

ROAD REGULATIONS

REATA SOUTH METROPOLITAN DISTRICT ADOPTED:

December 4, 2025

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ARTICLE I. GENERAL

Section 1.1 District Authority and Purpose. The Reata South Metropolitan District (“District”) is a Colorado special district, organized and operating pursuant to Article 1, Title 32 of the Colorado Revised Statutes. The purpose of the District is to supply the necessary municipal-type services for the District, including, without limitation, streets, traffic and safety control, drainage, sanitation, water, parks and recreation for the area referred to as “Colorado Golf Club.” In providing services in furtherance of these purposes, the District’s Board of Directors (“Board”) has the authority to adopt rules and regulations pursuant to Section 32-1-1001(1)(m), C.R.S.

Section 1.2 Scope. These Road Regulations (“Regulations”) shall govern the use of the internal road system owned, operated and maintained by the District within Colorado Golf Club. All Regulations shall be construed liberally to best carry out the purpose of the District and the determinations and intent of the Board. The Board shall have sole discretion in interpreting and applying the Regulations and may modify or amend such Regulations as it deems warranted.

Section 1.3 Additional Information. For more information regarding the District or these Regulations, contact Paul Cockrel, District’s Attorney, Cockrel Ela Glesne Greher & Ruhland, P.C., 44 Cook Street, Suite 620, Denver, Colorado 80206, (Main) 303-218-3200, (Direct) 303-218-7196, pcockrel@cegrlaw.com.

ARTICLE II. ENFORCEMENT

Section 2.1 Enforcement. These Regulations may be enforced by the District’s Manager (“District Manager”) or enforcement officers designated by the District Manager. The District Manager shall enforce these Regulations in a manner deemed most efficient, exercising their discretion, unless given specific direction by the Board. Generally, the exercise of this enforcement power shall be in accordance with Section 2.2 below, and as specifically provided in these Regulations. The District Manager may deviate from the general enforcement procedure if determined necessary to most effectively and efficiently carry out the purpose and scope of these Regulations.

Section 2.2 District Manager. Generally, the District Manager (and designated enforcement officers) shall be the enforcement authority as regards to all matters and activity occurring on the road system within the Colorado Golf Club, and all other District-related activity.

Section 2.3 Violations of Regulations. Any person in violation of these Regulations is subject to fines and penalties as set forth in these Regulations and/or as determined by the Enforcement Committee per Article IV below.

ARTICLE III. AUTHORIZED ACCESS

Section 3.1 Limited Access. The roads of Colorado Golf Club are limited access roads. Access shall be limited to authorized vehicles only, as further defined in this Article.

Section 3.2 Driver's License. Anyone operating a motorized vehicle on Colorado Golf Club roadways must possess and carry a valid driver's license for the type of vehicle being operated. In addition, anyone operating an unlicensed motorized vehicle on Colorado Golf Club roadways must possess and carry a valid driver's license, even if a driver's license would not be required to operate that vehicle outside of Colorado Golf Club.

Section 3.3 Vehicle License and Insurance. No vehicle required by Colorado law to be licensed or insured may be operated in Colorado Golf Club unless it meets those requirements and displays a current license plate.

Section 3.4 Authorized Vehicles/Operators. Vehicles and operators shall be considered authorized within Colorado Golf Club provided:

1. The vehicle and operator have obtained a 'barcode' in accordance with the procedures stated below; or
2. The vehicle and operator have express authorization for use of the roads by the District Manager.

Section 3.5 Entry Requirements. Except as provided below in Section 3.6, all vehicles and operators seeking access to Colorado Golf Club roads are required to have a valid barcode issued by the District Manager or the security staff while within District boundaries. Any non-resident who does not provide identification as required shall not be admitted into Colorado Golf Club. The following are exempt from any pass requirements:

1. Officially marked ambulances, fire protection, law enforcement and government vehicles; or
2. Officially marked District vehicles.

Section 3.6 Types of Entry Requirements. The following types of entry requirements shall be used within Colorado Golf Club:

1. Owner of property or resident in Colorado Golf Club ("Owner/Resident") – Barcode on vehicle.
2. Private golf club located in Colorado Golf Club ("Golf Club") member – Barcode on vehicle.
3. Golf Club guest – Name on daily tee sheet, driver's license and license plate number.

4. Golf Club caddie - Name on current caddie sheet, driver's license and license plate number.
5. Guest/Service provider - Listed on Owner/Resident access list or issued electronic pass, driver's license and license plate number.
6. Golf Club employee – Barcode on vehicle, managed by Golf Club personnel.
7. Contractor/Construction – Barcode or construction pass, driver's license and license plate number.
8. Delivery vehicles (Uber, Door Dash, etc.) - valid driver's license and license plate number.

