have an adult (age 21 or older) present. The Shooting Range hours will be from 7:00 a.m. to 6:30 p.m. seven days a week.
4. When utilizing the range the Shooting Flag must be raised on the flag pole provided, the flag is located in a tube at the base of the flag pole. Remember a raised flag is the alert to all members that the range is in use, it is an important safety tool, please use it.
5. Targets are to be placed by walking to the target area; motorized vehicles are not to be driven in the range area.
6. All shooting debris and old targets are to be placed in the trash receptacle. Members are not to shoot at the corporation constructed target frames.
7. Board members, Grounds Committee members, and Caretakers may shoot predators and pests on Hermit Lake's property.

FISHING ACTIVITIES

10. Each membership fish quota shall be 200 fish per fiscal year. Fish caught by a guest shall be part of the member's annual allocation. The count will include all canned, smoked, and/or fish eaten at Hermit Lakes. No members or guests shall be permitted to fill another member's quota.
- a.) All guests 17 years of age and younger are allowed to fish for free. A guest 18 years of age or older must pay \$5.00 for each day or part of a day that they put a line in the water. Even when they do not catch a fish, they still have to pay. A guest will only be allowed to leave Hermit Lake's property with 8 fish in any one visit. Guests under 14 years of age will only be allowed to leave with 4 fish per visit.
- b.) If a guest owes fishing fees, or is checking out with fish, the sponsoring member must accompany the guest to the office when they check out and pay the fishing fee. Fees will not be accepted from the guests. The Caretakers have the authority to check both members and guests' fish when leaving the premises.
- c.) Please dispose of fish guts and parts in the lake in which the fish were caught or bury them. Do not place any fish parts in the dumpsters or trash cans.
11. A report must be made at the office of all fish kept and game killed on Hermit Lake's property. For those members who do not hold a valid Colorado Fishing License, the Caretakers will issue a fish permit. This is for those members in route home who may be stopped by a law-enforcement official or Game Warden. Children under 14 do not need a permit.

12. Absolutely **No Live Minnows, No Suckers or Sucker parts**, or illegal devices are permitted in the lakes or streams.
13. There shall be no speed boating, Sea-Doos, or water-skiing permitted on the lakes.
14. Lakes 3 1/2 and 5 are closed to all fishing.

OTHER RULES

15. Litter/Trash
 - a.) Spring Water: Do not pollute with trash or by cleaning fish in the springs.
 - b.) Dispose of trash properly, not on the ground or in the lakes. Trash and garbage shall be bagged and placed in the dumpsters located near the corrals.
 - c.) Large items, such as barrels, appliances, water heaters, etc should be hauled to the Creede Dump. The Creede Dump is open Monday, Thursday, and Saturday from 10:00 a.m. to 4:00 p.m.
16. Members and guests shall not destroy or remove wildflowers, shrubs, or trees from the confines of Hermit Lake's property (excluding a member's board approved plot site). Any exceptions have to be approved by the Grounds Committee and the Board of Directors. No new roads or driveways shall be established without review by the Grounds Committee and prior Board approval. The Board will approve driveways at the time of site approval.
17. **MAIL:** The Caretakers will collect the mail between 1:30 and 3:00 p.m. Monday through Saturday. It will be distributed to members with mailboxes at the office. A member's sensitive mail will be forwarded at the member's expense if the member leaves a forwarding address and advises the caretakers of their desire to have mail forwarded. Due to Caretaker workload, the office attending Caretaker may be required to go after mail and leave the office unattended for a short period of time. When this occurs, the Caretaker will leave a sign on the counter notifying the members.
18. Camping is restricted to a member's site or the area near the office.
19. Pets must be under the control of the owner at all times.
20. All member complaints must be in written form and mailed to the President or Vice President of the Board of Directors. If the matter is urgent the complaint can be hand delivered to a Board Member or placed in their Hermit Lakes Mail slot if a Board member is present on the grounds. The complaint will be handled as soon as possible or by the next Board of Directors meeting. All complaints must be signed.
21. Please be advised that the Corporation may recover from any member, persistent in violation of the Rules and Regulations, any costs and attorney fees incurred in compelling compliance. Habitual violations may be cause for members to be restricted in their activities at Hermit Lakes or terminated from the corporation.