

Welcome to Cherokee Meadows!

Congratulations on choosing to live in one of the most beautiful mountain communities in Northern Colorado! Our residents enjoy the beauty and solitude of the mountains while being conveniently located between three city centers – Cheyenne, WY to the northeast, Laramie, WY to the north, and Fort Collins, CO to the south. Cherokee Meadows is a rural land development located approximately 38 miles NW of Fort Collins in Larimer County, Colorado. It consists of 58 properties or parcels, each parcel at least 35 acres in size, which are utilized for residential, recreational, and grazing purposes.

Our community is served by the Cherokee Meadows Road Association and a Board of Directors.

The **Cherokee Meadows Road Association** was established in 1978 and is responsible for administering the Bylaws and Protective Covenants of the community, including road maintenance, grazing leases, and architectural review of structures to be built on any parcel within the Cherokee Meadows boundaries. The website is <http://cherokeemeadows.com/>

Board of Directors: The Association is managed by a volunteer Board of Directors, consisting of members of the Association. A list of current Board members and their contact information is attached, and on our website. If you have any questions or concerns about CMRA, please contact one of the Board members.

Member Information: The Board maintains a confidential list of all residents and owners, as well as up-to-date contact information. This list is not sold or shared with the public, but it is important for current event notifications. Please be sure to inform the Board of your name, names of other household members, home and cell phone numbers, and an email address to receive Association communications.

Community Access: The community has two entrances: the main or south entrance is at mile marker 9.6 on County Road 80C and Cherokee Meadows Road and the north entrance is at mile marker 12 of County Road 80C and Brown Bear Way. The south or main entrance is gated and requires a pass code or electronic gate opener to enter. There is a separate gate code to be provide to contractors. Please contact the Board President to receive that code. The north entrance is not gated.

Map: The Association maintains a map of the CMRA boundaries and properties within, identifying the name of the property owner and a street address if available. Please contact any Board member for a copy. This map is for CMRA owner use only.

Speed Limits: There is a speed limit on all Association roads of 25 mph. Residents walk, ride horses, walk their pets and children, and jog along the roads, so caution and modest speeds are appreciated.

Our residents respect each other's right to privacy as well as personal enjoyment of their land. Please be mindful of your property's boundaries so you can enjoy every inch of it to its fullest! Please ask permission before accessing neighboring properties.

Every resident and owner is responsible for the maintenance and upkeep of their property and buildings in accordance with Larimer County zoning and building requirements.

Jennifer's List, found here, <http://cherokeemeadows.com/JennsList.html> provides a list of contractors who have done work for Association members in the past and have been recommended by one or more member.

Trash and recycling: There are several ways to handle trash and recycling. See Jennifer's List for details. The cost of trash disposal and recycling is the responsibility of each owner and is not covered by annual dues. If you choose to store your trash outdoors, please do so in a bear-proof manner. Failure to secure your trash can endanger you, your property, and that of your neighbors.

Utilities: The cost of utilities (electric, propane) is the responsibility of each owner and is not covered by annual dues.

Operating Documents: We encourage you to read the Bylaws <http://cherokeemeadows.com/By-Laws.html>, Protective Covenants <http://cherokeemeadows.com/covenants.html> and the Articles of Incorporation of the Association and all amendments to gain an understanding of your rights and responsibilities as a member of the Association.

Grazing Lease: The Association enters a grazing lease each year, with a responsible, insured rancher, that allows a specific number and type of cattle to graze on unfenced Association property from approximately June through December each year. Grazing cattle mitigate wildfire risk by reducing the height of grasses. The Association is notified via email each year of the dates of arrival and departure of the cattle. The income from this lease is used to offset the cost of maintaining the CMRA roads, fences, mailboxes, and community projects, as needed. You are responsible for installing and maintaining fencing capable of excluding cattle from all or parts of your property if you wish to do so, including gates and/or cattle guards. Please understand the type of property and fencing your property has so you are not surprised! If your property has a natural spring or creek, please consider fencing that allows cattle access to water. The benefits to our Association of grazing cannot continue if there is not adequate water for the cattle.

