
WELCOME GUIDE & FAQs

There are very few places like San Juan Vista (SJV), which is the reason most of us are here! We are lucky to live on land that adjoins the Uncompahgre National Forest and Mount Sneffels Wilderness Area. It is the great natural beauty and serenity that has brought us here to live together in harmony with the wildlife and flora.

San Juan Vista consists of 82 lots divided from 602.44 acres. Our subdivision forms a sizable piece of fragile and increasingly valuable real estate.

San Juan Vista was first platted in 1974 and developed by RLC Corp. It was originally a timber claim to cut railroad ties for the narrow gauge railroad that ran through Dallas Divide. The original Homestead claim went through several hands until the Collins family bought it around the turn of the 20th century. They built a large complex of ranch buildings and ran a successful cattle ranch and dairy for over 45 years until the owner Andrew Boyd Collins (whose initials ABC you will find carved in trees throughout SJV) died in 1946. A good source for the history of the area is: "Last Dollar Ranch: Hastings Mesa, San Miguel County, Colorado" by Dona Freeman (Double Shoe Publishing).

Over the years, we have compiled answers to FAQ and also listed a few common sense rules that have been established so that all the Landowners in SJV can coexist in peace with each other and with the animals that preceded us. We need to work together to protect the wilderness aspect of our community. The environmental and financial values of SJV are closely linked. Whether we are permanent or seasonal residents, we own something rare. Please do all you can to protect it and its aesthetic beauty.

This Guide provides some general information that you may find helpful and it restates some of our policies and covenants. However, please refer to our website SJVLOA.com for the complete documents of all our Policies, Covenants, and much more information.

CONTACT US: A Board Members "Contacts" link (board@SJVLOA.com) is available on the SJVLOA.com website.

SJV General Information and Common Rules

ACCESS AND COMMON LAND:

To access SJV lots, drive approx. 2.5 miles south on Last Dollar Road from the Highway 62 turn off, and turn in at the log gate marked San Juan Vista Drive. This is also the entrance for the Cradle Park (CP) subdivision, however, SJV has deeded access through CP and is responsible for maintaining the road. Drive 2.1 miles from the log gate up to the official San Juan Vista entrance timbers and the beginning to the "Loop".

SJV roads are not plowed in the winter. Please refer to the "Winter on the Mountain" section for alternate access during snow season.

SJV and Cradle Park (CP) are private property, as are the roads going through them. People who are not property owners, or their guests or contractors, are trespassing if they enter. There is no public access to or through SJV, during any season for any reason, including sightseeing, hiking, biking, ATVing, skiing, snowmobiling, or hunting.

There are no "open spaces" that are not privately owned by someone. Please stay on your property or the SJV roads. Do not trespass during any season for any reason!

SUBDIVISION MAP:

A map of the SJV subdivision is available on our website SJVLOA.com.

EMERGENCY SERVICES:

Please note that official emergency assistance is 35-45 minutes away in Placerville, under the best of circumstances, and much longer in adverse weather conditions.

Dial 911 for emergency assistance. Be sure to have complete and accurate directions near your phone as the dispatcher will probably not know the location of San Juan Vista. Know your county-assigned street address rather than your Lot#.

San Miguel Sheriff dispatch number for non-emergency contact is 970-728-1911. Cell signal is "spotty" in the SJV area, have an emergency plan in place.

An AED (Automated External Defibrillator) for sudden cardiac arrest is located on the south side of the barn at 3285 San Juan Vista Drive (Lot# 53). Funds for this AED in an all-season storage unit were raised by donations from Lot Owners. **NOTE:** The AED will be checked approximately monthly. All Lot Owners are encouraged to attend a hometown CPR training course. Neither SJVLOA nor the Lot Owner accepts any responsibility for the condition of the AED, nor warrants its use.

San Juan Vista Land Owners Association (SJVLOA):

The purpose of the Association and its elected Board members is to manage SJV's common areas such as roads, culverts, signs, etc., to manage its finances, and to maintain and enforce the restrictive covenants and policies.

All communications from the SJVLOA to Lot Owners is via USPS Mail, unless the Lot Owner completes a Waiver giving consent for email communications and contact information. The "Contact Info" form can be found on the SJVLOA.com website under "Documents".

The Association holds an Annual Meeting around the 4th of July holiday in an effort to gain the most attendance. The specific date, time, and location is announced in the Spring Newsletter. During this meeting, Board members are elected for 3 yr terms, finances and other business are discussed, and the Annual Dues amount is determined for the coming year. Collection of Dues is via US Mail/eMail billing, usually sent out in January/February.

A list of Board members & contact Information, the Covenants, Policies, Biannual Newsletters (Spring and Fall), Annual Meeting Minutes, and other helpful information can all be found on the SJVLOA.com website.

