

Black Mountain Ranches Fishing Guidelines

Revised 2/7/2019

9. FISHING: Owners shall have a perpetual easement on fifteen (15) feet along either side of Twelve-Mile Creek; owners shall have a five (5) year lease on fifteen (15) feet along either side of the Platte River for the right of fishing. The Black Mountain Ranch Owners Association shall make such rules and regulations as it shall deem proper and necessary concerning such fishing rights.

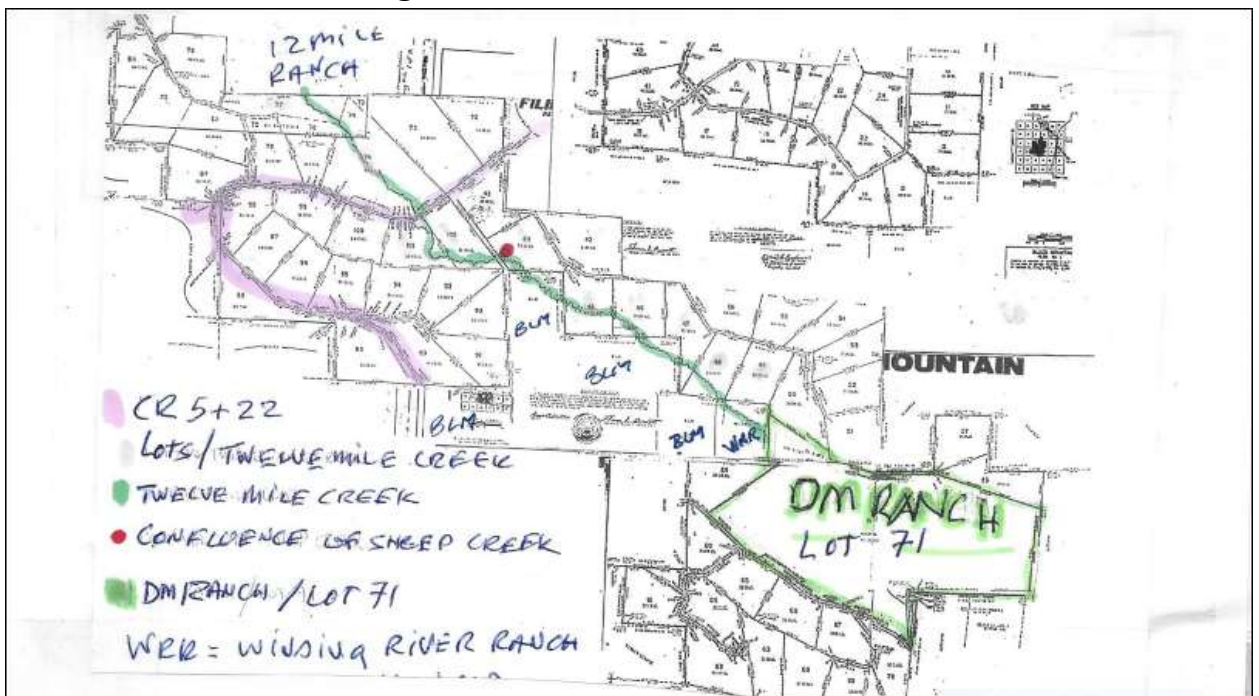
From BMR Covenants RECORDED 10/25/1983

book 360, page 770 Park County

The board has established the following rules about fishing.

1. All property owners have an appurtenant (transferred with the property) easement to fish Twelve-Mile Creek downstream from Twelve-Mile Ranch and upstream from property owned by Winding River Ranch and the DM Ranch.
2. All anglers need to have a valid fishing license issued by the State of Colorado.
3. A guest or a renter can fish Twelve-Mile Creek only if a BMR property owner is present. (Owner includes immediate family as well)
4. This BMR easement does not include the South Platte River or Sheep Creek. (The five-year lease on the South Platte River expired in 1988) In order to fish those waters permission would need to be obtained from the appropriate land owners.

5. Any allowable angler can cross any BMR lot with Twelve-Mile Creek if they stay within 15 feet of the creek. Access can be gained where CR5 goes over Twelve-Mile Creek or have permission from an individual lot owner to cross their property to get to the creek.
6. When parking on CR5 to fish Twelve-Mile Creek, make sure you are well off the road bed to protect motorists.
7. Please review this map before fishing to make sure you are familiar with the fishing easement.



8. Twelve-Mile Creek is a beautiful stream with lots of great Brown Trout and an occasional Rainbow Trout. Please use what you keep and enjoy this wonderful benefit of being in Black Mountain Ranches. Contact a board member if you have questions.