



## Cordillera Metropolitan District Rules of the Road

### 1. Authority and Purpose

The Cordillera Metropolitan District (“CMD” or “District”) owns and maintains over 40 miles of paved roadway (public improvements) for the use and benefit of inhabitants and taxpayers of the District. Road surfaces and supporting facilities are located within District owned rights-of-way (ROWs) and/or access easements.

Roads in Cordillera have been constructed to meet or exceed applicable roadway standards and are rigorously maintained. The terrain in Cordillera is mountainous, however, with steep grades and tight turns. There are hidden driveways, and safe areas to turn around can be limited. Pedestrians, bikes, slow-moving vehicles, and the presence of wildlife require vigilance by drivers at all times.

To maximize public safety and minimize damage to constructed facilities, the following *Rules of the Road* have been adopted by the CMD Board of Directors. These rules and procedures apply to all uses, activities, and improvements on District roads and within District owned ROWs.

### 2. District ROW Uses and Activities

#### A. General

The predominant use of District ROWs in Cordillera is vehicular access, with cars, trucks and service vehicles traveling to private homes, community facilities, recreational destinations, commercial establishments, and temporary construction sites. ROWs also accommodate recreational activities like walking and biking.

#### B. Controlled Access

Access into Cordillera is controlled through two gatehouse facilities, one at the entrance to the Divide and one at the entrance to the Ranch. All contractors, vendors, service providers, owners and employee vehicles requiring access to the community are required to obtain an access transponder sticker.

Each gatehouse has two entry lanes. The right lane is for owners, club members, CPOA, CMD, and Troon employees. Owners of these vehicles have unrestricted access in the right lane, and their transponders automatically lift the gate as the vehicle approaches. The left lane is for construction, vendors, service providers, APN employees and all other guests and visitors. Transponders issued for the left lane require activation of the gate by public safety personnel, and restrictions on time of day may apply. Emergency services, water and sanitation services, and Metro District operations vehicles may also pass through the gate at any time. Please see the Vendor Access page of the District’s website for details: [CordilleraLiving.com/Vendors](http://CordilleraLiving.com/Vendors).

Public safety personnel are on site 24-7, but gatehouses may not be staffed at all times. Those arriving when gates are not manned and who do not have owner access transponders may use the kiosk located in either lane to scan an e-pass and/or press the call button to contact Public

Safety directly and request access.

Gate access transponder stickers may be obtained by completing the application online at [CordilleraLiving.com/Gate-Access](http://CordilleraLiving.com/Gate-Access) and visiting the Metropolitan District Administration building at 0408 Carterville Road (just above the Cordillera Post Office). Please see [CordilleraLiving.com/Vendors](http://CordilleraLiving.com/Vendors) for gate access hours and more information.

Property owners are NOT allowed to add any individuals whose access is managed by the CMD to their personal guest list. Property owners are required to use FRONTSTEPS Visitor Management to invite personal guests to their homes and authorize them for gate access.

CMD manages gate access for the following individuals:

- Property managers
- Housekeepers
- Landscapers
- Service providers
- Realtors
- Vendors
- Contractors
- Others doing work in or around your property

If property owners issue guest passes for any individuals in the above groups, the guest passes will be denied, and they will NOT be allowed gate access without a gate access sticker. For security reasons, all the above still need to have a gate access sticker issued by CMD affixed to their vehicles.

Additionally, transportation companies and commercial deliveries including grocery and food services, furniture and appliance deliveries, and others are managed by CMD at the gate.

#### C. Limitations to Vehicular Use

1. Motor vehicles operating on Cordillera roads are required to be licensed for highway use. Private off-road vehicles, ATV's, OHVs, side-by-sides, golf carts, snowmobiles, and other non-licensed recreational vehicles are not allowed to operate within the ROW.
2. Non-licensed vehicles involved with golf course and road maintenance are allowed within the ROW and should either cross perpendicular to traffic or travel with traffic. Maintenance vehicles traveling with traffic should operate as far to the right as possible and should pull far right and stop if three or more cars become stacked behind them.
3. Golf carts driven by golfers involved in play are allowed to cross District ROW's perpendicular to the direction of travel at established crossings.
4. Metal tracked vehicles are not allowed to operate on paved surfaces in Cordillera ROW's. Rubber mats, tires, wood sheeting, or other measures to protect the road surface may be used but must be approved in advance of deployment by CMD operations personnel.