Section 3.7 Issuance of Barcodes. Barcodes may be obtained at the West Gate Guard Station, 7125 Preservation Trail, Parker, CO 80134. Barcodes are issued by the District Manager or any of the security staff on duty in accordance with the following application requirements:

1. Owner/Resident - completion and submittal of a verified application form for the access management system.
2. Golf Club members – completion and submittal of a verified application form for the access management system.
3. Golf Club employees - completion and submittal of verified application form for the access management system, managed by Golf Club personnel.
4. Contractor/Construction traffic - completion and submittal of verified application form. Such authorization only to be given after adequate proof of valid driver's license, proof of insurance and current license plate are provided.

Section 3.8 Time Restrictions. Vehicles and operators with a valid pass are restricted to use of roads during the following times:

1. Owner/Resident - 24-hour access.
2. Guest - as authorized on guest access list.
3. Contractor/Construction traffic - Monday – Saturday - 7:00 am – 7:00 pm. Sunday and Holidays – no construction access. Holidays include New Year's Day, President's Day, Easter, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.

Failure to comply with these time restriction provisions could result in pass revocation.

ARTICLE IV. MOVING AND PARKING REGULATIONS

Section 4.1 Adoption of Colorado Motor Vehicle Law. Because Colorado Golf Club roadways are owned, operated and maintained by the District, the Board has adopted Colorado's Uniform Motor Vehicle Law regulating vehicles and traffic (C.R.S. §§ 42-1-42-4, as amended from time to time) for the regulation of vehicular and pedestrian traffic on the road system in Colorado Golf Club. If and to the extent those statutes differ from these Regulations, these Regulations will govern.

Section 4.2 Enforcement Committee. These Regulations may be enforced, by the District's designated enforcement committee ("Enforcement Committee") appointed by the Board to enforce these Regulations. The Enforcement Committee shall enforce these Regulations (i) in compliance with hearing procedures approved by the Board for violations of these Regulations and (ii) in a manner deemed most efficient in the exercise of its discretion, unless given specific direction by the Board. Generally, the exercise of the enforcement power shall be in accordance with Section 4.1 above, and as specifically provided in other provisions of these Regulations. The Enforcement Committee may deviate from the general enforcement procedure, if it determines it necessary to most effectively and efficiently carry out the purpose and scope of these Regulations.

Section 4.3 Speed Regulations. Except where otherwise posted, the speed limit on roads within Colorado Golf Club is 25 miles per hour. Where location, visibility, weather conditions, road surface conditions, the presence of other vehicular, pedestrian or wildlife traffic on the roadway, or other circumstances dictate a lower speed, the maximum speed limit will be deemed to be reduced to a speed reasonable under the circumstances to maintain safe operation and control of the vehicle.

Section 4.4 Careless Driving. Any person who drives any vehicle anywhere within Colorado Golf Club in a careless and reckless manner, without due regard for the width, grade, curves, corner, traffic and use of the streets or in any manner to indicate willful or wanton disregard for the safety of person or property is in violation of careless driving and may be subject to fines and/or other penalties as required by law.

Section 4.5 Passing, Overtaking a Vehicle on the Left. No vehicle shall be driven to the left side of the center of any road in Colorado Golf Club for overtaking and passing another vehicle proceeding in the same direction unless the front vehicle has made notice of the overtaking vehicle's intent by pulling to the right of the road. In no event may vehicles cross a double yellow line. Violators may be subject to fines and/or other penalties as required by law.

Section 4.6. Parking. Following are the parking guidelines and restrictions within Colorado Golf Club:

1. No parking at any time on Preservation Trail.
2. No parking at any time on native grass easement adjacent to any Colorado Golf Club roadway.

3. Temporary parking on side streets and cul-de-sacs on one side of the roadway only.
4. No parking overnight on side streets or cul-de-sacs.
5. No parking within 15 feet of a fire hydrant.
6. No parking in any location if vehicle interferes with normal traffic flow, emergency vehicles, or snow removal equipment.
7. No parking in any private driveways without the permission of the owner of the driveway.
8. Construction Parking - see Article V, Section 5.1.

Section 4.7 Obedience to Signage and Devices. Drivers must obey stop signs, yield signs, pedestrian crosswalks, and other traffic control devices on Colorado Golf Club roadways, including following posted signs at entry gates to avoid striking a gate or barrier arm entering or exiting Colorado Golf Club.

Section 4.8 Pedestrian Rights. When traffic control devices are not in place or not in operation, the driver of a vehicle shall yield to pedestrians by slowing down or stopping as required. Pedestrians shall have the right-of-way in all crosswalks.

Section 4.9 Impeding Traffic. No person shall drive any vehicle within Colorado Golf Club that impedes or retards the normal and reasonable movement of other traffic without pulling off to the side of the road at the first available place and waiting until all impeded traffic has passed. Snow removal vehicles, during normal course of operation, are exempted from this Regulation.