VEHICLES:

For the safety of people, pets, and wildlife, please FOLLOW THE POSTED SPEED LIMITS on SJV-maintained roads.

- 23 mph is assigned to the stretch of road between the Last Dollar Road entrance gate at Cradle Park up to the San Juan Vista entrance timbers.
- 18 mph is assigned to the SJV Loop Road and all SJV-maintained spur roads (Fox Ln, Alpen Glow, Forest Ln., Wildwood Ln, Overlook). Slow down on curves and hills.

All vehicles, including ATV's, motorcycles, bicycles and snowmobiles must be driven on street sign-identified roads only. Please respect your neighbor's property as vehicles of any kind cause damage to the growth of native grasses and plants that takes years to recover. All Lots are privately owned, respect each Lot Owner's privacy and DO NOT TRESPASS.

The SJV roads are not intended for resident or guest parking. They are not wide enough to accommodate through traffic and parking. Please refrain from routinely parking on the roads.

In winter, the attempted use of vehicles (other than snowmobiles or snowcats) on the road after it has been tracked with snowmobiles is risky and strongly discouraged as it ruins the snowmobile trail and makes it dangerous for travel.

TRAILERS/CAMPERS/STORAGE CONTAINERS:

No trailers/campers are allowed on SJV lots except during construction of a permanent dwelling, or for 30 day intervals during accessible seasons (Apr 15 - Nov 1).

There are restrictive conditions for campers, trailers, storage containers, etc... Please refer to the SJV Covenants (SJVLOA.com) or ask a Board member for more details.

FIRE SAFETY: *(please refer to the Fire Info tab on our website for more info)*

The greatest natural threat to our wilderness community is fire. If a tree or bush is ignited, there is little chance of stopping it from spreading. SJV does not have a fire department or emergency equipment. The nearest first responders are in Placerville. Therefore, any fires must be treated with the greatest of caution:

- NEVER LEAVE A FIRE UNATTENDED
- Ensure that any fire is out and cold by dousing with water
- Controlled burns (burning of collected brush and debris) are discouraged but, if used, must be reported to the San Miguel County Sheriff dispatch (970-728-1911) BEFORE starting the fire and AFTER the fire/coals/ashes have been doused with water and confirmed cold.

SJVLOA has a water wagon available for fire control. It is a 400 gallon tank on a trailer with a pintle hitch. Contact a Board member (board@sjvloa.com) for information on use of, and access to, the tank.

During dry and/or windy conditions, the National Weather Service or San Miguel County may issue "red flag" warnings or fire restrictions ("no burn") because of high fire danger. Red Flag notices are usually included in weather statements for the area and Fire Restrictions are published in local news as well as posted on signs along the highways. Ignorance of red flag or fire restriction notices is no excuse and burning during these times is punishable by law.

Ashes from wood stoves should be handled with extreme care and buried or placed in a covered metal container at all times.

DOGS AND PETS:

Pets are welcome in SJV but dogs pose a unique set of problems that must be addressed so that all can continue to enjoy the benefits of our wilderness community. Your dog cannot interfere with the rights of your neighbors.

Clean up your dog's waste on all SJV roads and parking areas. This includes winter access parking areas and the snowmobile route. Be prepared to scoop the poop!

It is unacceptable for your dog to chase wildlife even on your own property. We have come to SJV to share the land with the deer, elk, and a variety of wildlife. Please do not allow your dog to cause stress to any wildlife by chasing or threatening them. It is against the law. Uncontrolled dogs will drive the wildlife out of SJV, diminishing the enjoyment and property values of all Landowners.

Dogs must be accompanied by a human who is in control of the dog's behavior when on SJV community roads. It is unacceptable for a dog to chase bicycles, cars or snowmobiles or to threaten a person, horse, dog, or wildlife in any way. A dog on SJV-maintained roads, acting menacingly to people, pets, or wildlife, will not be tolerated and will be reported to the San Miguel County Sheriff's Department.

NOXIOUS WEEDS:

It is up to all of us to control and eliminate noxious weeds on our property and to be considerate of our neighbor's property as airborne seeds know no boundaries. The main noxious weeds in the SJV area are Canadian Thistle, Oxeye Daisy, Yellow Toadflax, and Leafy Spurge. Noxious weeds lower property values, force out native grasses and flowers, and eliminate forage for wildlife. The control or elimination of the noxious weeds is required by law in San Miguel County.

Every year, SJV sprays the roadsides for weed control. If you do not want the roadside along your lot sprayed, please contact the Board to alert them to your concerns.

The Board can provide contact info for Lot Owners to hire a company to spray individual lots at the lot owner's expense.

