

# RAINDANCE METROPOLITAN DISTRICT NO. 1

## RECREATION AMENITIES USE POLICY

(January 2026 Update)

- 1. Preamble:** The Board of Directors of Raindance Metropolitan District No. 1 (the "**District**") has adopted the following Recreation Amenities Use Policy (the "**Policy**") pursuant to Section 32-1-1001(l)(m), C.R.S., to provide for the orderly and efficient conduct of management, operation and control of the public facilities and services of the District. The District, pursuant to the provisions of its Service Plan approved by the Town of Windsor (the "**Service Plan**") has financed certain recreation amenities to serve the community commonly known as Raindance (the "**Community**") including the Raindance River Resort, trails, golf cart accessible trails, pedestrian trails, orchards, open space, landscape tracts and turf fields (collectively, the "**Recreation Amenities**"). Please note that Poudre Tech Metropolitan District has its own Recreation Amenities Use Policy and to refer to that document for Raindance specific policies and rules.

Unless otherwise specified, all references to the "District" made herein shall refer to Raindance Metropolitan District No. 1, as well its respective Board of Directors. All references herein to "District Manager" shall refer to an independent contractor engaged by the District to perform such services, with and to the extent authorized by the District, by contract or other valid allocation of authority.

- 2. District Recreation Amenities Use Generally:** The Recreation Amenities are available for use by the general public during the hours of operation set forth below, subject to this Policy on a first come, first serve basis, except as set forth in Section 3 below.

### HOURS OF OPERATION:

Parks, gazebos, pavilions: 5:00 a.m. – 10:00 p.m.

Tennis courts and Pickle Ball courts: 8:00 a.m. – 9:00 p.m.

Beaches and Lakes: 5:00 a.m. – 10:00 p.m.

The parks in the Community, and the parks within the Water Valley community which are also open to the public, are depicted in the map attached hereto and the classification and intended use of each of the parks is set forth in **Attachment A**.

- 3. Reservations/Commercial Activity/Organized Sports:** The Recreation Amenities are available for the general, informal use of the general public - no reservations are allowed without the prior written approval of the District, with the exception of the Pavilion at Barnyard Park. Any group event with over 25 people requires a notice to be sent to the District at least one week prior to the event. Commercial use of the Recreation Amenities is prohibited without the prior written approval of the district. For purposes of this policy "commercial use" shall mean use of the Recreation Amenities for promotion of any business, or sale of any product or service, including but not limited to entrance fees or ticket sales. Recreation Amenities may not be reserved for organized sports without prior written approval of the District. For purposes of this policy "organized sports" shall mean any organized team which a coach or referee is

present, or any team that is part of any organized league or organization, or as otherwise determined by the Board.

4. **Recreation Pass Required:** All members of the public are required to have a current and valid “Recreation Pass” issued by the District in their possession while using the Recreation Amenities, with exception of the golf cart accessible trails, pedestrian trails, parks, playgrounds, and the RainDance River Resort. Users may be asked to present their Recreation Pass to the District Manager, or its designee, including patrol staff. If a Recreation Pass is not in the person’s possession, they and their guests will be asked to leave the area until a Recreation Pass is presented and may be subject to a fine. Recreation Passes are revocable by the District Manager, or their designee, as set forth in Section 7 of this Policy, if the Recreation Pass holder violates any regulation in this Policy, commits any act of vandalism, engages in unruly conduct or behavior that endangers the Recreation Pass holder, others, or District owned property or adjacent property. Parents or legal guardians of minor children will be held responsible for the actions of their minor children and may have their Recreation Passes revoked as a result of the actions of their minor children. Non-residents are required to pay reasonable fees as may be established by the District from time to time in order to obtain a Recreation Pass. All Residents and Non-residents wishing to obtain a Recreation Pass are required to complete a “Recreation Pass Application and Agreement” which may be obtained from the District Manager at the address below or from the District’s website <https://www.raindancemetrodistrict.org/>:

Advance HOA  
1601 Pelican Lakes Point, Suite 100  
Windsor, CO 80550

All residents and full-time employees of businesses located in the District have access to the Recreation Amenities and will be eligible to received Recreation Passes. To review the rules for Poudre Tech Metropolitan District, please visit [www.poudretechmetro.org](http://www.poudretechmetro.org):

