

**HIGHLAND LAKES  
PROPERTY OWNERS ASSOCIATION, INC.  
HLPOA  
P.O. BOX 123, DIVIDE, COLORADO 80814**

**HIGHLAND LAKES RULES & REGULATIONS**

**(1 May 2024)**

The following rules and regulations are intended to clarify and compliment the Declaration of Protective Covenants. Unless otherwise specifically referenced in the Covenants, these rules and regulations fall under the nuisance, noxious, offensive and annoyance section of the Covenants. Wherever possible the ordinances, rules and regulations established by Teller County are to be followed as written and may be found on their website at: <http://www.co.teller.co.us/> Highland Lakes is zoned R1- General Residential. **Note: Highland Lakes rules may be more restrictive than Teller County rules. Whichever rule is more restrictive will apply.**

**ANIMALS – KEEPING AS PETS** - Each Covenant Filing may be slightly different in wording. Please check your Filing under “Livestock and Poultry”.

In general, horses may be permitted (see your Filing) with the approval of the Architectural Control Committee. Livestock, poultry and other “farm” animals are **not permitted**. Animals may not be kept for commercial purposes.

All other rules regarding animals are found in the Teller County Animal Control Ordinance, adopted 9/30/2005. Barking dogs and loose dogs are of concern to both Highland Lakes and Teller County. Please review the Ordinance if you plan on keeping a dog.

More details may be found in separate Highland Lakes documents entitled “Keeping of Animals” and “Keeping of Horses”.

**The feeding of wildlife is both illegal and potentially harmful to the animals. Contact Colorado Parks and Wildlife for more information on living with wildlife.**

**ATVs** – (See “Vehicle Operation”).

**BOATING** - Boating is permitted on Elk Lake only. Gas motors are not allowed, except when used to do weed control and lake maintenance. Electric trolling motors are allowed. Boat storage is available behind the dam at Elk Lake on a space available basis. **Please write your contact information on your boat. All persons boating or using fishing float tubes must wear approved “PFDs” (Personal Flotation Device).**

**BUSINESS** – (See **Home Business**).

**CAMPING** - Camping is not permitted on any property within the Highland Lakes Subdivision. An exception may be granted in the case of a house guest with an RV or trailer. The RV or trailer may be used if the RV or trailer is on the resident’s property (not on vacant lot) and the operation of the RV or trailer is less than 30 days and does not cause a nuisance or annoyance to

neighbors. **Approval must be obtained from the HLPOA.** An exception may also be granted by the HLPOA for temporary use of an RV or trailer by a property owner while building a home. Each request will be reviewed individually and approved accordingly in writing.

**COMPLAINTS** - Any member of the Association **may** direct comments, complaints or suggestions to any one of the Directors, Officers or Committee Chairs in writing. A **“Complaint Form”**, found on **HLPOA.net**, **must be completed.** If a satisfactory response is not received, you may request the matter be addressed at the next regular meeting of the Board of Directors, usually the first Wednesday of each month. You may wish to present the matter in front of the Board or you may request to be notified of the Board’s decision by e-mail.

**CONSTRUCTION** – (See **“Architectural Committee Construction Requirements and ACC Rules**).

**DIRT OR TRAIL BIKES** – (See **“Vehicle Operation”**).

**FISHING** – See the **“Highland Lakes Fishing Rules and Regulations”** on HLPOA.net.

**FIRES – OPEN AND RECREATIONAL BURNING** - Open fires such as burning trash, slash, or any fire not contained inside an approved enclosure is not permitted. The only burn permits, valid in Highland Lakes are those obtained by the HLPOA **from the Teller County Sheriff’s Department** for burning slash.

Recreational fires are allowed provided they are contained in an approved fire pit, ring or enclosure. All safety precautions and rules established by Teller County and the Divide Fire Protection District must be strictly followed. Before starting a recreational fire, go to the Teller County web site (<http://www.co.teller.co.us/>) to be sure there are no burn restrictions in place. If in doubt, put it out!

**FIREARMS** - The discharge of firearms, including handguns, rifles, shotguns and similar weapons is not permitted. **Safe** target practice using bow and arrows, pellet or BB guns, or paint ball guns is permitted provided it does not bother neighbors.