Agricultural Tax Certification: Every year, the Association must certify to Larimer County a list of properties that participate in the agricultural tax status with the grazing lease. Properties that maintain more than 51% of their property unfenced and available for cattle grazing are eligible to participate and receive lower "agricultural property tax" status with the county.

Building: Larimer County (larimer.org) has information available about building any structure, and applicable permits must be obtained prior to commencing a build.

Architectural Review: The CMRA Protective Covenants require that any new structures or modifications to existing structures cannot be built until the plans have been reviewed and approved by the Board of Directors, serving as the Architectural Control Committee. Structures include single family dwellings, cabins, guest houses, garages, barns, sheds, green houses, and outbuildings. Refer to the Protective Covenants for additional details on easements, building location, land use and building types permitted. A county building permit may also be required. Check with the county before beginning to plan any building project. See this link for a copy of the Architectural Review Application Form.

<http://cherokeemeadows.com/Architectural%20Review.html>.

Residential Community: Cherokee Meadows is a residential community. Please review the Second Amendment to Protective Covenants of Cherokee Meadows Road Association <http://cherokeemeadows.com/2018%20Amendments.html> to understand land use and building type restrictions, as well as restrictions on operating a business within Cherokee Meadows.

Association Dues: Dues are assessed and paid annually, and cover the costs of maintaining the roads, fences, gates, and signage of the community. An invoice for the dues is emailed to each member with sufficient notice to pay the dues timely.

Annual Meeting: The Board of Directors conducts an Annual Meeting of the members in June of each year. The meeting is held offsite in the local community church or in one of the Livermore Fire Protection district locations. All members are encouraged to attend. Meeting agenda and specifics are sent to each member via email in advance of each annual meeting.

Communication: The Board of Directors communicates with residents primarily via email. Be sure to provide the Board with your email address to keep up with Association news, reminders, etc.

Road Maintenance: The primary function of the Cherokee Meadows Road Association is to maintain our roads in a safe condition. If you have any concerns about the condition of the roads, fences, gates, mailboxes, etc., please contact the Road Manager or any Board member.

Snow Removal: It is our practice to begin plowing snow when the depth reaches 6 inches. Sometimes, drifting and/or icy patches require more frequent plowing. If you have any concerns about the condition of the roads during or after a snowfall, please contact the Road Manager or any Board member.

Fire and Rescue: Our community is served and protected by an all-volunteer department, the Livermore Fire Protection District. <http://livermorefire.org/> You will find that many of your neighbors are volunteer firefighters and EMTs for our community. Donations to support their

work and the safety of our community can be made to the Livermore Fire Protection District.
PO Box 28 Livermore, CO 80536.

FireWise Community: With the ever-growing concern of wildfires in Colorado you'll be happy to know that CMRA is a Firewise community and has been awarded this status every year since 2007. **Firewise** is about educating and working on creating defensible space around your dwellings and structures, among other things. CMRA has created and maintained a Community Wildfire Protection Plan (CWPP) which is posted along with our Firewise action plan and status with the Colorado State Forest Service and on our community website. CMRA also actively seeks out risk management and fuel source mitigation grants to help fund projects within the community.

Please review the enclosed material regarding **Firewise** including Wildfire and Insurance, the Home Ignition Zone, CWPP information and **Firewise** checklist. Any questions, concerns or if you'd like to get involved and volunteer with the **Firewise** committee please contact Jennifer Wright (970) 482-5831 or email jenniferwright@live.com It's a great way to learn about the land, understand the risk of wildfires, what we can do to mitigate fuel sources and get to know your neighbors.

Local Interests: RFL Historical Society maintains a wealth of information about our community and the surrounding areas. <https://redfeatherhistoricalsociety.org/>

Welcome Packet includes: this document, Firewise brochure, Homeowners Insurance brochure, CMRA Map, noxious weeds.