



Eagle Ranch Community Standards

Reference Guide

Welcome to Eagle Ranch! This guide highlights some of the important community standards of Eagle Ranch that protect the beauty, safety, and wildlife-friendly character of this amazing and unique neighborhood.

Important note: This Guide is intended to cover the basic rules and regulations that govern Eagle Ranch, sourced from the HOA covenants that each homeowner agreed to in the title process, as well as town, county, and state laws and ordinances. Depending on your address, you may have a Sub-Association with slightly different directives. See the link page at the end of the document for more information.

The Eagle Ranch Association Covenants, Rules, and Regulations apply to both owners and tenants.



If you plan to alter the exterior of your home (i.e. landscaping, fencing, decking, roofing, an addition, lighting, play structure, outbuilding/shed, Accessory Dwelling Unit) seek approval from [Design Review](#).



Parking and Vehicles

✓ Up to **three vehicles (must be operational) per property** may be parked on an approved outdoor surface.

This includes rentals, short-term rentals and properties with an ADU.

✓ RVs, campers, boats, trailers or similar may be parked in driveways **ONLY** during the 48-hour loading period before a trip and the 48-hour unloading period after a trip. Each 48-hour loading/unloading time-frame is considered one “Rigging Period.” Residents are allowed a total of four, non-consecutive, rigging periods per month.

✓ Snow, garden and maintenance equipment must be stored indoors.

✓ Snowmobiles, golf carts, rafts, camper shells, utility trailers, ATVS's, side-by-sides, and/or similar items must be kept in an enclosed structure at all times.

✗ Vehicles may not be parked on landscaping (i.e. grass or lawns).

The Town of Eagle laws and ordinances include:

✗ Alleyway parking, snow events and on-street [parking rules](#).



Pets and Animals

✓ A maximum of two dogs per household. Enjoy other indoor household pets (i.e. cats, gerbils, birds).

✓ Keep dogs leashed. Dogs are **only** allowed off-leash at the dog park.

✗ No farm animals (i.e. pigs, chickens, goats, livestock, roosters, llamas)

The Town of Eagle laws and ordinances include:

✓ Dogs must be leashed on recreation trails, on open space, and on the golf course.



Trash Cans

- ✓ Trash cans, including the Town of Eagle issued recycling and compost containers, shall be stored inside an enclosed structure. Cans may be placed curbside **ONLY** on the morning of pickup and must be returned inside by the evening of pickup day.

The Town of Eagle laws and ordinances include:

- ✓ See the [Town Wildlife Ordinance](#) for more.
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Wildlife

Eagle Ranch is home to elk, bears, deer and many other wild animals! Here are some tips from Colorado Parks and Wildlife for [Living with Wildlife](#).

- ✓ Seasonal closure dates for Town of Eagle Open Space and Trails are **December 1 - April 15**. During the closure period, trails and open space properties are closed to all human activity.
- ✓ Seasonal wildlife fencing can be put up from September 15th to May 15th. [Appendix G](#) of the Design Guidelines.

The Town of Eagle laws and ordinances include:

- ✗ **DO NOT feed wildlife!** (Birdfeeders are OK. Make sure other animals can't access them.)
 - ✓ See the [Town Wildlife Ordinance](#) for more.
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Landscaping and Fencing

- ✓ Any exterior landscaping alterations and fencing **require** [Design Review](#) approval.
 - ✓ Landscape plans should favor the use of water-wise (xeric) and wildlife-resistant plants.
 - ✓ Landscaping must be maintained through appropriate mowing, weed control, and irrigation.
 - ✓ Minimize fire hazards by removing dead plantings, branches, and brush.
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Accessory Dwelling Units (ADUs)

You may add a small accessory dwelling (i.e. one one-bedroom unit) if it meets size and design guidelines.

- ✓ ADUs require [Design Review](#) Approval.
 - ✓ ADUs can be no more than 850 square feet and include only one bedroom.
 - ✓ Owners shall occupy at least one of the dwelling units on the premises as a primary residence.
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Short-Term Rentals

- ✓ Short-term rentals are allowed in Eagle Ranch. Check with your sub-association for specific restrictions.

The Town of Eagle laws and ordinances include:

- ✓ Short-term rentals must be registered. [See the Town's FAQ's on STRs for more.](#)



Lighting and Dark Skies

- ✓ Exterior lighting shall be [Darksky](#) Compliant. (i.e. fixtures that are fully shielded and direct light downward only.) Lighting alterations require [Design Review](#) approval.
 - ✓ Exterior lights shall be turned off from 11pm to 5am.
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Holiday Decorations

- ✓ Winter seasonal holiday lighting and decorations may be displayed from November 15 to January 15.
 - ✓ Other holiday decorations may be displayed three weeks prior to the holiday and must be removed within five days after. (i.e. Halloween, Easter, Fourth of July)
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Signs