**FIREWORKS** - All fireworks, including both exploding and non-exploding, are prohibited.

**HOME BUSINESS** - (See **“Architectural Committee Construction Requirements and ACC Rules**). **Under Land Use: No Impact and Home Occupation.**

**HUNTING** - No hunting or trapping is allowed.

**LAKES** - The nine lakes are for recreation, fishing, and emergency water supply. (See Boating, and Fishing, above). Although owned and controlled by the Highland Lakes Water District (HLWD), the HLPOA shares in the maintenance, fish stocking and patrol. They may be used by any property owner and their guests if the annual HLPOA dues has been paid.

**SWIMMING IS NOT PERMITTED!**

**ICE SKATING IS NOT PERMITTED ON ANY OF THE LAKES!**

Property owners are asked to be especially careful during the months when there is ice on the lakes. Make sure the ice is safe and **“PLAY AT YOUR OWN RISK”**.

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**LIGHTING** – is mentioned briefly in the Architectural Committee Construction Requirements and ACC Rules. Outside lighting should be on a motion sensor or timer. It should not stay on all night or “dusk till dawn”. It has been shown that the bad guys stay away from homes that have motion lights that come on suddenly. Lights should also be shaded so as not to bother neighbors. For more information, visit the Teller County Land Use Regulations – Chapter 5, Section 5.5 on lighting.

**NOISE – Please keep your neighbors in mind.** Sound travels a long distance in the area. When doing construction, tree trimming, or any other activity that produces noise, observe the following: Start 30 minutes after sunrise and stop 30 minutes before sunset and 10AM to 5 PM on Sunday. For more information see Colorado Noise Statute 25-12-103.

**RENTING HOME - (see Architectural Committee Construction Requirements and ACC Rules).** **Land Use:** Restrictions on renting home on short term basis. Vacation rentals are not permitted.

**RUBBISH & TRASH -** Property owners are asked to only put out trash for collection (usually Wednesdays) on the morning of collection and not the night before. Should animals get in your trash you are responsible to clean up as soon as possible. Trash cans must be brought in after collection. They must not be left out on a permanent basis. Enclosures may be approved by the ACC.

Property owners are asked to keep their property free and clear of rubbish, including trash, junk, and garbage. See **Teller County Rubbish Ordinance #11** for details and penalties.

**SLASH AREA – see rules on HLPOA.net.**

**TREE TRIMMING AND CUTTING -** The trimming, cutting and removal of trees and other vegetation may only be done on property you own or with the permission of the property owner.

Wildfire mitigation by every property owner is encouraged. Guidelines for tree cutting, established by the Colorado State Forest Service, should be followed. Excessive or “clear cutting” is not permitted. If you have any questions regarding wildfire mitigation or tree health, contact the HLPOA president before starting an extensive tree removal project.

**VEHICLES – ABANDONED -** Under the **Teller County Rubbish Ordinance #11**, abandoned or “junk” vehicles are prohibited if they are inoperable, wholly or partially dismantled, do not have current license plate, are visible from road or neighboring property, including those covered by a tarp.

**VEHICLES - OPERATION OF** - Motorized vehicles must **only** be operated on established roads. No off-road operation is permitted. However, **except for** dirt or trail bikes, motorized vehicles may be operated on your private property provided they do not cause a nuisance or annoyance to neighbors. The operations of any motor vehicle on the lakes (ice) or dams is prohibited.

**ATVs** – According to Colorado law, vehicles that are not “street legal” may not be operated on any public roadway. The roads in Highland Lakes are owned and maintained by Teller County and are therefore public roads. For that reason, ATVs may only be operated on private roads and property. The operation of ATVs on HLPOA or HLWD property is prohibited. **Motorized vehicles of any kind are not allowed on lake ice.**

**DIRT OR TRAIL BIKES** – are prohibited from operating on or off road unless they are “street legal”. Street legal bikes may be operated on established public roads as safely and as quietly as possible. They are not to be ridden off road in the community.

**SPEED** - Over the past several years we have had accidents, some serious, all because someone was in a hurry. Our dirt roads are slippery when dry and very slippery when wet or snow packed. Please **drive at or below posted speed limits as conditions permit. Speed limit is 25 MPH or as posted in the subdivision.**

**VEHICLES – PARKING** - All vehicles must be parked on your property. Parking is not permitted on a permanent basis (more than 24 hours) on the road or cul-de-sac. Roads must be kept clear for snow removal, maintenance and emergency vehicles.

**THE BOARD OF DIRECTORS**  
Revised and Approved – 1 May 2024