

Cordillera Metropolitan District Rules of the Road - Adopted 2022

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 right of ways (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 always require vigilance by drivers.

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 owner vehicles, employee vehicles and service vehicles requiring frequent access to the community are required to obtain an access transponder sticker. Guest passes are issued for vehicles that require entrance over a brief period.

Each gatehouse has two entry lanes: one for owners and a second for vendors, contractors, and visitors. Owners have unrestricted access, and their transponders lift the gate as the vehicle approaches. Emergency services, water and sanitation services, and Metro District operations vehicles may also pass through the gate at any time. Transponders issued to contractors and vendors require activation of the gate by public safety personnel, and restrictions on time of day may apply. Please see the Vendor Access page of the Metropolitan District’s web site for details.

Public safety personnel are on site 24-7, but gatehouses may not be staffed at all times. Those arriving when gates are not manned who do not have owner access transponders may use the telephone call box located adjacent to the gatehouse to contact public safety personnel, who will promptly respond.

Access transponders can be obtained at the Divide Gate House or at the Metropolitan District Administration building at 0408 Carterville Road (just above the Cordillera Post Office). An application form is available on the Gate Access page of the Metropolitan District’s web site.

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 and should travel with traffic. Slower maintenance vehicles 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 ROWs 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.

F. Access by Bikes

Cyclists entering Cordillera are required to obtain a bike entry pass. Bikes are required to ride single file far right with traffic and must obey posted speed limits.

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

The Cordillera Consolidated Wildlife Protection Plan states that only homeowners and guests of homeowners are allowed 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 might restrict access to, or partially or fully block a District ROW must be approved at least 24 48 hours in advance by the General Manger 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 Manger 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 ROW for pick up when pick-up 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 except as follows:

1. Parking for events at private homes must be arranged and approved by Cordillera Public Safety 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 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 no overnight parking is allowed. 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. Drainage

Ditches and culverts within District ROWs are essential elements of Cordillera's overall drainage management system and may not be blocked or altered in any way. Disturbances necessary for access or utility improvements must restore grades and cross section profiles to their original condition, and all disturbed soils must be successfully stabilized and/or revegetated.

Culverts installed under private driveways in the ROW are maintained by the District. The District inspects and cleans culverts, and will work with the homeowner in those instances when maintenance requires temporary closure of the driveway.

B. 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.

C. Lighting

The District maintains streetlights and monument lights to improve nighttime safety and assist in wayfinding throughout the community. Holiday lights may also be placed by the District 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. Down lighting 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. Encroachment Agreements run with the.

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 routine road maintenance operations.

E. Construction Impacts

Impact fees must be paid prior to the onset of construction in accordance with the 2022 Cordillera Road Impact Fee Worksheet attached to this document as **Exhibit A**¹.

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.

¹ The Schedule of Road Impact Fees is designed to off-set the impact to Cordillera roads from heavy trucks associated with the construction of new single-family homes. A per mile impact cost based on axle weight of the truck has been established, allowing an "impact fee" to be calculated based on the distance the loaded truck will travel between an entry gate and the construction site, or between the construction site and the gate.

Underground utility locates by a qualified professional are 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 Application Form is attached as **Exhibit B**.

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: \$500 per day 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 application of any rules in his or her discretion after taking into consideration the public safety, preservation of the integrity of the Roads, and staffing limitations. In addition, the General Manager may waive application of any rules upon written request outlining the request and providing supporting information. The General Manager may grant, deny, or approve the waive, with fees and/or conditions or without conditions. The General Manager may waive application of these rules retroactively and refund any fees paid.