

**Black Mountain Ranches
Renter/Guest Guidelines
February 2022**

The Board of Directors of the Black Mountain Ranches Owners Association is aware that some owners are eager to share their homes with others, as guests or renters, on a short-term or long-term (greater than 30 days) basis. When this occurs, owners are expected to uphold the Owners' Association's vision and values: "Owners are committed to preserving the beauty of the land, maintaining our natural vistas, conserving our wildlife and minimizing the impact of activities on our neighbors. We accomplish this by partnering with each other to create a welcoming community based on trust and respect."

It is the owner's responsibility to ensure that all guests and renters (long-term and short-term):

- Are familiar with the property boundaries and public land use regulations
- **DO NOT** trespass onto other private properties, on foot or via a motorized vehicle
- Understand that it is illegal to ride an ATV on any County Road, and that doing so can result in a ticket and a fine from the Park County Sheriff
- Always keep BMR gates closed
- Remove all trash at the end of their stay
- Abide by regulations regarding open burning: Fires are allowed in firepits **ONLY** if:
 - The homeowner has a valid permit from the Fire Protection District,
 - There are no burn bans in place and
 - Park County Dispatch has been notified at (719) 836-4121 Ext. 5
 - As noted below, Park County Ordinances prohibit short-term renters from having open fires
- Do not use fireworks
- Keep all BBQ grills and trash cans secured and cleaned to deter animals
- Keep noise to levels that do not disturb other owners (keeping in mind that sound travels further than you think in this rural area)
- Understand that BMR does **NOT** provide snow removal on private roads or driveways.
- Unless accompanied by the property owner, guests and short-term renters:
 - **DO NOT** have fishing privileges
 - **MUST NOT** use firearms within BMR

In addition to the above, short-term rentals of 30 days or less are subject to Park County Ordinances 20-03 and 21-01, and any additional or subsequent applicable Ordinances (Ordinances are available at <https://www.parkco.us/858/Short-Term-Rental>). The ordinances were enacted to ensure the health, safety, and quality of life for residents and visitors to Park County and include (but are not limited to) the following provisions:

- The owner must obtain and maintain a license from the County
- The property must not have "any portable outdoor charcoal grills, fireplaces, fire rings, or other ember-producing equipment", and lessees are prohibited from using such equipment.
- The owner must designate a non-vegetated area for parking.
- The lease must specify that the lessee shall **NOT**:
 - "Shoot weapons for recreation"

- Use “ATVs or other non-licensed vehicles on County roads.”
- “Amplify music outdoors or make any noise that violates any provision of a County noise ordinance.”
- **“...each owner of a short-term rental property shall be strictly liable for complying with, and ensuring compliance with, the conditions and limitations set forth in this Ordinance.”**

Any owner considering short-term rental of their property should review the Park County Ordinances in their entirety.