

RULES AND REGULATIONS OF COMMON AREAS

Common areas (THE COMMONS) are those areas and structures that are shared among the TRLA Landowners, that are not part of any property owner's tract of land. Responsibility and stewardship for common areas lie with Timberlake Ranch Landowners Association and by virtue their elected representatives (TRLA Board of Directors).

GENERAL COMMON RULES

Firewood: TRLA Forest Stewardship Plan is the guiding document for maintaining and preserving the commons- *Only board approved licensed and insured contractors are allowed to perform any cutting and removal of timber, this includes both standing and fallen trees.* **EXCEPTION:** TRLA roads/easements which are considered part of the Commons sometimes have trees in the easements and should not require licensed contractors to remove them.

Conservation: Timberlake has a pristine common forest, and we want to keep it that way. The trail provides easy access into the forest, but it also generates more traffic. Staying on the trails to the extent possible will allow you to enjoy the forest while limiting damage. It is permitted to walk off the trails to explore, but keep in mind that your footsteps do have a cumulative impact.

Smoking: Smoking is not permitted in the Commons. **EXCEPTION:** TIMBERLAKE COMMUNITY CENTER GROUNDS

Hunting: Hunting, target shooting or discharge of any firearm, including air gun, BB gun, paintball gun, bow and arrow, or similar device is not permitted.

TRAIL RULES & EQUESTRIAN GUIDELINES

Private Trails: Timberlake trails are solely for the use and enjoyment of TRLA members and their guests. Public access is not permitted, and outside users should be reported to the HOA and/or county sheriff. Our trails are private and do not connect to public trails outside Timberlake. Tenant(s) do not have any right to accessor use of the common areas.

Parking: Parking is limited at each trail head. Please park off to the side so as not to block the road.

Easements: Follow marked routes while traveling through access easements which are posted. Easement access and trails are limited to daytime hours. Trespassing is prohibited on private property. Please respect your neighbors' property and privacy at all times.

Users: Trail use is limited to equestrians, hikers, and joggers for daytime use. Mountain bikes and electric bikes are not permitted.

ATV's/OHV's: ATV's/ OHV's/Motorized Vehicles are expressly prohibited on trails and anywhere within the TRLA Commons. **EXCEPTION:** Roads. See "Summary of Off Highway Vehicle (OHV) Laws and Rules

Right of Way: Horses have the right-of-way on trails.

Equestrians: Equestrians are requested to sweep their manure off the trail. Not all trails are suitable for horses.

Dogs: Dogs are permitted on the trail, provided they are under direct control of owner at all times. Please leash your dog well in advance if equestrians are on the trail. Pet waste must be removed from trail. See Cibola/McKinley "Animal Control Regulations".

Wildlife: Do not approach, feed or disturb the wildlife. Be cautious of aggressive wildlife.

Food and Beverages: Food and non-alcoholic beverages are allowed; however, glass containers are not permitted.

Trash: All trash must be taken with you when you leave. "If you can pack it in full, you can pack it out empty".

Campfires: Fires are not permitted in the **common area** or anywhere along the trails regardless of burn ban status. **EXCEPTION**: Burn Pile(s) to the south of the Ranch House/Equipment Building in the Common area.

Smoking: Smoking is not permitted on the trails.

Safety: **Use of the trails is at your own risk.** Be aware that cell phone service is limited.

Conduct: Trail users are responsible for their conduct and that of their children, guests and animals. Members will be held responsible for violations of the rules, including any damage or cleanup costs caused by them or their children, guests or pets.

Leave No Trace: HOA encourages landowners to be mindful of Leave No Trace principles as they explore our pristine forest. Visit Int.org/why/7-principles on the web to learn more.

TRLA EQUESTRIAN EASEMENT & GUIDELINES/ETIQUETTE

(For horseback riders and hikers only)

Presently, there are four horse easements that are marked with a post (marked with a horseshoe on top and "Trail" below) that lead to the Common Areas along the cliffs. There is also access off of Yucca & Cedar (no easement – it goes directly into the Common Area). To the north, there is access from two locations on Black Bear that lead to the National Forest: one is a marked easement, the other is where the road borders the National Forest. Maps of the easements as well as these guidelines can be obtained from the Timberlake website (www.trnews.info).

There are also several easements in Cloh Chin Toh that have not been marked. These easements access the horse pasture and Common Area to the east of Timberlake Road. As soon as more easements are marked, we will provide the information on the website, etc.

