

# REDHILL FOREST CAMPING REGULATION

## Purpose

This document is designed to govern in conjunction with Park County Land Use and Camping Regulations. These Redhill Forest Camping Regulations are necessary to ensure that camping is conducted in a fashion that protects the public health and safety, as well as to ensure adequate safety and emergency services can be provided. If content from this document conflicts with the Park County Camping Regulations, the stricter of the two shall apply. All lot owners must adhere to Redhill Forest and Park County fire safety and burning guidelines. Should a Redhill Forest member encounter any camping related situation that is not covered by this regulation or have questions, please contact [camping@redhillforest.org](mailto:camping@redhillforest.org).

## Definitions

- CAMPER – a recreational vehicle (aka RV) expressed as a pop-up trailer, camping trailer, fifth wheel trailer, or a drivable camper.
- TENT – a portable shelter made of cloth or flexible fabric, supported by one or more poles, and stretched tight by cords or loops attached to pegs driven into the ground.
- CAMPING – a form of outdoor recreation or other purposes involving overnight stays with a shelter such as a TENT or CAMPER.
- CAMPING SEASON – defined as the period between May 1<sup>st</sup> and October 31<sup>st</sup> of each year.
- BLACK WATER – wastewater from toilets.
- GRAY WATER – the relatively clean wastewater from baths, sinks, washing machines, and other kitchen appliances.
- MEMBER IN GOOD STANDING – any member not delinquent in required dues as determined by Association bylaws.
- LOT – All platted lot units for single-family residential housing as defined by Association covenants.
- CAMPING COMMITTEE – group of Association members that perform duties outlined in the Redhill Camp Charter and Redhill Forest Camping Regulations.

## Redhill Forest Dump Station Guidelines

Redhill Forest offers a dump station to Redhill Forest property owners. The two dump ports are located to the south of the mailboxes and should remain locked when not in use. Lock access codes are issued per lot if requested from the camping committee (example tent camping), and automatically issued with approved camping registrations from the Camping Committee. There is no fee for obtaining the Redhill Forest Dump Station lock code; however, lot owners must be members in good standing with the association. The Redhill Forest Dump Station is intended for disposing black and grey water only. Dumping of trash, hazardous waste, or any other items that may cause damage to the system is strictly prohibited. Violation of Redhill Forest Dump Station Guidelines or the Redhill Forest Camping Regulations may result in loss of access to the Redhill Forest Dump Station. Contact the camping

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committee if you have any Dump Station questions at [camping@redhillforest.org](mailto:camping@redhillforest.org). To report Dump Station abuse or safety concerns – please call the Redhill Forest Management company immediately.

### Regulations and Restrictions

Property owners wishing to camp on their property must comply with the following conditions.

1. Camping is restricted to property owners and their invited guests. All camping by persons other than the property owner must have written proof of permission of the property owner, including the owner's name, address, and phone number in accordance with Park County Camping Regulations. Renting or leasing not permitted including short term rental of a camping unit whether it is placed on a vacant lot or a lot with a residence.
2. Full-time camping is prohibited.
3. Camping in a shed and/or a structure that does not have a certificate of occupancy issued by Park County is prohibited.
4. No more than two campers per lot.
5. No home-built trailers, tiny homes, estate models or park models are allowed to be used as a camper.
6. Camping activities shall comply with setback requirements as specified in the Architectural Control Committee (ACC) Regulations.
7. Black and Gray water shall be disposed of using an on-site septic system, Redhill Forest Dump Station, or off-site facility. Disposing or dumping of Black or Gray water on your lot or area that is not an approved waste facility is strictly prohibited by State and Federal Regulations and will not be tolerated.
8. Trash shall be managed on-site and removed from the site regularly during camping and upon completion of camping. Bear resistant containers are highly recommended.
9. Campers shall have current licensing and registration and be in operable road worthy condition, as applicable.
10. Due to safety reasons, such as the collapsing water drainage ditches, the lot where campers are placed must have a Park County approved driveway.
11. Posted address is required in accordance with all Park County and Fire District Requirements.
12. In accordance with Park County and Redhill Forest camping Regulations, the winter storage of campers is prohibited outside of the designated camping season. All camping units must be removed from the property at the end of the camp season each year.
13. Designated campers approved by Park County serving as temporary construction dwellings, associated with active, permitted construction are allowed outside the permitted camping season. Improved properties that include a permanent residence may camp on their property without a camping permit. Storage of camping units on property with a permanent residence is allowed.
14. Camping during Colorado hunting season is allowed with prior written notice to the camping committee. Include intended start date, camping medium (example: canvas wall tent), and expected duration of stay. Reminder, hunting inside Redhill Forest is prohibited on all lots.

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## Permit and Registration Requirements

1. Camping permit must be obtained from Park County and registered with Redhill Forest Camping Committee prior to camping – see Redhill Forest Camping Registration page for further detail. Example: camping during camp season with intention of leaving RV at property between visits.
2. In accordance with Park County Camping Regulations, a camping permit is not required for camping on vacant property for up to fourteen (14) cumulative days per calendar year. However, we recommend notifying the camping committee of your intended visit. Example: weekend visit to tent camp on vacant lot.
3. Storage of campers on vacant property during the camping season is considered camping and is included in the fourteen (14) day limit. Notice of intent to leave without a Park County camping permit for the fourteen (14) day restrictions should be submitted to the Camping Committee.

## Procedures

### Section A – Complaints and Camping Violations

1. Written complaints of camping violations shall be forwarded to the Redhill Forest Camping Committee. These should include a reference to the Camping Regulation, a complete explanation of the infringement, and date observed. The Camping Committee may request added detail if necessary.
2. The Camping Committee will review Camping Regulations and determine a verdict if appropriate to proceed.
3. The goal is to educate and achieve compliance of Camping Regulations. As such, the Camping Committee shall contact the lot owner with a request for compliance and/or provide written response within fifteen (15) calendar days.
4. If necessary, the Camping Committee shall propose an action to the Redhill Forest Board of Managers. Example: RHF Covenant and Rule Enforcement Policy.

### Section B – Redhill Forest Dump Station Preventative Maintenance

1. A Camping Committee or Board of Managers representative will change the Dump station lock codes once per year outside of the regular camping season, or as needed in the event of abuse.
2. Dump station is to be assessed at the end of each camping season to determine if repairs or emptying is required.
3. The Board of Managers must approve all expenses related to the Redhill Forest Dump Station prior to services unless the event is a threat to public safety and requires immediate action.

### Section C – Camping Season Registration

1. Prior to camping, complete the Redhill Forest Camping Registration found on the last page of this document, and submit via the instructions included in the registration page.

### Section D – End of Camping Season

1. Lots with campers outside of camp season will receive contact from the Camping Committee requesting to correct the matter and/or provide written response within fifteen (15) calendar days.
2. If necessary, the Camping Committee shall exercise the Complaints and Camping Violations procedure to further process Camping Regulation nonconformance.

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## Registration Instructions

Please complete this page, then submit it and the supporting documentation to [camping@redhillforest.org](mailto:camping@redhillforest.org) AND the primary Redhill Forest Management company contact.

Items required each year:

- Completed Redhill Forest Camping Registration – this registration form.
- Copy of Park County Camp Permit.
- Image or picture of unit.
- Copy of site plan showing intended camper location and all setbacks.

Date:

Lot Number:

Owner Name:

Contact Phone Number:

I hereby agree to follow all Redhill Forest Camping Regulations,

Signature: