



RULES AND REGULATIONS FOR USE OF THE LAKES

Bristlecone Lake is owned and maintained by the Forest Lakes Metropolitan District (“FLMD”). Pinon Lake is owned by the City of Colorado Springs and FLMD and maintained by FLMD.

FLMD has contracted with the Forest Lakes Residential Owners Association (“Association” or “HOA”) to allow the Association to manage and regulate the recreational use of Bristlecone Lake and Pinon Lake Property. *Pinon Lake is a NON-ACTIVE Lake and NO recreational activities such as fishing, watercraft, swimming, wading, or access of ANY KIND on Pinon Lake is allowed. Bristlecone Lake is the ONLY Lake that allows recreational activities.* FLMD may adopt Rules and Regulations in addition to those stated herein and may post signs and other requirements as necessary. These Rules and Regulations may be amended at any time by the District with or without notice.

FLMD will continue to manage the Bristlecone Lake for the primary purpose of a water storage facility for Forest Lakes. FLMD maintains sole discretion regarding water levels and all management provisions and may amend, change or eliminate the recreational access and use in order to maintain and preserve the primary use of Bristlecone Lake as a drinking water supply.

The use of Bristlecone Lake by the Residents of Forest Lakes is a special privilege granted by FLMD, on their property. There are no express or implied property rights, or easement/license interests for access conveyed to the public, recreational users, or those who currently own property (“Residents”) within Forest Lakes.

As you know, the park ground is open to the public. However, to limit activity on Bristlecone Lake and preserve the property for all residents, we provide a TOTAL of (6) six passes per household to include:

- (4) Resident Passes
- (2) Guest Passes

Since the primary purpose of Bristlecone Lake is to serve as a water storage and drinking source facility, any actions by Residents and guests of Forest Lakes to endanger that use could result in the immediate cancellation of recreational use of Bristlecone Lake for the Resident(s) and public. The primary objective for regulating the recreational activity is to preserve the natural surroundings of the Lakes and Lake Property.

All Residents of Forest Lakes and their guests are requested to be good stewards of the Lakes so that the community does not lose the opportunity to enjoy the recreational use of the Lake.

NO bodily contact with water is permitted (Human or Pets). Bristlecone Lake serves as a

drinking water source. Lake use & amenities are at your own risk. There are no lifeguards or emergency services present.

BRISTLECONE LAKE REGULATIONS

- 1. Lake and Dock:** Accessible only by a Permit provided by the HOA. District residents are automatically issued a recreational Permit at the closing of lot or home. Non-residents must purchase an annual permit from the HOA to access Bristlecone Lake amenities and dock.
- 2. Swimming and Water Activity:** ANY bodily contact with water is strictly prohibited. Additionally, wading, windsurfing, sailboarding, radio control boats, aerial drones, belly boats, chambered floatation devices, and permanent or non-permanent platforms or docks are also strictly prohibited.
- 3. Watercraft:** Motorized watercraft (gas or electric) is STRICTLY PROHIBITED. FLMD may use motorized watercraft from time to time for repairs, maintenance, testing, or studies. Non-motorized hand-launched or “car top” boats only, such as kayaks, rowboats, and canoes are permitted on the lake but no more than 18 feet in length. No trailer hitched boats. No storage of watercraft will be allowed. State laws govern life jacket use. All water must be removed from watercraft (prior to entry) to avoid the introduction of zebra mussels or other invasive species that could endanger the water or treatment facilities.
- 4. Pets:** Strictly prohibited from entering lake or on watercraft or dock. Pets must stay on designated trails and are not allowed to enter the water.
- 5. Boat/Watercraft Launching:** Watercraft launched from the dock only. If the watercraft is too big, it must be launched and exited next to the dock area. Other than for launching, tying boats off to the dock is prohibited. Watercraft launching will be closed for the season when ice conditions exist. All boats/watercrafts are to be thoroughly cleaned before accessing the Lake to prevent the introduction of non-native aquatic species.
- 6. Ice: Access on frozen or partially frozen lake (humans, pets, or mechanical) is strictly prohibited for any reason. Watercrafts are not allowed on lake when frozen or partially frozen.**
- 7. Weather:** Wind and weather can be unpredictable and change rapidly. Be aware of cloud build-up, sudden changes in temperature, wind direction, and speed. Use of watercraft is at your own risk.
- 8. Ice:** Access on frozen or partially frozen lake is strictly prohibited for any reason.
- 9. Hours:** Watercraft is allowed on lake, one-half hour before sunrise and one-half hour after sunset when ice conditions do not exist.

FISHING REGULATIONS

- 1. Permits:** Fishing is allowed by a recreational PERMIT provided by the HOA. District Residents are automatically issued a permit at closing of lot or home. Non-residents must purchase a permit through the HOA to fish. Additionally, a valid Colorado State fishing license is required while fishing on the lake.

2. **Fishing:** Catch and release ONLY. Artificial lures and flies with barbless hooks are allowed. Absolutely no live or Power Bait type baits are allowed. All waste lines and hooks must be removed from property.
3. **Fish Stocking:** Strictly prohibited. the District or HOA shall have the sole authority and discretion to stock fish.
4. **Traps:** Any kind of traps for aquatic or land species such as cray fish, minnows, beaver, or any other kind of species is prohibited.
5. **Ice Fishing is prohibited.**
6. **Fishing Locations:** Fishing restricted to the north shore of the lake, dock OR from boats only. No fishing from dam structure, islands, or Beaver Creek. FLMD may restrict fishing access as needed for operation and maintenance of water treatment structures or any other purpose.