Please notify trlacommons@gmail.com if it appears that an area in one of these easements or Common Areas becomes unsafe (water has washed out several areas). **If unsafe, please go back the way you came into the area instead of crossing private property. We need to be respectful of everyone's property.**

Highlights are:

1. Equestrian easements are specifically for horses and hikers. No trail bikes or motorized vehicles are allowed.
2. Horseback riders should “always” stay on the trail – **respect private property**.
3. Private property owners can help horseback riders by clearly marking their property boundaries. Horseback riders do not “intentionally” trespass, but can occasionally get off the trail, especially if an area has eroded because of rain washing away an area. According to NMSA 1978 30-14-1: No Trespassing signs:
 - a. Must be printed legibly in English.
 - b. They must be at least 144 square inches in size.
 - c. They must contain the name and address of the person under whose authority the property is posted.
 - d. They must be placed at each roadway or apparent ways of access onto the property, in addition to the posting of the boundaries.
 - e. If the property is not fenced, such notices shall be posted every 500 feet along the exterior boundaries.
4. Although horses are large animals, they can be easily startled by a bicycle, ATV, animal, etc. When coming upon a rider, verbal contact with the rider and horse is always a good idea to make sure it is safe to pass. There is a **50’ road easement**. Riding in bar ditches is appropriate to ensure that everyone can stay safe.
5. Slowest traffic (hikers or horseback riders) should always stay on the right and all faster traffic should stay right and pass only on the left (where and when possible).
6. Horse Easement entrances are marked with posts with horseshoes on the top. The Black Bear Easement is an open field from the road back to the Forest - ride straight back from the road.
7. **Equestrian Easements are 10’ in McKinley County**. If there are brushy areas, to go around/or thru, the 10’ easement should still be sufficient.
8. Horse owners should “know their horse”. If your horse spooks easily, don’t ride in unfamiliar areas (where animals or vehicles could create a skittish atmosphere).
9. If your horse is known to kick, put a red ribbon in its tail. Also, if riding in a group discuss any problems you may have with everyone before going out on the trail.
10. Don’t trash Mother Nature. Hikers and riders enjoy nature and beautiful surroundings, so if you can pack it in full, you can pack it out empty.

11. Leave gates as you found them. This is a universal rule in the country. Many trail areas double as cow pastures, so always leave the gate as you found them (this applies more to the Forest Road 157 area).

A cedar fence was built by the entrance to the Ranch House. It was placed in that location to prevent people from driving over the new septic system. Instead of riding your horse in-between this fence and the new Community Ranch House sign, we are encouraging everyone to ride thru the gate that goes towards the brush pile. (Your key to the lake and bath house also can be used for this gate). You can still ride around to the south side of the Ranch House and tie your horse to the outside of the fence (if you are sure that your horse won't spook and pull back and potentially damage the fence) while you are visiting the Ranch House. Please stay away from the Ranch House lawn as much as possible because we don't need any extra "fertilizer" while picnics and other activities are being held at the Ranch House.

NOTES REFERRING TO EQUESTRIAN EASEMENTS

All easements are 10' wide in McKinley County except for the first one off of Black Bear and Pinion (it is 20'). Side road easements in Cibola 1 and 2 and McKinley 1-10 are 50'. CCT is 40'. The main road is 70' except in "No Man's Land" which is 100'. As you are driving into Timberlake, "No Man's Land" is from the cattle guard right past the Forest Road 157 turnoff, to the mailboxes by the Volunteer Fire Dept.

Directions are from the roads going back to the power line at the back of the property. Reverse the direction if you are back by the power line and going in towards the road access.

1. Culebra – at the present time, this easement can only be accessed if you are riding/hiking to the north. It is not possible to go towards the lake because of private property in the Woodland Lakes development (west and south of the trailhead). GPS reading is n35 10.719 and w108 29.159.
2. Elk – property stake is to the left of the trailhead post. Easement is 10' to the right of the property stake and goes back to the power line. GPS reading is n35 11.377 and w108 29.749.
3. Aspen Loop – property stake is to the right of the trailhead post. Easement is 10' to the left of the property stake. GPS reading is n35 11.844 and w108 30.046.
4. Cottonwood Loop – property stake is to the right of the trailhead post. Easement is 10' to the left of the property stake. GPS reading is n35 12.041 and w108 30.118 (currently labeled Cedar Road in Google Maps, but we are trying to get them to correct their map).
5. Yucca – Yucca trailhead has parking and a horseshoe post. GPS reading is n35 12.380 and w108 30.365.
6. Black Bear & Pinion – this is a 20' easement (10' on each side of the trailhead post). GPS reading is n35 12.892 and w108.548.
7. Black Bear – I believe this is a 10' easement (5' on each side of the trailhead post). Go back towards the woods and angle to the right. It's better for hiking since it turns into a really rocky area, so it's not a good horse trail. GPS reading is n35 12.762 and w 108 29.162.

ELECTRICAL EASEMENTS:

Electrical easements are 20' wide – ten feet each side of property line. No equestrian, hikers or vehicle use allowed within the easement. Utility easements are restricted to use by the utility company.