



Stagecoach Property Owners Association
Road Construction & Maintenance Policies

Road Construction

- Property owners wanting to construct new or upgrade existing roads within the platted right-of-ways of the Stagecoach community must obtain approval from the Stagecoach Property Owners Association prior to the commencement of any work in the road right-of-way.
 - Applications for road construction are available from the Association’s community manager or the Association’s website at www.stage-coach.com. Upon completion, applications are to be submitted to the Association’s community manager for review and approval by the Association’s Road Committee.
 - Documents to be submitted with an application include:
 - Design documents showing conformance with road standards as defined by Oak Creek Fire Protection District, Morrison Creek Metropolitan Water and Sanitation District, and Routt County as applicable.
 - Survey document showing location of proposed road within the platted road right-of-way. Survey document must also show connection points with existing community road infrastructure.
 - Drainage plan showing location of all proposed ditches and culverts including connection points to existing drainage infrastructure. Plan must also show proposed water flow diversions that utilize platted drainage easements.
 - Upon approval of an owner’s application by the Association, the owner must obtain and provide copies of:
 - Road design approval obtained from Oak Creek Fire Protection District, Morrison Creek Metropolitan Water and Sanitation District, and Routt County as applicable.
 - County right-of-way work permits including:
 - Grading and excavation permit
 - Work in the public right-of-way permit
 - Public right-of-way access point permit (aka Driveway Access permit)
- Property owners must comply with all requirements of Routt County work permits including restoration of the public right-of-way used to access the new road segment. The right-of way, including drainage ditches and culverts, must be restored to their original condition as near as practicable and all construction rubbish and debris must be removed.
- Property owners must complete work and obtain final inspection within two years from the date their request is approved.



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- When completed, property owner must provide the Association with a copy of all signed Routt County inspection documents indicating all road work has been completed in accordance with the permits granted.
- Property owners are financially responsible for constructing and/or upgrading roads within the platted subdivision public right-of-ways used to access their property to the standards as required by Oak Creek Fire Protection District, Morrison Creek Metropolitan Water and Sanitation District, and Routt County as applicable.
 - Limited funding for road construction activities in Horseback, Morningside and South Shore is available for property owners in these subdivisions. This funding is held by the Stagecoach Property Owners Association on behalf of these property owners. Property owners in these subdivisions interested in utilizing these funds may contact the Association's community manager for additional information.
 - The Stagecoach Property Owners Association at the discretion of its Board of Directors may, but is not required to, construct or upgrade community roads to provide access by owners to their properties and the common areas of the Association. Recommendations for road construction/upgrades are put forth by the Road Committee in accordance with a protocol based upon priority of common, but not private, need such as Association member's access to all common areas and seasonal, limited access to all platted lots.
- Construction of driveways and roads completely within the borders of a privately owned parcel/lot are the sole responsibility of the individual property owner.

Road Maintenance

- The responsibility for road maintenance, including snow plowing, within the Stagecoach community varies based on the road and its location. In general, the roads in and around the Stagecoach community are maintained by Routt County, subdivision homeowner/property associations, or individual property owners. Exhibit 1 shows all Stagecoach roads and the entity currently responsible for their maintenance.
- County maintained roads
 - Maintenance standards for county maintained roads is determined by Routt County Road & Bridge and approved by the County's Board of County Commissioners. The current maintenance standards, including those for snow plowing/snow removal can be found on the Road and Bridge department's web page on Routt County's website at www.co.routt.co.us or on the Association's website at www.stage-coach.com.
 - The Stagecoach Property Owners Association at the discretion of its Board of Directors may recommend to and/or support specific Routt County road maintenance or upgrade activities in and around the Stagecoach community.



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- Subdivision homeowner/property owner association maintained roads are those roads which have been specifically identified on the subdivision's plats and maps and/or the in the association's declaration of covenants, conditions and restrictions as being maintained by the subdivision homeowner/property association.
 - Roads in the following subdivisions are maintained by the subdivision specific homeowner/property owner association.
 - Coyote Run
 - Middle Creek Village
 - Neighborhoods at Young's Peak (Blacktail Meadows, Double Creek, Young's Peak)
 - Red Hawk Village
 - Eagles Nest Townhomes
 - Wagonwheel Condominiums
 - Maintenance standards, including those for snow plowing/snow removal, are determined by the responsible association. Property owners in these subdivisions should contact their subdivision owner association for maintenance related issues and questions.