5. **Prohibited Activities:** Unless specifically authorized in writing by the District, the activities described in this Section 5 are prohibited within the Recreation Amenities.
  - a. Enter or remain in or refuse to leave during those times when the Recreation Amenities are not open for public use.
  - b. Hold organized sports team practices or games.
  - c. Except as set forth in this Policy, allow personal property to remain on the Recreation Amenities at the end of the hours of operation, including golf carts, watercraft, trailers and parking motor vehicles overnight.
  - d. Violate the provisions of Section 7 of this Policy regarding electric bicycles and motorized vehicles.
  - e. Operate private or commercial drones, or other recreational aircraft.

- f.** Deposit, leave or bury refuse, trash, yard waster, pet waste, or litter except in designated trash receptacles.
- g.** Place or post signs, or stick or place any handbill, poster, placard, sticker, or painted or printed matter, including political signs, garage sale signs, for sale or for rent signs, on any public building, fence, power or light or telephone pole, or any other public structure or other District owned property
- h.** Permit pets or animals to be off leash. Domestic animals must be under the owner's or handler's control at all times, and on a leash. Owner or handler will be responsible for any damages caused by their animal.
- i.** Camp overnight. Any property left within Recreation Amenities shall be presumed abandoned after twenty-four (24) hours and shall be disposed of properly.
- j.** Install any structure, including but not limited to, tents, booths, stands, awnings, tree houses, rope swings, inflatable amusements or canopies, except that temporary awnings and umbrellas or other temporary portable structures for shade are permitted as long as such structures are not left unattended and are removed when user leaves. No stakes may be driven into the ground unless authorized by the District. Portable toilets are prohibited unless authorized by the District.
- k.** Destroy, dig, vandalize, deface or damage any property, buildings, structures, signs, equipment, fences, gates or locks regulating access.
- l.** Use any amplified sound system that produces audible sound beyond 25 feet.
- m.** Play or practice golf or archery.
- n.** Sell, serve, or dispense any alcoholic beverages unless a special event permit is obtained pursuant to the District Amenities Reservation Policy. The private, personal consumption of alcohol is permitted for persons 21 years of age or older and in compliance with all applicable State and local laws and regulations.
- o.** Smoke, including vaping and electronic cigarettes.
- p.** Consume or possess any illegal drugs.
- q.** Consume or possess marijuana.
- r.** Bring into, possess, or have any glass bottles, or container, plates, or any other object made of glass.
- s.** Engage in disorderly conduct or abusive language.
- t.** Discharge explosives or fireworks or operate launch model rockets or other devices which may have an explosive charge.

- u.** Conduct any commercial activity without prior written approval of the District Manager.
- v.** Block, close off, or impair access to any trails or facilities.
- w.** Hunt, shoot, kill, injure, trap or maim any animal, except for fishing as provided for in this Policy.
- x.** Enter, without authorization, those areas and facilities posted or otherwise designated as closed to the general public, if any.
- y.** Remove, sand, cut down, disfigure rocks, trees, shrubs or other features of the natural environment, or apply herbicide or weed killers. Picking fruit and vegetables in the orchards and farm fields during District approved picking seasons is permitted. Resale of these fruit and vegetables is strictly prohibited.
- z.** Plant any trees, shrubs or other vegetation anywhere within the Recreation Amenities or any other property owned by the District. Install or place any sand foreign to the District.
- aa.** Build a fire. Unless prohibited by the Town of Windsor, manufactured, portable outdoor fire pits and charcoal grills are permitted solely on a daily basis and must be broken down and removed at the end of the day, and site returned to previous condition. All wood burning devices must include a screen or spark arrester design feature to contain fire. Permitted wood burning devices must be supervised and can never be left unattended. No dumping of ash or charcoal is allowed. Fires are not permitted in parks, trails, or open spaces.
- bb.** Operate unauthorized motor vehicles, including all off-road vehicles such as OHV's, dirt bikes, and other recreational vehicles. Class 3 electric bicycles are prohibited on all trails and in all Recreation Amenities spaces, these vehicles are only permitted on streets when operated in compliance with traffic laws. See Section 7 for additional information.
- cc.** Possess a weapon, unless authorized pursuant to C.R.S. 18-12-214, or any air rifle, spring-gun, sling, paintball gun, air soft gun or any other weapon.
- dd.** Enter or fish in any lake or reservoir in the RainDance Metropolitan District Nos. 1-3.
- ee.** Climb any building, gazebo, or structure.
- ff.** Enter onto any frozen or ice covered lake or reservoir for any reason.
- gg.** Operate a gas or electric vehicle capable of traveling faster than 25 MPH on the Community Concrete Trails.
- hh.** Exceed the 15 MPH speed limit on the Community Concrete Trails.

