

Buckhorn Ranch Rules, Regs, and Policies

Quick Reference Guide

Buckhorn Ranch is a special neighborhood community because of the wonderful people who live here, the beautiful surroundings, and our shared dedication to respectful living. This guide will help you understand some of the key rules, expectations, and our Short-Term Rental (STR) policies so everyone—owners, residents, guests, and renters—can enjoy the community and keep our unique feel.

This summary is for convenience only. All owners are responsible for complying with all governing documents, including the Rules & Regulations, Amended and Restated Declaration of Protective Covenants for Buckhorn Ranch, Enforcement Policy, and STR Policy (HOA Rules).

Core Principle: Owners Are Responsible

Owners are responsible for the conduct of family members, guests, renters, and invitees. If someone visiting or staying at your home violates a rule, you are responsible for such violation.

Short-Term Rentals (STRs): What Owners Need to Know

Buckhorn Ranch allows STRs but subject to clear expectations to protect residents and property values.

Definition

- An STR is a rental period less than 30 consecutive days.
- Currently, there is no cap on the number of times an owner can STR their property in a year.

Owner Requirements

Owners who STR must complete the STR acknowledgement form, including the following.

- Acknowledge the STR Policy in writing
- Provide a local contact who can respond within 30 minutes
- Ensure guests receive and follow all HOA Rules
- Provide HOA Rules inside the home for guest reference

Maximum Occupancy

- 2 people per bedroom (with flexibility for bunk beds or pull-out couches)
- 12 people per home (subject to review depending on home size or complaints by the Board)

Quiet Hours

- 10:00 PM – 8:00 AM
- No outdoor parties, loud music, or noise audible to neighbors during quiet hours
- In general, noise levels should not disturb other neighbors' quiet enjoyment at any time.

Parking, Trash & Behavior

- Same rules apply to guests as owners
- Owners are responsible for all violations incurred by guests

Enforcement, Complaints & Fines (High-Level)

- Complaints may be submitted via [TBD].
- Owners will receive notice of any violation.
- Fines may apply and can escalate for repeat or health & safety violations.
- Owners have the right to request a hearing.

When Issues Come Up

- If safe and appropriate, neighbors are encouraged to start with a respectful conversation.
- Ongoing or unresolved concerns should be submitted to the HOA via [TBD].
- Immediate safety issues should be reported to local authorities.

Living at Buckhorn Ranch: The Essentials

Noise & Quiet Enjoyment

- Noise levels should never disturb neighbors, day or night.
- Obnoxious, offensive, or disruptive behavior is prohibited.

Parking & Speed

- No parking on roads or rights of way—this includes parking that could cause an obstruction to snow removal or emergency vehicles.
- Vehicles must park on the owner's lot.

- Please respect our community's 15 mph speed limit.

Trash & Recycling

- Trash and recycling must be:
 - Stored inside until pickup day
 - Placed curbside the morning of pickup only
 - Fully contained within lidded bins
- Loose bags or overflowing trash are not permitted.

Pets

- Maximum of six domestic pets (dogs/cats combined) per household.
- When outdoors, dogs are not allowed to roam freely and must be under owner's control via a leash or other control device or strong voice recall at all times.
- Excessive barking is considered a nuisance.
- Pets are prohibited from scaring, threatening, or endangering the health or any owner, renter or guest.
- Owners must clean up after pets every time. Pet waste stations (including bags) are located on North and South Avion for the community's convenience.
- When outdoors, cats are required to wear bells for the protection of birdlife.

Recreational Vehicles

- **Time Limits:**
 - Campers, trailers, motor homes, and boats in use can park on your lot for up to 14 consecutive days or 80 cumulative days per year.
- **No Camping Allowed:**
 - Camping in a recreational vehicle or motor home within Buckhorn Ranch, even on your own property, is not allowed.
- **Where to Park:**
 - During approved storage time, your RV, trailer, boat, or camper should be in your driveway—or tucked away in a garage or approved structure.
- **What Counts as a Camper?**
 - If it's a built-out van or a camper shell on a pickup and mainly for recreation, it follows the same rules.
 - Daily drivers or work vehicles? You're good.

Safety & Environmental Care

- No vehicles, bicycles, or pedestrians are allowed on the airstrip at any time.
- Follow [Gunnison County fire restrictions](#) at all times.
- Fireworks are not permitted.
- Exterior lighting should be minimal and compliant with Gunnison County [lighting regulations](#). That said, we encourage all homeowners, residents, guests, and renters to turn off all their lights at night (interior and exterior) to really bring our dark skies to life!
- Blocked emergency access or other unsafe conditions may be treated as health & safety violations.

Construction & Property Projects (Highlights)

If you're building or remodeling:

- Construction hours: **7:00 AM – 7:00 PM, Monday–Saturday**
- All Improvements (as defined in the Protective Covenants) require Design Review Committee (DRC) approval
- Sites must remain clean and orderly
- Construction must be completed within approved timelines
- Stop Work Orders may be issued for violations

Thank You

Thank you for helping preserve the peace, beauty, and trust that collectively makes Buckhorn Ranch home.

Disclaimer

This Quick Reference Guide is for convenience only and in the event of a conflict between this Guide and any of the HOA Rules, the HOA Rules shall prevail.