- Property owner maintained roads are those community roads within the platted subdivision public right-of-way which are not maintained by Routt County or a homeowner/property owner association.
 - Property owners are financially responsible for maintaining community roads within the platted subdivision public right-of-way used to access their property to the standards as required by Oak Creek Fire Protection District, Morrison Creek Metropolitan Water and Sanitation District, and Routt County as applicable.
 - Limited funding for road maintenance activities in Horseback, Morningside and South Shore is available for the Association's property owners in these subdivisions. This funding is held by the Stagecoach Property Owners Association on behalf of the Association property owners in these subdivisions. Property owners in these subdivisions interested in utilizing these funds may contact the Association's community manager for additional information.
 - The Stagecoach Property Owners Association at the discretion of its Board of Directors may, but is not required to, perform road maintenance activities on non-county maintained roads to provide access by owners to their properties and the common areas of the Association. Recommendations for road maintenance are put forth by the Road Committee in accordance with a



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protocol based upon priority of need, number of developed properties in the area, and common but not private need, such as Association member's access to all common areas.

- Maintenance of driveways and roads completely within the borders of a privately owned parcel/lot are the sole responsibility of the individual property owner.

Use of Road/Public Right-of-Way

- Unless posted otherwise, the recommended speed limit on all community roads is **25 mph**.
- Overnight parking is not permitted along community roads and the platted right-of-ways.
- Property owners are encouraged to avoid motorized travel along unimproved public right-of-ways, especially during periods of heavy moisture such as the annual spring run-off.
- Property owners are prohibited from placing or storing anything in the public-right-away.
- Property owners are responsible for the removal of hazards to the public right-of-way which originate from their lots such as fallen or overhanging dead trees.
- Property owners are encouraged to report hazardous or problematic road conditions and drainage areas to the Association's community manager.

Exhibit 1

Stagecoach Road Maintenance Responsibility

Black Horse I & II

Appaloosa Way	Property Owners
Arabian Way	Property Owners
Bucking Way	Property Owners
Buckskin Way	Property Owners
Cayuse Way	Property Owners
Clydesdale Way	Property Owners
Colt Trail	Property Owners
Filly Trail	Property Owners
Lipizzan Way	Property Owners
Maverick Way	Property Owners
Mustang Way	Property Owners
Morgan Way	Property Owners
Palamino Way	Property Owners
Percheron Way	Property Owners
Pinto Way	Property Owners
Quarterhorse Way	Property Owners
Roan Way	Property Owners
Stallion Way	Property Owners
Stampede Way	Property Owners
Wild Horse Way	Property Owners

Coyote Run

Coyote Run Court	Coyote Run Owners Association
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Eagles Nest

30311-30351 Sagebrush Trail	Eagles Nest Owners Association
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Eagles Watch

Broken Talon Trail	Routt County Road & Bridge
Broken Talon Way	Property Owners
Fallen Falcon Trail	Routt County Road & Bridge
Snowbird Trail	Routt County Road & Bridge
Snowbird Way	Property Owners
Sunbird Way	Property Owners

Exhibit 1

Stagecoach Road Maintenance Responsibility

High Cross

(Note: Effective July 12, 2016, the High Cross subdivision is no longer a part of the Stagecoach Property Owners Association. The roads in the subdivision remain public ways and are open to the public and SPOA members to access the Overland and South Station II subdivision.

Bridle Way	Property Owners
Ramuda Trail	Property Owners
Thoroughbred Trail	Property Owners

Horseback

Aztec Way	Routt County Road & Bridge
Cayuga Way	Routt County Road & Bridge
Hopi Way	Routt County Road & Bridge
Kickapoo Way	Routt County Road & Bridge
Kilkatat Way	Routt County Road & Bridge
Maricopa Way	Routt County Road & Bridge
Oglala Way	Routt County Road & Bridge
Pima Trail	Routt County Road & Bridge
Seneca Trail	Routt County Road & Bridge
Tangle Way	Routt County Road & Bridge
Teton Way	Routt County Road & Bridge
Tewa Way	Routt County Road & Bridge
Wenatchi Trail	Routt County Road & Bridge
Yuma Way	Routt County Road & Bridge