- ii. Operate a gas or electric powered vehicle in any natural area or open space.
- jj. Operate any wheeled vehicle or toy in any natural area or open space owned by the District, including but not limited to bikes, scooters, skate boards, hover boards, etc.
- kk. Store trailered boats.

6. **Parking:** Unless otherwise authorized by the District in writing, the following parking restrictions apply to vehicles are parked on property owned by the District within the geographical boundaries of the District, including streets and parking areas. The Town of Windsor enforces parking on Town of Windsor owned streets.

- a. No person shall park a vehicle, trailer, camper, truck, or boat upon District property for the principal purpose of:
  - i. Displaying such vehicle, trailer, camper, truck or boat for sale.
  - ii. Washing, greasing, painting or repairing such vehicle except repairs necessitated by an emergency.
  - iii. Displaying advertising.
- b. The parking of motor vehicles in designated fire lanes is prohibited, without exception.
- c. The parking area known as the “Eyebrows” is intended for temporary use or guest parking. Residents shall not store any vehicle in the Eyebrows for a period exceeding 24 hours. Residents shall not park more than one vehicle in the Eyebrows at a time.

7. **Electric Bicycle and Motorized Vehicles:**

**A. Definitions**

- i. **Electric Bicycle (E-Bike):** A bicycle equipped with fully operable pedals and an electric motor not exceeding 750 watts or 1 horsepower, classified as follows:
  - 1. **Class 1:** provides assistance only when the rider is pedaling and ceases to assist at 20 mph.
  - 2. **Class 2:** provides assistance regardless of whether the rider is pedaling but ceases to provide assistance when the bicycle reaches a speed of 20 miles per hour.
  - 3. **Class 3:** provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour.

**B. Permitted Use**

- i. **Class 1 and Class 2 E-Bikes:** Permitted on all roadways, bike lanes, golf cart accessible trails, and pedestrian trails where traditional bicycles are allowed, unless otherwise posted.
- ii. **Class 3 E-Bikes:** Permitted only on roadways and bike lanes adjacent to roadways. Operation on golf cart accessible trails and pedestrian trails is strictly prohibited.

**C. Age and Safety Requirements**

- i. Speed Limit: Exceed the 15 MPH speed limit on the Community Concrete Trails.
- ii. **Class 3 E-Bikes:** Operators must be at least 16 years old. All riders under 18 must wear a helmet.

**D. Prohibited Activities**

- i. Operating any motorized vehicle, including E-Bikes, on sidewalks, pedestrian trails, parks, turf, grass, artificial turf grass and playground areas, or within recreational facilities is strictly prohibited.
- ii. Tampering with or modifying an E-Bike to alter its speed capability beyond its designated class is prohibited.

**E. Enforcement**

- i. Violations of this section may result in removal from the premises, suspension of recreational privileges, fines, or other enforcement actions as deemed appropriate by the District and/or the Windsor Police Department.

**8. Private Golf Carts:**

- a. **Definition:** A Golf Cart is defined as a vehicle that operates 20 mph or less, 3 or more wheels, maximum of 4 seats, maximum of 1,300 lbs, and must use front and rear lights if operated at night.
- b. **Use Generally:** Pursuant to C.R.S. § 42-1-111(1)(bb), all golf cart drivers must be at least sixteen (16) years of age and possess a valid driver's license. Golf carts may only be operated within designated areas within the Water Valley and Raindance area as depicted in **Attachment B**, attached hereto. Golf carts shall not be driven or parked outside the designated areas, including open space, parks, beaches, and turf fields. Golf carts shall not be operated with more passengers than are seats on the golf cart. All passengers must remain seated while the golf cart is moving.
- c. **Registration Required:** All golf carts used or intended for use within Raindance are required to be registered with the District. Golf Cart Registration Forms may be obtained from the District Manager. Any person found operating an unregistered golf cart may be subject to fines, at the discretion of the Board.
- d. **Golf Carts on Public Streets:** Use of golf carts on designated public streets in Raindance is permitted under the jurisdiction of the Town of Windsor pursuant to Town