PARK, TRAILS & GENERAL REGULATIONS

1. **Park and Trails:** Open to the public.
2. **Glass Containers:** Strictly prohibited on FLMD property (park, trails, amphitheater, dock, watercraft, and lake).
3. **Pets:** Kept shall be on kept leash and under human physical control at all times. Animal waste shall be removed immediately by owner of pets. Pets shall remain on designated trail system.
4. **Fires/Grills:** Strictly prohibited unless at a permitted event.
5. **Sale of Goods and Services:** Strictly prohibited unless at a permitted event.
6. **Misc. Equipment:** Skateboards, roller skates/blades, scooters or electric vehicles are prohibited. NO aerial drones are allowed.
7. **Trails:** NO motorized vehicles of any kind are allowed (gas or electric). Stay on designated trails outside park to preserve endangered species and maintain natural conditions.
8. **Smoking:** Smoking of any kind of cigarettes, cigars, or marijuana is strictly prohibited.
9. **Alcohol:** Strictly prohibited unless authorized by HOA for an approved event.
10. **Litter:** Deposit litter only in waste receptacles.
11. **Noise and Sound Amplification:** Excessive noise/sound may be restricted & enforced at sole discretion of the District and HOA.
12. **Special Events and Gatherings:** Any kind of recreational, social gathering of more than Ten (10) people (spectators or participants) requires a reservation. Reservation must be obtained from the HOA. Deposits may be required.
13. **Permitted Activities:** The HOA reserves the right to deny permits, reservations, and access to the lake, park. and amenities at their sole discretion. Use of the facilities is undertaken at the user's risk. Use of the facilities requires the party utilizing it to clean up after use or deposits may not be refunded.
14. **HOA Functions:** The Districts and HOA reserves the right to have events at the park/amphitheater for the benefit of the community which may have amplified noise from time to time.

- 15. Fireworks/Pyrotechnics:** Strictly prohibited unless it is an HOA approved and/or permitted event.
- 16. Firearms:** Discharging of firearms, or ANY other apparatus (archery, slingshot, etc.) that launches a projectile is prohibited.
- 17. Overnight Camping/Parking:** Cars, trucks, trailers, tents, RV's, campers, boat storage or overnight parking is strictly prohibited.
- 18. Wildlife:** Harassment of wildlife and/or disturbing the natural habitat or any activity that affects water quality is prohibited. You are in a natural environment and wild animals are present. Be aware of your surroundings.
- 19. Endangered Species:** Portions of the community open space (habitat area) within Forest Lakes, including the areas surrounding the lakes have been identified to have a threatened species protected under the Federal Endangered Species Act called "Preble's Meadow Jumping Mouse." Therefore, the use of certain areas within this open space is limited to foot traffic on designated trails ONLY. The United States Fish and Wildlife Service has identified predation by free-ranging domestic cats as a known threat to the Preble's Meadow Jumping Mouse, and by dogs as a potential threat. Therefore, domestic animals will be kept out of these designated areas and on a leash within designated trails.
- 20. Vegetation:** The cutting or manipulating of vegetation in open space, park areas, or lake property is prohibited.
- 21. Park Hours:** Unless posted, the hours are One-half hour prior to sun-up and one-half hour after sunset.
- 22. Replacement Passes:** Lake Passes were provided to the original purchaser of the home at closing. It is the responsibility of the Owner (Seller of the home) to provide their passes to subsequent purchasers of the home. If a replacement pass is needed the fees for replacement passes are:

Replacement for lost passes: \$10.00 per pass, limit of (2) replacement passes. After reaching limit of (2) replacement passes, Owner will be required to purchase (6) new passes for \$60.00.

Subsequent Owner Passes: Subsequent Owners who did not receive the passes from the Seller of the home will be required to purchase (6) new passes with a fee of \$60.00.

Please contact the HOA Community Manager for replacement passes.

PERMIT INFORMATION

- Permits for lake amenities, fishing, dock or reserving structures/amphitheater, can be obtained by contacting the Forest Lakes Residential Owners Association at:

Hammersmith Management, Inc.
1155 Kelly Johnson Blvd., Suite 495
Colorado Springs, CO 80920

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719-389-0700
Clientservices@hammersmith.com

- A permit may be required (visible) to verify valid permit holders.
- **This property MAY be patrolled and under video surveillance.**

Since Bristlecone and Pinon Lakes are man-made reservoirs, residents should expect that hazards will be present. Please exercise caution when using the lake and surrounding areas. Examples of common hazards may include, but are not limited to, broken glass and/or other sharp objects, discarded reservoir construction materials, man-made and natural steep slopes, deep water, cold water, thin ice, fish hooks and lines, fish and animal carcasses, wild animals and snakes. No lifeguards, rescue services, security services, water testing or any other public safety measures will be provided. Children should be supervised at all times by an adult. All activities by recreational lake permit holders must be in compliance with local, state, and federal regulations and these Rules and Regulations.

The use of the lake and surrounding areas is strictly at the user's own risk. In the event of an accident of any kind, the User shall be solely responsible for any and all occurrences, claims, and liabilities. By acceptance of the resident permit, public access permit or by entry upon and use of the lake and surrounding areas, the permit holder or user agrees to abide by these Rules and Regulations as may be modified or amended, and agrees to indemnify and hold harmless the Forest Lakes Metropolitan District and HOA for any claims or causes of action arising or claimed based on injury, loss, or damage to property or death that arise or are alleged to arise from permit holder or users use of the lake and surrounding areas. Nothing in these Rules and Regulations shall be deemed to be a waiver of the protections granted to FLMD under the Colorado Governmental Immunity Act.

The Forest Lakes Metropolitan District and The Forest Lakes Residential Homeowners Association at their sole discretion reserves the right to suspend or revoke upon written notice an Owner, Resident or Guests passes for failure to abide by these Rules and Regulations.