

RUBY RANCH HOMEOWNERS ASSOCIATION

SHORT TERM RENTAL (STR) RULES

Revised, adopted and effective September 6, 2025

The Declaration of Covenants, Conditions and Restrictions for the Ruby Ranch Filings Number 1 and 2 ("Covenants") provide for "the right to periodically rent" provided that certain conditions are met, including, for example, that the rental activity "does not result in objectionable noise..., increase traffic volumes or amount of parking ...and...conforms with the single-family residential character" and the existing covenants of Ruby Ranch.

On December 16, 2021, the Summit County Board of County Commissioners ("BOCC") adopted Ordinance 20-B to improve its existing STR regulations with a licensing ordinance and these County Regulations apply to and govern STR within the Ranch.

With these rental rules the Ruby Ranch Homeowners Association ("RROA") desires to provide clear interpretive and supplemental rules consistent with County Regulations and the Ruby Ranch Covenants;

Therefore, the RROA rescinds its previous STR Rules to the extent inconsistent with the County Regulations, and restates, revises, and reissues the following rules which address matters which are interpretive of the Covenants and supplemental to the County Regulations.

Section A: Short Term Rental on Ruby Ranch

1. All rentals must be consistent with the single-family residential character of the Ranch subdivision as provided in the Covenants.
2. Consistent with this basic Covenant requirement, rental for commercial activities such as, but not limited to, corporate retreats, and seminars, weddings and events such as receptions or parties are not allowed.
3. The Ranch allows **TYPE I, Type II and Type III licenses**, as defined in the County Regulations. **AND ALLOWS EACH HOMEOWNER THE RIGHT TO APPLY TO SUMMIT COUNTY FOR A CONDITIONAL USE PERMIT** based on a fiscal year ending September 30. ***All STR's are limited to the County Regulations for 35 annual rentals.***
4. In the case of conflicts among the County Regulations, the Covenants, and these rules, the most restrictive provision shall apply.
5. Renting Owners shall not advertise nor allow renters to bring animals onto their property. Service animals, as defined by federal and state laws, are exempt from this

provision, if renters conform to the Covenant restrictions concerning animals on the property, including limitations on the number of animals and control restrictions.

6. Renters shall not trespass on private property, to include the Ranch's six driveway easements to lots 2/3/4, lots 19/20/26, lots 22/23/24, lots 25/26, lots 47/48/52 and lot 54 (as indicated in red on the renter's map discussed below) nor enter any fenced common areas, the barn, or the hayfields, whether fenced or unfenced. Renters are restricted to walking only on the main roads (as in green on the renters' map.)
7. Renting Owners must provide to renters a map of the Ranch, as provided by the Ranch rental committee, showing private property and the two hiking trail access points to the National Forest on Emerald Road by the tanks and at the end of Garnet Road, which are the only two access points to the National Forest for renters. Temporary daytime parking at the two access points to the National Forest, as designated on the Ranch map, is allowed. Car placards must be used to avoid towing.

Section B: Administration

8. Renters may not engage in conduct that is prohibited by the Covenants. Renting Owners shall include these additional Ruby Ranch rules among the materials required by County Regulations to be posted in a prominent location and provided to their Responsible Agent.
9. Renting Owners shall take reasonable and appropriate measures to ensure that all RROA rules relating to the dumpsters are followed by their responsible agent and renter. Renters, and responsible agents shall not place trash or recycle materials outside the dumpsters.
10. Permanent gate codes shall not be disclosed to renters. Renting Owners shall supply their renters with a temporary gate code, hanging placards, or fobs, all of which can be obtained from the Ranch manager.
11. Renting Owners must ensure that their rental contracts expressly prohibit loud parties, weddings, corporate retreats, events and commercial activities.
12. Renting Owners should include in their rental contracts' penalties and consequences for instances in which renters violate the rental rules.
13. The Renting Owner and their responsible agent shall take appropriate and reasonable measures to ensure that all rentals are consistent with the requirements of these rules.

Section C: Enforcement

14. If a complaint regarding rental activities appears to be a violation of Ranch-specific rules or the attached map, the person complaining should contact the relevant rental property owner initially or their responsible agent to resolve the complaint before contacting the county hotline. The Ranch Manager is not authorized to investigate nor enforce homeowners' rental complaints.
15. If the rental property owner or property manager is not able to be contacted for non-emergency complaints, such as but not limited to occupancy limits, noise, speeding, illegal parking, and trespass must be reported to the Complaint Hotline for Summit County at (970)486-1444. If the complaint is an emergency, call 911.

If there are any questions about renting Owners' responsibilities in or these rules please notify the chairman of the RROA rental committee (Becky Tomasek) or the Ruby ranch RROA president (Erika Karplus)