of Windsor Resolution 2021-49. Golf carts are not permitted on sidewalks or pedestrian trails. Operators must follow all posted signage. All golf cart users must comply with all applicable ordinances of the Town of Windsor and laws of the State of Colorado regarding motor vehicles.

- e. **Lights:** Golf carts must be equipped and illuminated with head, tail and stop lamps and turn signals when used at night or low visibility.

**9. Low Speed Electric Vehicle (LSEV):**

- a. LSEV's are powered by electricity, must have at least 3 wheels in contact with the ground, must have a maximum speed of 25 mph, must weigh less than 3,000 lbs, must have a VIN number (17 character), must be equipped with required safety equipment per Town of Windsor.
  - i. LSEV's have a dual purpose (permitted on the roads per Town regulations and permitted on designated golf cart accessible trails or other areas permitted for travel). No "Class A" low speed electric vehicles shall be operated on any sidewalk or pedestrian trail.

**10. Compliance/Enforcement:**

- a. **Disorderly or Offensive Conduct.** The District Manager and its authorized representatives, including security patrols may request any individual to cease conduct that is:
  - i. In violation of any of the District's rules and regulations, including this Policy.
  - ii. Interferes with, or is abusive, toward any of the District's representatives in the normal operation of the Recreation Amenities.
  - iii. Interferes with any user or guest's use or enjoyment of the Recreation Amenities, or is abusive to any such person.
- b. **Disciplinary Actions for Disorderly or Offensive Conduct.** In the event that the offending party fails to cease such conduct after being requested and warned to do so, the District Manager, or its designee, are authorized to use any and all reasonable means they deem necessary to stop such conduct. This includes, but is not limited to, having the offender removed from the Recreation Amenities, the imposition of fines, or the revocation of further privileges at the Recreation Amenities. Any individual may be suspended in either Water Valley, Raintance, or both.
- c. **Violations.** If anyone is found to violate the District's rules and regulations, including this Policy, disciplinary measures may be administered by the District Manager as follows without the necessity of any action of the District's Board of Directors:

First offense:	Advisory Letter
Second offense within 90 days of the Advisory Letter:	\$100
Third offense within 90 days of the Advisory Letter:	\$200

Violations of the 15 MPH speed limit on the Community Concrete Trails and native areas will incur a \$95 fine per incident.

Users may also be restricted from use of the Recreation Amenities at the discretion of the District Manager or their designee for repeated violations of the District Policies.

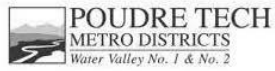
The District Manager may also suspend individuals for violating the District's rules and regulations. Any violation by the District Manager may result in a suspension of up to 30-day for the manager, the approval of which shall be done by the District's Board of Directors and the District's attorney.

The District's Board of Directors shall be notified of all disciplinary measures by the District Manager and shall, in its discretion, have the ability to impose other disciplinary measures it deems appropriate at any point in time, which may include revocation of Recreation Amenities privileges for a user and/or user's family members. Any violations and disciplinary measures taken will be recorded in writing and kept on file by the District Manager. All violations may be reported to local law enforcement authorities as deemed necessary by the District Manager or the District's Boards of Directors.

- d. **Restitution for Violation.** If any user or guest commits an act or omission that constitutes a violation of this Policy, and the violation causes the District to incur expenses, the user who commits the violation, or who is responsible for the guest who commits the violation, shall be liable to the District for all such expenses and shall repay the same to the District upon request. Such expenses may include, but shall not be limited to, reasonable attorneys' fees incurred as a result of the violation, as well as reasonable costs and/or attorneys' fees incurred in obtaining and collecting a judgment against a user who commits a violation or is responsible for a guest who commits a violation.