Meadowgreen

Barr Trail	Property Owners
Bannock Trail	Routt County Road & Bridge
Ormega Way	Property Owners
Rock Point Trail	Routt County Road & Bridge
Rock Point Court	Property Owners
Sarvisberry Lane	Property Owners
Schussmark Trail	Routt County Road & Bridge
Willow Island Trail	Routt County Road & Bridge

Middle Creek Village at Stagecoach

Eddy Court	Middle Creek Village Homeowners Association
Riffle Run	Middle Creek Village Homeowners Association

Exhibit 1

Stagecoach Road Maintenance Responsibility

Morningside

Cheyenne Trail	Routt County Road & Bridge
Chief Joseph	Routt County Road & Bridge
Commanche Road	Routt County Road & Bridge
Pueblo Way	Routt County Road & Bridge
Ute Trail	Routt County Road & Bridge

Neighborhood at Young's Peak – Blacktail Meadows

Reinmans Court	NYP Owners Association
Stagehorn Trail	NYP Owners Association
Waybill Court	NYP Owners Association

Neighborhood at Young's Peak – Double Creek

Double Creek	NYP Owners Association
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Neighborhood at Young's Peak – Young's Peak

Boot Court	NYP Owners Association
Conductor Court	NYP Owners Association
Division Drive	NYP Owners Association
Hostler Drive	NYP Owners Association
Postrider Trail	NYP Owners Association
Relay Court	NYP Owners Association
Stageline Avenue	NYP Owners Association

Overland

Bang Board Way	Property Owners
Colt Trail	Property Owners
King Bolt Trail	Property Owners
King Bolt Way	Property Owners
Springboard Trail	Property Owners
Springboard Way	Property Owners
Tifford Trail	Property Owners
Thoroughbred Trail	Property Owners
Wild Way	Property Owners

Projects I & II

Schussmark Trail	Rout County Road & Bridge
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Red Hawk Village

Sagebrush Circle	Red Hawk Village Homeowners Association
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Exhibit 1

Stagecoach Road Maintenance Responsibility

Sky Hitch I, II, III & IV

Bigwhip Way	Property Owners
Buggy Way	Property Owners
CinchTrail	Property Owners
Cutter Trail	Property Owners
Hame Trail	Property Owners
Halter Trail	Property Owners
Haywagon Trail	Property Owners
Hoch-Eye Way	Property Owners
Lariat Trail	Property Owners
Martingale Trail	Property Owners

Sky Hitch I, II, III & IV (cont.)

Prairie Schooner Trail	Property Owners
Rein Way	Property Owners
Saddle Horn Way	Property Owners
Shay Way	Property Owners
Silver Bit Trail	Property Owners
Single Tree Way	Property Owners
Stirrup Way	Property Owners
Surrey Trail	Property Owners
Wagon Box Way	Property Owners
Wagon Wheel Trail	Property Owners
Whiffle Tree Trail	Property Owners
Yoke Way	Property Owners

South Shore

Apache Trail	Routt County Road & Bridge
Arapahoe Road	Routt County Road & Bridge
Crow Trail	Routt County Road & Bridge
Navajo Trail	Routt County Road & Bridge
Pawnee Trail	Routt County Road & Bridge
Shoshone Way	Routt County Road & Bridge
Uncompahgre Road	Routt County Road & Bridge

South Station I & II

Bonanza Way	Property Owners
Carson Trail	Property Owners
Carson Way	Property Owners
Cody Trail	Property Owners
Cody Way	Property Owners
Colt Trail	Property Owners

Exhibit 1

Stagecoach Road Maintenance Responsibility

Fargo Way	Property Owners
Halter Trail	Property Owners
Haywagon Trail	Property Owners
Overland Trail	Property Owners
Overland Way	Property Owners
Pioneer Way	Property Owners
Sable Way	Property Owners
Saddle Horn Way	Property Owners
Silver Fox Trail	Property Owners
Springboard Trail	Property Owners
Station Way	Property Owners
South Station I & II (cont.)	
Sundance Way	Property Owners
Tifford Trail	Property Owners
Vigilante Way	Property Owners
Wagon Wheel Trail	Property Owners
Whiffle Tree Trail	Property Owners
Wagonwheel	
23800 RCR 16	Wagonwheel Owners Association