For the DIYers, SJVLOA has a backpack sprayer available for landowner use. Milestone® (Dow Agrosience) is a concentrated and potent herbicide that is recommended to kill Canadian Thistle, Oxeye Daisy, and Leafy Spurge.

More information and links are provided at SJVLOA.com

HUNTING:

HUNTING OF ANY KIND IS NOT ALLOWED IN SJV -- NO EXCEPTIONS.

This is a residential community so the reasons are obvious. Bullets, arrows, and wounded animals travel without consideration of property lines. Every lot in San Juan Vista is covered by a "No Hunting" covenant, which has been duly recorded by the Clerk of San Miguel County.

During hunting season, if you or invited guests plan to park at the Overlook parking area to access the National Forest (for licensed hunting or hiking purposes), you must apply for a vehicle/ATV parking permit (see the Fall Newsletter to get specific contact information). The Parking permit must be signed by the Lot Owner and the guests's name must be logged on the permit and signed. This permit provides identification during hunting season while traveling and parking in SJV community areas. Vehicles without permits will be towed away.

Additionally, the entrance gate at Last Dollar Road into the Cradle Park subdivision will be chain locked during specific dates of the hunting seasons. The combination for the gate is changed every year and is provided to Lot Owners in the Fall Newsletter. Please lock the gate after passing through and do not share the combination indiscriminately.

The rights and obligations associated with the enforcement of the "No Hunting" covenant rests exclusively with the individual San Juan Vista landowners. If a Lot Owner witnesses hunting on any lot in San Juan Vista, please contact the Colorado Department of Wildlife, the San Miguel County Sheriff's Department, and/or the Colorado State Patrol and ask for their assistance. A Lot Owner may personally file charges against hunters trespassing on their property.

Please unload your weapons for travel on SJV roads as loaded weapons are discouraged at all times on all SJV-maintained roads.

ACCESS to Mount Sneffels Wilderness and Uncompahgre National Forest:

San Juan Vista Lot Owners have deeded easement access to the Sneffels Wilderness Area of the Uncompahgre National Forest. Follow Overlook Way up to the cul-de-sac. Designated Parking is available to the left of the cul-de-sac. Please do not drive any vehicle beyond this point. If it is hunting season, you must apply for a parking permit for any vehicle/ATV to park in this area or other SJV roads. Walk uphill through the yellow gate and stay to the left of the private driveway. Be respectful of lot owner privacy. Follow the path uphill. You will pass a "Wilderness" marker that indicates entry into the Mount Sneffels Wilderness Area. Staying on the path will take you up to the Dallas Trail. No motorized equipment or wheeled vehicles (including bicycles) are allowed in the Wilderness area.

BUILDING CONSTRUCTION

Please refer to the San Miguel County Planning and Building Departments and the SJV Covenants for specific detail on certain subjects. The info below is provided as answers to commonly asked questions and concerns:

SJV Lots are intended for residential and private recreational purposes only. Commercial activities are not allowed.

- All construction projects, regardless of size, require a San Miguel County Development Permit and some projects also require a Building Permit. From shelters and sheds (“accessory structures”) to primary residences, all buildings require a permit from San Miguel County, prior to installation.
- A Road Impact fee of \$1 per square foot is assessed by the SJV Board for all new construction.
- No structure or other improvement (e.g. solar panels, woodsheds, etc...) shall be erected within 25 feet of property boundaries or San Juan Vista roads.
- Only one residence per lot is allowed per San Miguel County Building Codes and SJV Covenants. Owners are encouraged to design residences and accessory structures that blend into the wilderness as much as possible.
- Buildings should be set back from the road to enhance the natural beauty of our community. Please site your home with your neighbor’s view in mind as well.
- Once the ground has been cut it is important to revegetate by seeding with native grasses to prevent noxious weeds from getting a foothold.
- Driveways are required to have a minimum 10” culvert where the driveway meets the San Juan Vista road. This is needed to mitigate damage to SJV roads at snowmelt or during heavy rains.

Please do not plan any construction during the winter or spring thaw season. Attempts to bring in heavy equipment not only fail, but they also damage the SJV Roads.

TREE CUTTING:

Trees should be cut for the construction of the residence, its driveway, and required fire mitigation only. Tree cutting requires the approval of the SJV Board as stated in our Covenants. It is understood that some tree cutting may be necessary to prepare your home site as well as cutting of some dead or leaning trees. However, the cutting of trees for the sake of obtaining a view may be disapproved if it affects the view or privacy of others, or is excessive in the opinion of the Board. Any branches or scrap left after removal of the trunk must also be removed. Clearcutting specifically to enhance a view is prohibited by San Miguel County.