- ✓ Eagle Ranch limits signs by size, quantity, and placement. [See Appendix H of the Eagle Ranch Design Guidelines for specifics.](#)
 - ✗ Commercial advertising signs on residential properties are not allowed.
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Children's Play Equipment/Recreational Structures and Outbuildings

- ✓ Outbuildings and recreational structures require [Design Review](#) Approval.
 - ✗ Free-standing above-ground pools are strictly prohibited.
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** The Eagle Ranch Association understands that unusual circumstances can arise. Please contact the management team at 970-328-2170 or eagleranchhoa@eastwest.com to notify them of your situation. **

Important Notes on Violations

For violations that do not threaten Public Health or Safety

- After the 1st Formal Notice is issued, owners may request a hearing in writing to contest any alleged violation prior to the end of the cure period.
- Fines are Default Assessments of the Eagle Ranch Association that are due and payable within 30 days.
- A single "situation" may have multiple violations. Example: A 4th vehicle with a trailer is parked on a front lawn. This constitutes three violations, each of which can be fined if not cured after formal notice.

For violations that threaten Public Health or Safety:

- Notice of Violation will be given to the owner with a cure period of 72 hours. This notification may come via email, text, posting on the unit or hand delivery.
- If after 72 hours, the violation is not cured, the Association may impose fines on the Unit Owner of \$100 every other day and/or commence legal action to enforce the governing documents and cure the violation.

Please see the [Eagle Ranch Enforcement Policy](#) for more information.



Eagle Ranch Links and References

www.eagleranchhoa.net



Governing Documents

Eagle Ranch Declaration

https://www.eagleranchhoa.net/files/ugd/c49ab8_ce427f62e3c944c09e48e55cef03bb44.pdf



Eagle Ranch Rules and Regs

https://www.eagleranchhoa.net/files/ugd/c49ab8_b29589d358e94aa7a97610fefb15ab6d.pdf



Eagle Ranch Enforcement Policy

https://www.eagleranchhoa.net/files/ugd/c49ab8_bd3438a4ccb5443699991b92dac9f3e1.pdf



Eagle Ranch Governance Policy

https://www.eagleranchhoa.net/files/ugd/c49ab8_3bb65724955249bdb7c4261f10c96873.pdf



Eagle Ranch Wildlife Mitigation Plan

https://www.eagleranchhoa.net/files/ugd/c49ab8_ccaff6c757ea4871b995baf5144f89d5.pdf



Eagle Ranch Design Guidelines

https://www.eagleranchhoa.net/files/ugd/c49ab8_4bdfa1824d4d465ba068099b64fcccc.pdf



Eagle Ranch PUD Guide

https://www.eagleranchhoa.net/files/ugd/c49ab8_79be04b7fd6c4e3e988289857e937dd3.pdf



Eagle Ranch Design Review
Application Portal

<https://eagleranchhoa.onlinegovt.com/>





Eagle Ranch Sub-Associations

Aidan's Ranch

<https://www.boldsolutions.net/>



Village Homes

<https://association.epochpropertymanagement.com/village-homes/>



1020 Capitol

<https://www.integritypropmgmt.com/>



Addison Center

Walter Realty Group, Inc.

Castle Peak Building Association

Walter Realty Group, Inc.

Castle Peak Senior Life

<https://www.castlepeak.org/>



Castle View Townhomes

<https://www.integritypropmgmt.com/>



Founders Place

<https://elevatedcolorado.com/founders-place-condominium-association/>



Sylvan Square Condos

<https://elevatedcolorado.com/sylvan-square-condominium-association/>



Two10@Castle Peak

<https://www.housingeaglecounty.com/>



West Village Condos

www.slifermgmt.com





Town of Eagle

ADU Information/Code

https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4.09USST_S4.09.100ACUSST



Short-Term Rental Information

<https://www.townofeagle.org/1007/Short-Term-Rental-Frequently-Asked-Quest>



Leash-Law

https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT8AN_CH8.12ANCO



Open Space

<https://www.townofeagle.org/113/Open-Space>



State of Colorado

CCIOA – The Colorado Common Interest Ownership Act

<https://dre.colorado.gov/sites/dre/files/documents/2024%20Colorado%20Common%20Interest%20Ownership%20Act%2038-33.3-000.pdf>



Senate Bill 23-178: CONCERNING REMOVING BARRIERS TO WATER-WISE LANDSCAPING IN COMMON INTEREST COMMUNITIES

https://leg.colorado.gov/sites/default/files/2023a_178_signed.pdf



House Bill 24.1091: CONCERNING PROHIBITING RESTRICTIONS ON THE USE OF FIRE-HARDENED BUILDING MATERIALS IN RESIDENTIAL REAL PROPERTY

https://leg.colorado.gov/sites/default/files/2024a_1091_signed.pdf



Colorado Parks and Wildlife – Living with Wildlife

<https://cpw.state.co.us/living-wildlife>



Emergency and Transportation Alerts

EC Alert/Everbridge

<https://member.everbridge.net/1332612387832141/login/>



CDOT/My Trip Alerts

<https://subscription.cotrip.org/>

