



Managed by:
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Welcome to Redhill Forest. For nearly 50 years, Redhill owners have camped, fished, hunted, hiked, built homes, and watched families grow up in this very unique Colorado location. We hope your plans, whether modest or grand, bring you the same satisfaction. To help you fully enjoy your Redhill experience, we highly recommend you spend time on our HOA's web. There, you will find a wealth of information. To help give you a quick start, we've prepared a quick list to answer the common questions that new owners usually have.

HOA Dues. Our management company bills monthly for dues. You can pay by check or use the ACH (automatic bank draft) service. You should be able to set up an online account within 30-60 days of your closing. If you have not heard from the management company within that time, please contact them directly.

Water. Redhill Forest has an excellent community water system serves all our homes and many RV lots. All water users pay a monthly base rate of \$70, billed separately from dues. It's a mandatory charge and includes up to 3,000 gallons a month. For owners who use more than the monthly allowance, there is a higher price for higher consumption. Meters are read monthly.

Roads. The HOA owns the 22 miles of roads in Redhill Forest. We have a contract to plow the roads after 5" of snow has fallen, which ensures year-round access. We also have contracts to grade and improve the roads periodically. Washboarding is a natural occurrence that is aggravated by high-speed driving. Beyond keeping dust down, we strongly encourage you, visitors, vendors, and contractors to keep under the 25 mph speed limit.

Camping. Following Park County regulations, camping is permitted on Redhill Forest lots from May 1st to October 31st. RVs are required to be removed by the end of the camping season. Our website has more information on camping regulations and a downloadable online registration form. Many owners who started as campers have built homes over the years.

Fishing. Redhill owners have extraordinary access to the Middle Fork of the South Platte in five different sections. An easement with the ranch property owners in the valley governs our access. To protect that access, our rules and regulations are rigorously enforced. You cannot fish until your ownership is verified (name on deed) and all payments to the HOA are current. There is an annual per-key charge for gate access. More regulation information and a registration form are on the website.

Hunting. While firearms discharge and hunting are prohibited in Redhill Forest, we have negotiated easement access to the state land on Reinecker Ridge to the east. For more information, you should check with the Colorado Department of Wildlife.

Lot improvements. Beyond securing all the necessary Park County permits, improvements on your lot must be submitted to the Architectural Committee. This includes changes in paint color, decks, driveways, tree removal, and (most importantly) home-building plans. Both an application form and regulations are on the website.

Welcome to the ridge. Best wishes for years of adventures, stories, friendships, and memories.

The Redhill Forest Board of Managers