



Joan M. Pratt

MS, CRS, CLHMS, CDPE, CARI

www.ElevateYourExpectations.org
Joan@JoanPratt.com

720.506.3001



RE/MAX

PROFESSIONALS

Bell Mountain Ranch Homeowners Association

General Information

Flanked by the bluffs just south of Castle Rock, Bell Mountain Ranch captures all the best that Colorado has to offer. Sweeping vistas and wide open spaces with horse and walking trails throughout are all part of proprietary master planned community with paved roads, community water and the latest in telecommunications capacity. Come experience a tranquil and serene life in accord with nature, living in a refined custom home and enjoying life to the fullest in a community that has it all.

Useful Bell Mountain Ranch Facts & Amenities

- ❖ There are 305 home sites on 2,040 acres, nearly 1,000 of which is open space
- ❖ Home sites average between 5 and 12 acres, many of which are zoned for horses
- ❖ All homes contain fire suppression systems
- ❖ Wildlife abounds: deer, elk, fox, coyote and even, on occasion, bear and bobcat
- ❖ Variety of clubs to suit your interests: Book, Bunko, Canasta, Bible, Gardening, Car, Men's Poker, Progressive Dinner, Mom's Group
- ❖ Individual septic systems
- ❖ Private mountain with trails
- ❖ Large 4-acre park with amenities: horseshoe pit, baseball field, bar-b-que grills, picnic tables, play area with rubber mulch

Your \$450 Annual Homeowners Association Fee Includes:

- *Common Area Ground Maintenance* • *Weekly Trash Pickup*
- *Recycling* • *Snow Removal on All Streets*
- *Trails and Parks*

Bell Mountain Ranch offers 20 miles of dedicated natural hiking & equestrian trails & over 7 miles of walking & biking trails. I live in this community and LOVE IT here! If you are considering purchasing a home in BMR please let me be your resource.



Additional neighborhood information can be found at
www.JoanPratt.com/BellMountainRanch



BELL MOUNTAIN RANCH

Bicycle/Walking Path and Equestrian/Hiking Trail Map

LEGEND:

	Ranch Boundary		Historical Marker
	Railroad Track		Stock Pond
	Bicycle/Walking Path		Water Treatment
	Equestrian/Hiking Trail		Water Storage Tank
	Picnic Table		
	Tunnel		
	Stable		

TRAIL RULES:

- The Hiking/Horse trails are designated by marker points and/or flagging.
- The Bicycle/Walking paths are improved, granite sand paths. They follow the main roads respect and look out for other trail users.
- Motorized vehicles, including motorcycles and ORV's are not permitted on the Hiking/Horse trails, on the Bicycle/Walking paths, or any open space.
- Horses are not permitted on Bicycle/Walking paths, or on roads, except at crossings.
- Bicycles are not permitted on the Hiking/Horse trails, or any open space.
- Use only marked trails and paths. Do not trespass on private property.
- Leave no trace. Take only pictures, leave only footprints, and kill only time. Pack-in, pack-out.
- Always yield the trail. Make known your approach well in advance. Give animals extra room and time to adjust to you.
- Trail privileges may be revoked for any unsafe or dangerous activities on trails. Safety first, respect and look out for other trail users.
- Do not pick wildflowers or damage plant species.
- Protect the Ranch by staying within ranch boundaries, staying on the marked trails, and by not short-cutting trail switchbacks.
- The following fees will be charged to all non-residents of the district who intend to use the Trail System. A homeowner or resident of the district may allow a guest to use the trail system at no cost, subject to the rules set forth:
 - (1) HORSEBACK RIDING \$35.00 PER DAY PER HORSE
 - (2) HIKING \$20.00 PER DAY PER HIKER
 A homeowner or resident of the District is entitled to have a guest use the trail system in accordance with the following rules:
 - Two (2) guests per day shall be permitted.
 - The same guest or guests may use the trail system up to six (6) times per year without being charged a daily use fee, whether the six (6) visits are with the same homeowner sponsor or a combination of homeowner sponsors. If a particular guest uses the trail system more than six (6) times per year, the guest shall be charged a daily use fee for each subsequent use (i.e. on the seventh (7th) visit, either with the same homeowner sponsor or combination of homeowner sponsors, the guest or guests shall be charged a daily use fee).
- Any non-paying guests using the Trail System must be accompanied by a Bell Mountain Ranch resident. Non-accompanied guests will be asked to leave the Trail System or pay the applicable fee.