TRASH:

Pack it in/Pack it out. You may dispose of your trash at the Ridgway Transfer Station located off Highway 50 about 0.5 mile north of the Highway 62 and 50 intersection stoplight. There is a small fee per trash bag or a larger fee for large loads and an additional charge to recycle glass, plastic, and paper.

Full-time or seasonal residents may pay for trash pick-up by contacting Bruins Waste Management. Trash cans may be placed along the roadside on the day of trash collection, however, they must be securely closed ("bear-proof") and they must be removed from the roadside and out of sight on non-collection days.

Always keep trash stored securely to prevent wildlife intrusions. A fed bear is a dead bear - don't be the cause.

TELEPHONE/INTERNET:

Traditional "landlines" are not available. Cell signal is limited to the higher elevation lots and even those will usually require a signal boosting antenna.

CenturyLink and HughesNet provide service to SJV requiring an antenna or dish near or on your home. DISH and Direct satellite is also available. The landowner is responsible for providing power to the location.

UTILITIES:

There are no water, sewer, electric, gas, or cable utilities provided to SJV. Landowners will find it necessary to drill a well, install a septic system, and use some combination of propane, generator, or solar to meet their sanitary and power requirements. The County and/or State requires permits for installation of wells, septic, and solar/electricity.

Landowners should establish that they have "absolute" water rights for any well on their property. Establishing "absolute" rights is a legal process and SJVLOA will assist lot owners that have new wells on a 6-year cycle process. A new Lot Owner should also have the assigned name & contact info on the well changed when they take ownership of the property (water.state.co.us/DWRIPub/documents/gws-11.pdf). Please contact the Board (board@SJVLOA.com) for further information.

All generators used to generate electricity for residential use shall be enclosed in a structure with four walls and a roof (with proper ventilation) to reduce noise.

WINTER ON THE MOUNTAIN: *see the most recent Fall Newsletter for current information.*

- San Juan Vista roads are not plowed during the winter.
- Winter access to all SJV lots is via a restricted easement route through the Last Dollar Ranch from October through May. The restricted easement route is only 30-feet wide. It is important to stay on the reflector-marked route. **Any diversion off of our legal easement is considered trespassing and will endanger our future easement access.** No joy-riding in the open space!
- Wheeled vehicles are not allowed on the winter access route at any time. Hiking, snowshoeing, skiing, snowmobiling (or other tracked vehicles) are allowed.
- Winter parking off of Last Dollar Road (58P) is on private property and for the use of SJV owners and guests. The parking area is small. If your group consists of several vehicles, please park one in front of the other, rather than side-by-side. The parking area is not intended for the long term storage of vehicles or trailers. Parking in the area next to the San Juan Vista gateway (Cradle Park) off of Last Dollar Road is also available, please follow the same rules and courtesies when parking and snowmobiling from the SJV gate. Stay on the SJV Road and do not block gates or driveways.
- After a big snow, our temporary parking lot will be plowed by the County only if cars have been moved out of the parking area. When plowing occurs, please move your vehicle or make arrangements for someone to move it for you.
- Snowmobiles are parked inside the fence in a central area at the Last Dollar Road designated parking. Please park your machine in a similar pattern to those that are already parked. If you will not be using your snowmobile on a regular basis, please consider parking it on your lot and snowshoeing or skiing in to retrieve it when needed, or park farther away from the gate and mark your snowmobile location with a tall flag or marker so that it can be located under the snow. Buried snowmobiles are a serious hazard to other snowmobilers.
- Spring Plowing is dependent upon weather conditions and ideally should occur while the road base is still frozen to protect the road surface. All efforts are made to avoid road damage by setting the plow blade high and leaving a thin layer of snow. Roads may still be snow covered and icy after plowing. If you plan to drive in after recent plowing activities, be prepared with 4WD, tire chains, and shovel. Please allow at least a month of drying before bringing in heavy trucks or equipment that may damage the soft roads. Use the Snow Plowing Request Form <http://www.sjvloa.com/index.php/files> to request a ramp, parking space, or driveway plowing.

WINTER EASEMENT SNOWMOBILE ETIQUETTE:

- **STAY ON THE MARKED EASEMENT.** Follow the reflectors that mark the trail. Please do not jeopardize San Juan Vista access rights by trespassing off of the 30-foot wide easement.
- Wheeled vehicles are not allowed on the winter easement.
- **Park snowmobiles in the field**, not in the car parking area or in front of any gates.
- PLEASE clean up after your dog and guest dogs. Don't leave poop in the car/ snowmobile parking areas. Come prepared to scoop the poop!
- Park snowmobiles farther away from the gate for long-term snowmobile parking.
- Snowmobiles must be removed from the parking area by May 15th unless winter snow conditions still exist.