5. The General Manager or Manager of Public Safety may require escort of large, over-width, over-sized, or slow-moving equipment, such as construction vehicles or vehicles that cannot maintain a speed of 25 mph.

D. Emergency Restrictions

In the event of an emergency, the District General Manager or Manager of Public Safety may impose additional use restrictions on Cordillera roads to assure safety or protect the integrity of road surfaces.

E. Speed Control and Passing

Speed limits have been established on all roads in Cordillera to keep people and wildlife safe, and speeds are monitored by Public Safety personnel. There are no safe passing areas in Cordillera, and all main roads have been double striped accordingly. Careless or reckless driving of any sort is not permitted.

Cordillera Metro District has the right to revoke gate access privileges for those not in compliance with Rules of the Road.

The consequences for road safety violations are listed in the [Cordillera Road Safety Rules & Violations Policy](#) and range from notification and warning of a violation to loss of homeowner lane gate access for a specified time period. Community members who have homeowner lane access privileges revoked will be required to use the guest lane. Within the Cordillera Valley Club, those who have had homeowner lane access revoked will be required to enter the CVC east gate only. The CVC west gate may be used for exit, but it cannot be used for entry.

To report a road safety issue or incident that occurred within CMD or CVC, please use the Road Safety Incident Reporting Form at [CordilleraLiving.com/Road-Safety](http://CordilleraLiving.com/Road-Safety) or email [roadsafety@cordillera metro.org](mailto:roadsafety@cordillera metro.org).

F. Access by Bikes

Bikes are required to ride single file on the far right side of the road with traffic and must obey the posted speed limits. Non-homeowner cyclists entering the Cordillera are required to obtain a bike entry pass; homeowners are encouraged to obtain a bike entry pass for easier gate access. When biking in Cordillera, all cyclists must follow the Cordillera Bicycle Rules and Regulations, which may be found at [CordilleraLiving.com/Biking](http://CordilleraLiving.com/Biking), along with information about how non-homeowner cyclists can obtain a bike entry pass.

G. Use by Pedestrians

Pedestrians are encouraged to walk facing traffic within the space defined by the white line and the edge of pavement wherever possible. Pedestrians are further encouraged to wear clothing that is brightly colored and/or contains reflective materials.

H. Pets

According to the County-adopted Cordillera Consolidated Wildlife Protection Plan, only homeowners and their guests are permitted to bring dogs into Cordillera. Contractors, subcontractors, visitors, vendors, and service providers are not allowed to bring dogs into Cordillera, even if the dogs will be kept inside vehicles. Dogs must be on a leash at all times in Cordillera ROWs.

I. Road Blockage

Any activity that may restrict access to, or partially or fully block, a District Right-of-Way (ROW) must be approved at least 48 hours in advance by the General Manager or the Manager of Public Safety. Construction time frames and plans for traffic control during the time of restriction or blockage must be submitted in writing to the General Manager or the Manager of Public Safety for approval.

J. Trash Cans and Yard Debris

Trash cans may be placed in the ROW at driveway entrances on the day of trash service. Cans must be removed from the ROW within 12 hours of trash collection. Yard debris may be placed in the right-of-way (ROW) for pickup when pickup is scheduled to occur within 24 hours. Debris should be neatly stacked adjacent to the pavement surface.

K. Parking

To assure safe passage, emergency access, and unobstructed maintenance activities, parking is not allowed on District-owned property, roadways, rights-of-way, access roads, etc., except as follows:

1. Parking for events at private homes must be arranged and approved by Cordillera Public Safety by contacting 970-926-1923 or [info@cordillerametro.org](mailto:info@cordillerametro.org) at least 48 hours prior to the event. Continued passage, emergency access, and road maintenance activities will be considered in determining the best plan to accommodate requested parking needs. Parking will be restricted to one side of the road, and no overnight parking is allowed. Cars may not be parked within 15 feet of a fire hydrant, and no parking is allowed in cul-de-sacs or within 15 feet of the entrance to a cul-de-sac. Cones may be set on the road to define parking boundaries.
2. Parking in the ROW during the construction of new buildings and/or single-family homes must conform to the project's Construction Management Plan approved by the District. Parking will be restricted to one side of the road, and overnight parking is not permitted. Vehicles may not be parked within 15 feet of a fire hydrant, or in a cul-de-sac, or within 15 feet of the entrance to a cul-de-sac. During winter months the general contractor for the project will be required to work with District operations personnel to coordinate snow plowing requirements in proximity to the construction site.