Section 4.10 Restricted Use of Snowmobiles, Skis, Toboggans, Skates and Similar Devices. No person shall use any roadway or pathway within Colorado Golf Club for traveling on snowmobiles, skis, toboggans, coasting sleds, skates or similar device.

Section 4.11 Restricted Use of Roads For Weather Or Construction. The District Manager may, in his sole discretion, restrict the use of Colorado Golf Club roads by construction vehicles and any other slow-moving vehicles whenever a special event, snowstorm or other activity presents the possibility of significant traffic congestion within the District.

Section 4.12 Obedience of Authorized Personnel. No person shall willfully fail or refuse to comply with any lawful order or direction of the District Manager or any designated enforcement officer in connection with the implementation and enforcement of these Regulations.

Section 4.13 Off-Road Driving. No off-road driving is allowed in District-owned property in Colorado Golf Club.

Section 4.14 Penalties for Speeding. The following speeding violations will result in the imposition of fines and the other penalties listed below. A second or subsequent violation will be deemed to have occurred if one or more notices of violation (NOVs) for speeding (regardless of the speed that was cited) has or have been issued by the District to the same vehicle within 12 months prior to the date of the current violation.

Driving 35 – 50 mph	
First Violation	Written Warning
Second Violation	\$50
Third Violation	\$100
Fourth and subsequent Violations	Mandatory Enforcement Committee hearing with fines or penalties to be determined by the Enforcement Committee
Driving over 50 mph	
First Violation	\$100
Second Violation	\$200
Third and subsequent Violations	Mandatory Enforcement Committee hearing with fines or penalties to be determined by the Enforcement Committee

Section 4.15 Penalties for District Property Damage. Any damage to roads, barrier arms, gates, stop signs or other District property will result in (i) charges to reimburse the full costs of repair or replacement of such property and (ii) the imposition of fines and penalties as determined appropriate by the Enforcement Committee.

Section 4.16 Speeding Violations. A vehicle passing by a flashing light speed sign with a license plate reader camera at a speed noted in above table will receive a NOV indicating all details of the incident. The NOV will describe the alleged violation, provide the date, time and place of the violation and the corresponding fines or penalties for such violation, and directions for payment of such fines and penalties.

Section 4.17 Appeals. Violators may appeal any enforcement action by submitting a written appeal to the District within ten (10) days of the date of the NOV. The appeal will be reviewed and decided by the Enforcement Committee, whose decision shall be final.

Section 4.18 Trespassers and Violators. The District Manager and any designated enforcement officer and security personnel are authorized to stop and question any person who such officials have reason to suspect has violated these Regulations and/or has trespassed or made unauthorized use of public or private property in Colorado Golf Club or threatens the security of the inhabitants thereof, if it is deemed safe to do so.

Section 4.19 No Guarantees. District enforcement officers and security personnel are tasked with using reasonable efforts to protect persons and property in Colorado Golf Club, but the District and its personnel cannot and do not guarantee that no crime or violation, injury, loss, damage, or destruction will occur.

ARTICLE V. CONSTRUCTION ACTIVITY

Section 5.1 Deliveries and Parking. Construction parking must be a minimum of five feet (5') from the edge of existing asphalt or gravel shoulder to allow for adequate snow removal. Parking must not interfere with the District's ability to operate and perform necessary road maintenance functions (e.g. repairs/maintenance, including paving, overlays, shoulder and storm drain work, road striping, etc.). Parked vehicles shall not inhibit traffic flow or damage natural surrounding landscape. Vehicles shall not be left on Colorado Golf Club roadways overnight. All portable toilets must be placed outside of the District's roadway, maintenance and/or access easements. During the construction timeframe, all contractor vehicles shall be parked on the lot under construction. Any deviation from this must first be reviewed and approved by the District Manager.

Section 5.2 Snow Removal from Site. The contractor assumes all responsibility for snow plowing/removal on the construction site. Such snow removal must not interfere with the District's snow plowing operations, adjacent properties or the smooth, safe flow of traffic on Colorado Golf Club roads or roadways. Snow may not be pushed onto or into the right-of-way or roadway easements, nor stored on adjacent property without specific written permission of the District Manager or the adjacent property owner, respectively.

ARTICLE VI. SNOWPLOW OPERATOR RULES AND REGULATIONS

Section 6.1 General. The District also desires to provide for the orderly and efficient activity in connection with the removal of snow from Colorado Golf Club roadways.

Section 6.2 Snow Removal Operations - Requirement. Snow shall not be pushed, deposited or left on any Colorado Golf Club roadway or sidewalk. Snow shall not be deposited in such a way as to impede the vision of anyone driving a motor vehicle on a Colorado Golf Club roadway.