

RENTER RESPONSIBILITIES

Please observe the following rules at all times:

1. Ruby Ranch is a private single-family community. All rentals must be consistent with this single-family residential character. Please be friendly and courteous. Treat your neighbors as you would like to be treated. Respect your neighbors and their property. Be considerate of the neighborhood and your neighbor's right to the quiet and peaceful enjoyment of their home and property, especially after 9 p.m.
2. Rental for commercial activities (such as corporate retreats, seminars and the like), weddings and events (such as receptions or parties) is not allowed.
3. Your safety and the safety of your neighbors are of primary importance. The speed limit within Ruby Ranch is 15 mph in good weather conditions. Slow down. People (including children) and horses may be walking on the roads. Wildlife (such as elk, moose and deer) is present and may dart across roads unexpectedly.
4. Roads are very slippery in winter conditions. BE CAREFUL. Follow each of the County driving recommendations specified in the Good Neighbor Guidelines, including, but not limited to, making sure your vehicle is 4WD or AWD and equipped with snow tires with minimum 1/8 tread.
5. Parking is not allowed on Ruby Ranch roads, except daytime parking at trailhead access points. Car placards must be used to avoid towing.
6. Ruby Ranch trailheads lead to Eagles Nest Wilderness, a federally protected wilderness area which is subject to many federal restrictions prohibiting such things as bicycles, motorized vehicles and mechanical equipment. Please familiarize yourself with the federal restrictions before entering.
7. Renters shall not trespass on private property or enter any common areas, the barn, or the hayfields, whether fenced or unfenced. This means that renters are only allowed on the property they are renting (as shown on the attached map), the roads and marked hiking and cross-country skiing trails (except in an emergency, such as a wildfire evacuation).
8. Skiing, snow-boarding, sledding and other similar outdoor activities are only allowed in Ruby Ranch to the extent the Owner may allow it on the property you are renting.
9. Motorized recreational vehicles (such as trail bikes, snowmobiles, unlicensed motorcycles and all-terrain vehicles) are not allowed on any roads, private lots or common area tracts anywhere within Ruby Ranch.
10. No hunting, fireworks, drone operation or discharge of firearms is permitted anywhere within Ruby Ranch.
11. Do not approach or feed horses without the horse owner's permission.
12. Pets are not allowed.