**3. District ROW Improvements**

Public improvements within Cordillera ROWs include but are not limited to road surfacing and underlayment, drainage features and culverts, curbs, guard rails, access control gates, flower beds, signs, streetlights, fire hydrants, below ground utility lines and vaults, and above ground utility boxes.

A. Signs

Directional signs, street signs and monuments to identify neighborhoods and assist in wayfinding have been installed by the District throughout the community. Temporary public information, safety, and/or advisory signs may also be placed by the District at access gate entrances. No other temporary signs, flyer boxes, balloons or paraphernalia drawing attention to a site or an event are allowed on Metro District properties.

No political, election, or other type of temporary signage is allowed on Cordillera Metro District properties including rights-of-way, easements, along roadways, or on any other CMD property. For more information about signage in Cordillera, see [CordilleraLiving.com/Signage](http://CordilleraLiving.com/Signage).

B. Lighting

The District maintains streetlights and monument lights to improve nighttime safety and assist in wayfinding throughout the community. The District may also place holiday lights on District-owned trees and buildings. Other lighting allowed in the ROW is limited to that necessary to illuminate driveway address markers, as approved by the District and the Cordillera DRB. Down lighting of address signs is strongly encouraged to assure prompt emergency response in the winter when snow might cover ground-mounted light fixtures. Downlighting also protects the quality of the dark night sky.

D. Encroachments

An Encroachment Agreement between the property owner and the District must be entered into if private improvements (such as driveway entrances, address markers, landscaping, and irrigation systems), are desired to be constructed in the ROW. An Encroachment Agreement establishes terms and conditions regarding the placement of private improvements on District property. Encroachment Agreements are entered into on a case-by-case basis and are recorded with the Eagle County Clerk and Recorder.

Private improvements constructed in the ROW pursuant to an Encroachment Agreement are the responsibility of the property owner, and the owner assumes all risk in the event of damage by required road maintenance operations. Encroachment Agreements run with the property, and transfer to subsequent owners.

E. Construction Fees

All construction fees must be paid prior to the pre-construction meeting or the onset of construction if no meeting is required in accordance with the Construction Fees Submission Form that can be found by visiting [CordilleraLiving.com/CMD-Construction](http://CordilleraLiving.com/CMD-Construction).

During construction, contractors and sub-contractors are responsible for keeping Cordillera roads clear of materials, rubbish, mud, gravel, and other debris resulting from construction activities. Material tracked onto the road surface from driveways or parking areas must be removed at the end of each construction day. Damage to road surfaces, drainage facilities, landscaping, and other streetscape improvements must be repaired and stabilized by the contractor immediately upon notice unless otherwise directed by District operations staff.

F. Construction in the Right-of-Way Permit

A Construction in the Right-of-Way Permit is required prior to any construction that will impact road surfaces, topography, drainage facilities, or improvements within a District ROW. This includes but is not limited to asphalt cuts, driveway construction, culvert installation, the extension of utility services, road boring, or the installation, repair, or miscellaneous work performed on utility services in or under the road.

Underground utility locates by a qualified professional is required for any project within District ROWs. The scheduling and cost for utility locates shall be the responsibility of the owner or

contractor. Evidence of utility locates may be requested by the District prior to the release of a Construction in the Right-of-Way Permit.

A Construction in the Right-of-Way Permit is issued in the name of the owner of the abutting property for any driveway access cut, the name of the project owner (e.g., adjacent property owner or developer) for any access way excavation, or in the name of the utility company if the facility in the trench to be installed or repaired by making a road cut is to remain the property of the utility company.

A Construction in the Right-of-Way Permit will be issued upon receipt and approval of a completed Construction in the District's Right-of-Way Application and payment of all fees due to CMD. For more information and the application form, see [CordilleraLiving.com/CMD-Construction](http://CordilleraLiving.com/CMD-Construction).

#### **4. Penalties**

The following penalties will be imposed upon the offending property owner:

- a) For restricting access to or partially or fully blocking a District road during construction without approval in accordance with these rules: \$5,000 per day that the violation continues.
- b) For allowing a metal-racked vehicle to operate on a District road without proper road protection: \$2,000 per occurrence.

#### **5. Waiver**

The General Manager may waive the application of any rules at his or her discretion after taking into consideration the public's safety, preservation of the integrity of the roads, and staffing limitations. In addition, the General Manager may waive the application of any rules upon written request outlining the request and providing supporting information. The General Manager may approve or deny a waiver, with or without fees and with or without conditions. The General Manager may waive the application of these rules retroactively and refund any fees that have been paid.