



River Island Ranch

River Island Ranch Property Owners Association, Inc. Island Facilities Rules & Regulation

Revision February 2020

The following Rules & Regulations have been created to enhance the experience of these member facilities. Please assist us in keeping this beautiful amenity pristine in its natural setting, and a unique experience for all members.

Should an **EMERGENCY SITUATION** arise regarding the Island facilities (clubhouse, cabins, gate, utilities, etc.), contact:
Carla & Randy Slade (719)850-0190
MG Garcia (719)849-3868

RESERVATIONS

- Reservations can only be made by members.
- The River Island Ranch cabins are available to POA and Invitational members. **Members must be present in South Fork during rentals for themselves, family and guests.**
- Reservations can be made online on the RIRPOA website, email or phone call. See contact information below.
- Reservations can be made six (6) months in advance from the reservation start date.
- Members must have a zero account balance, i.e., membership dues and other fees must be paid in full.
- RATES & FEES:
 - Fee of \$50 per cabin for one (1) night.
 - Fee of \$125 per cabin for 2-7 nights.
 - Fee of \$100 per day of Clubhouse reserved event use.
 - Fee of \$50 per pet
 - Fee of \$10 per lost or not returned key
 - Fees must be received within 7 days of the time the reservation was made, or the reservation will not be valid. If circumstances should arise that you cannot keep your reservation, please notify MG at least seven (7) days in advance. This will guarantee a refund. After 7 days, a refund will be returned only if someone else rents the cabin. This will help us provide a greater opportunity for everyone to use the cabins and they are not setting empty because someone cancelled their reservation at the last minute.
- SECURITY DEPOSIT: We will continue allowing the use of the cabins and clubhouse without a security deposit. In the event you break or damage something in the cabins and/or clubhouse, expenses will be billed to your account.
- The maximum reservation duration is for one week (7 days) at a time. This is to assure every member has use of the cabins. If you wish to stay longer (before or after your reservation dates), you can check for availability two weeks (14 days) prior to the reservation. If the cabin is not reserved by another member, then an extended stay may be approved.

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- EXCEPTION HOLIDAYS: For each of the below listed holidays, POA members may make a reservation only once per three years. Example: Member "A" may have a reservation for Labor Day, but may not repeat the same holiday for 3 years, unless said holiday has not been reserved 14 days prior to date. Further, members cannot reserve both cabins during the exception holidays.
 - Memorial Day weekend
 - July 4th (includes 2 days before and after)
 - Labor Day weekend
 - Thanksgiving and weekend
 - Christmas (includes 2 days before and after)
 - New Year's (includes 2 days before and after)
 - Spring Break (dates to be determined on annual basis. Typically 2nd & 3rd weeks of March)
- PETS: Pets are welcome at the Island facilities. Due to the extra care that must be given to the facilities, a fee of \$50 for each pet will be charged at the time the reservation is made.
 - It is expected that owners will pick up after pets around the cabins, clubhouse and river shoreline.
 - Pets are ABSOLUTELY not allowed inside the Clubhouse.
 - Pets are not allowed inside the cabins unattended.
 - Pets must be on a leash at all times, on RIR property (Island, The Reserve, Phases 1, 2, 3)

CLUBHOUSE USE

- Cabin occupants are not automatically granted exclusive use of the clubhouse, by virtue of cabin reservation.
- For extraordinary utilization (i.e., kitchen, dining, entertainment, bathroom, shower, etc.), and exclusive, private-party events, the clubhouse must be reserved, to cover cleaning expenses.
- The clubhouse can be visited and briefly enjoyed by members and their guests, unless it has been reserved. The clubhouse must be kept clean and in as-found condition:
 - Used dishes, utensils, pots, pans, etc. must be washed and put back in their proper places immediately after use.
 - Clear and clean all counter tops, stove tops, microwave oven and serving surfaces immediately after use.
- No smoking or vaping inside the clubhouse. Please dispose of smoking debris (cigarette butts, matches, tobacco, etc.) in proper receptacles.
- Do not store ice chests, coolers, or other food and beverage containers inside or close to the clubhouse entrances.
- The clubhouse deck/porches are NOT to be used for sleeping accommodations at any time.
- When extra cleaning requirements and/or damages are discovered, owners responsible will be notified and assessed charges to cover corrective costs.
- **Do not touch the pilot light or anything inside the clubhouse fireplace or on the front of it!**

GENERAL OCCUPANT RESPONSIBILITIES

- Please notify MG Garcia of deficiencies needing attention: housekeeping, supplies, damages, non-working fixtures or appliances, etc.
- All items in the clubhouse and cabins have been purchased by the POA, donated or left by other members. Please be kind enough to replace any items you use up, or let us know upon checkout.

- The clubhouse and cabins belong to you as a POA member. Any maintenance you can perform or items of donation during your stay is always welcomed and very much appreciated. Please provide a list via email or phone, of all maintenance activities performed and remaining to be completed.
 - Replace any disposable items (paper goods, food wrap, trash bags, plastic ware, seasonings, etc.) that you use.
- Do no rearrange furniture.
- Do not remove furniture, fixtures, dishes, towels, or other property from the clubhouse or cabins.
- Do not leave a fire in the outside pit or fireplace unattended. Extinguish immediately after use.
- There is a GAS GRILL at the clubhouse and each cabin with a spare propane bottle. Let us know when a propane bottle is empty. Most members go ahead and refill them at Rainbow Grocery in South Fork.
- While staying in the cabins or using the clubhouse, please keep the living spaces (countertops, bathrooms, beds, couches, tables, outside grounds, fire pit, decks, etc.) clear/clean. Real estate agents frequently tour with prospective members, and the environment must remain attractive. Further, these are amenities for the entire membership to enjoy at all times.
- Please use containers to store food, to reduce bugs and mice.
- When extra cleaning requirements and/or damages are discovered after the cabins or clubhouse are used, the responsible property owners will be notified and assessed charges for correcting the findings.
- **Please CARE For the GRASS on the island.**
 - No parking or driving on the grass (cars, ATV's, motorcycles, trailers, etc.)
 - No tents on the grass.

UPON LEAVING

- Set all thermostats to 55 degrees during the winter months and off position during the summer months.
- Throw away anything that will spoil in the refrigerator. If you leave any condiment type articles in the refrigerator, please mark with the date of purchase, if not already stamped on the time.
- Bundle all trash and place in the dumpster.
- Make sure you return the cabin keys to the Key Safe in the clubhouse. Keys not returned or mailed back within 7 days will cause a \$10 per key replacement fee to be assessed to the member.
- Please place all used towels in the laundry hamper located in the bedroom of each cabin. Please place all used towels in the clubhouse in their respective spots (kitchen sink, or shower floors)