

CATHEDRAL PEAK RANCH INFORMATION SHEET

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ABOUT THE RANCH

Cathedral Peak Ranch is located approximately 7.5 miles south of Crawford, Colorado off State Hwy 92. The subdivided property was created and incorporated in 1972 as the Cathedral Peak Ranch Landowners Association, Inc and contains 118 parcels of approximately 40 acres each and approximately 27 miles of platted or planned access roads. Ranch access is restricted via two (2) locked entry gates.

The ranch is managed and maintained by a landowner association board elected from the landowners by the landowners at an Association Annual meeting, usually held each year in October.

Each lot owner is required to pay an annual assessment each year due no later than March 1st. Late fees, interest, and further collection actions can apply if the annual assessment is not paid on time.

The ranch was created specifically for residential, hunting, fishing, grazing of livestock and recreational uses only, with the primary objective of preserving the natural setting and environment to the greatest extent possible. This explicitly includes the preservation of the existing balance of nature and wildlife habitats in its rural and open range characteristics and its pollution free environment.

To protect and advance this land use objective, Protective Covenants were created. Acting on behalf of each landowner, the Covenants are enforced by the Association Board of Directors. The board in turn is governed by the Association by-laws and the laws of Colorado pertaining to Homeowner Associations (HOAs).

SUMMARY OF COVENANT BASED RESTRICTIONS

Below is a high-level summary of restrictions that exist in the Covenants that all landowners must respect and comply with. This is not an all-inclusive list. See the Covenants for all restrictions. This list is intended to give one an idea of the restrictive nature of the Protective Covenants.

1. Parcels CANNOT be further subdivided into smaller parcels.
2. ONLY 5 acres on each parcel can be fenced to control animals and fencing must meet BLM standards.
3. Only one (1) living dwelling can be constructed on any parcel.
4. Any living dwelling must be at least 500 square foot in living space size not including porches, decks, or garages.
5. ALL new construction activities must be approved by the Board of Directors prior to the start of activities. This does not include routine maintenance and upkeep.
6. ALL construction must meet Montrose County building requirements and Covenant restrictions.
7. Certificate of Occupancy must be issued from Montrose County before moving in or using the structure.
8. Tree removal (defined as Aspen, Cottonwood, Pinion Pines, Junipers, and Live Oak brush with stalks larger than 4 inches) is restricted and must be approved by the Board of Directors.
9. RVs, trailers, and campers CANNOT be left unattended on property through the winter.
10. Trash, Garbage, junk cars or junk/inoperable equipment, etc. CANNOT be left or stored on the property.
11. Septic systems that are approved and authorized for use by Montrose County must be installed on lots with residences or planned RV use longer than 3 – 5 days. No Sewage or gray water may be drained upon the ground.
12. The Covenants are enforced by the Association's board in accordance with Colorado law. Fines and liens may be utilized in this enforcement action, within the limits of the law.