

Gunnison River Homeowners Association

125 W Virginia Ave #114

Gunnison, CO 81230

www.gunnisonriverhoa.org

gunnisonriverhoa@gmail.com

Board President: Seth Mensing

Board Members: Bill Sieck, Joe Danni, Chris Kruthaupt

Dear New Gunnison River Homeowner,

Welcome to the Neighborhood!

Enclosed you will find maps of the Gunnison River Filing 1 & 2 maps, both the plat maps and the County GIS Maps. The Plat Map shows your lot number according to the subdivision design; the GIS Map shows the lot number according to lot address for mail and emergency services. You will see on the maps, neighborhood access to the ponds and park.

You will also find the Amended & Restated Covenants for GRHOA. These covenants are our newly updated covenants and are effective as of January 2024.

This is a pet friendly neighborhood; however, dogs should not roam at large. Extended dog barking during sleeping hours (10pm - 6:30am) is considered Nuisance. Please pick up dog feces when walking the neighborhood and don't allow dogs to chase other animals (domestic and/or wild).

Lots, buildings, open space, driveways, garbage receptacles, etc. should be kept in orderly fashion so as to not become considered Nuisance to the neighborhood.

The roads stay in better condition when the 20mph speed limit is followed, and if the roads are muddy, rutting out or otherwise damaged, traveling slower will help to preserve them.

If you choose to use the Wilderness Streams 2 United States Forest Service Easement, please be mindful of all rules and restrictions placed on signs in that area and refer to the enclosed document for a summary of the usage rules.

Please fill out the enclosed Contact form so GRHOA as your best contact information. The completed form can be emailed to gunnisonriverhoa@gmail.com or mailed to 125 W. Virginia Ave #114 Gunnison, CO 81230.

We look forward to continuing to get to know you as you and yours become part of our Gunnison River Community.

All Our Best,
Gunnison River HOA Board of Directors

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GRHOA Contact Information Update

Please write very clearly so we have the correct info. Thank you.

Resident Name(s):

Lot Address:

Mailing address if different from Lot Address:

Best Contact Phone number:

Best Contact Email:

Are you OK with getting GRHOA news via email?

☐ Yes I am willing to get GRHOA news via email

☐ No I prefer to NOT get GRHOA news via email

Thank you from your Gunnison River HOA Board!

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The summary below was revised in 2022.

Summary of the Grant of Easement and Easement Agreement for utilizing the Wilderness Streams 2 Recreation Easement

The full legal description of the 2020 *Grant of Easement and Easement Agreement* can be found on gunnisonriverhoa.org in the *Important GRHOA Documents* section in the file called *Transition from CMIRRA to GRHOA Documents*. The *Grant of Easement and Easement Agreement* starts on page 39 of that document.

1. Who CAN use the Fishing Use and USFS Use Easements:
 - a. Owners of Lots in GRHOA
 - b. Adult visiting children (and their children) of the Owners
 - c. Visitors of the Owners while WITH the Owners
 - d. People who permanently reside with the Owners
2. Who CANNOT use the easements:
 - a. Visitors WITH OUT the Owners present with them
 - b. Long-term renters
 - c. Short-term renters
3. Fishing Use:
 - a. All users must access the fishing waters via designated Easement locations
4. Parking:
 - a. All users must park in selected parking areas. Parking is first come, first serve basis. Parking shall not be permitted on road shoulders unless road shoulder has been designated for parking. If parking area is fully occupied, no further parking shall occur in that area.
 - b. No horse trailers can be parked at the USFS access parking area. Trailers must be parked at the dumpsters near the entrance into Wilderness Streams 2. No other trailers (camper/storage/etc) are permitted in parking area. Do not block the dumpsters when parking a trailer.
 - c. Owners and their guests should not park more than one vehicle at a time.
 - d. Overnight parking for vehicles and trailers is not permitted for more than one night.