## ATTACHMENT A

### PARKS CLASSIFICATION



### Classifications of Parks



The National Recreation and Park Association's (NRPA) *Park, Recreation, Open Space and Greenway Guidelines* provides definitions for park classifications, as well as acknowledges that each community is unique in terms of geographical, cultural, and socioeconomic make-up. Each community should develop its own standards for recreation, parks, and open space, with the NRPA definitions as a guide.

All parks can be placed into specific categories or classifications:

- Mini Parks
- Neighborhood Parks
- Community Parks
- Open Lands

### Mini Parks

Mini Parks are specialized facilities that serve a concentrated or limited population area, or that serve a specific function or age group. Examples of amenities found in mini parks include playground/tot lot equipment, benches, picnic tables, and gazebos.



### Service Area and Park Size

Mini Parks could have amenities that draw people from a greater area, but typically serve an area within a ¼ mile radius. Because of the specialized nature of these parks, they usually range in size from only 2,500 square feet up to 1 acre.

### Amenities

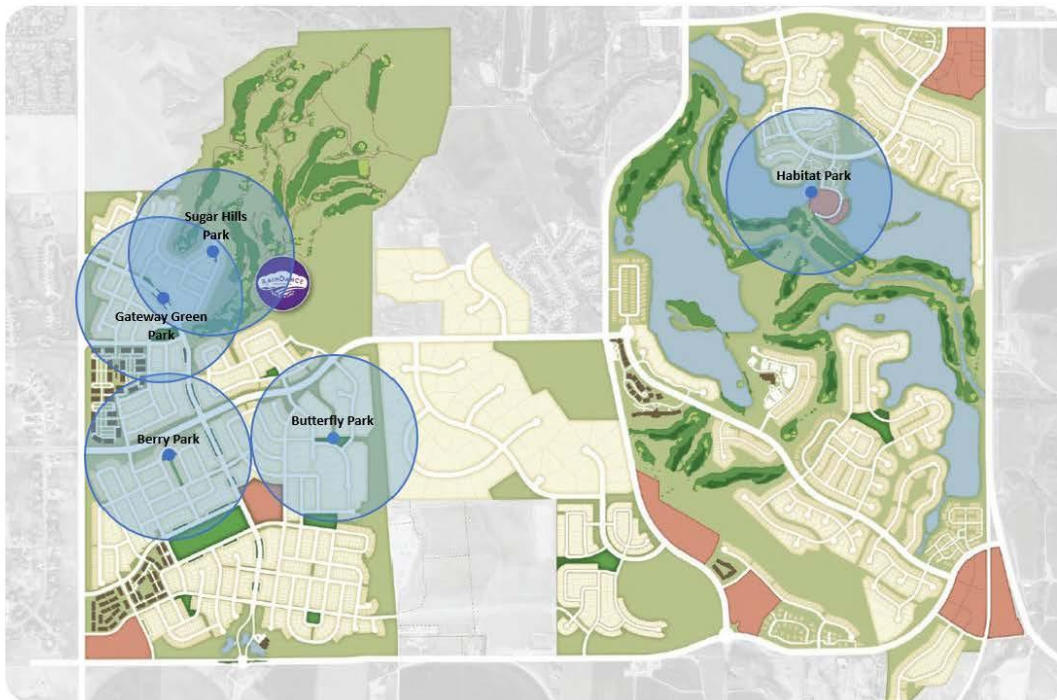
Mini Parks will typically have a small turf area, benches, and a small shade structure. Because Mini Parks serve as a place to rest, parking and bathrooms are not provided.

#### Water Valley Mini Park

- Habitat Park (Gazebo) – 0.018 acres

#### RainDance Mini Parks

- Berry Park – 0.67 acres
- Butterfly Park – 0.48 acres
- Gateway Green Park – 1.27 acres
- Sugar Hills Park – 0.37 acres



### Neighborhood Parks

Neighborhood Parks remain the basic unit of the park system and serve as the recreational and social focus of the neighborhood. These parks provide opportunities for activities such as field games, court games, picnicking, and playground areas.



### Service Area and Park Size

Neighborhood Parks serve an area within a ¼ to ½ mile radius uninterrupted by major roads or other barriers. One to two acres is standard for every 1000 residents served.

### Amenities

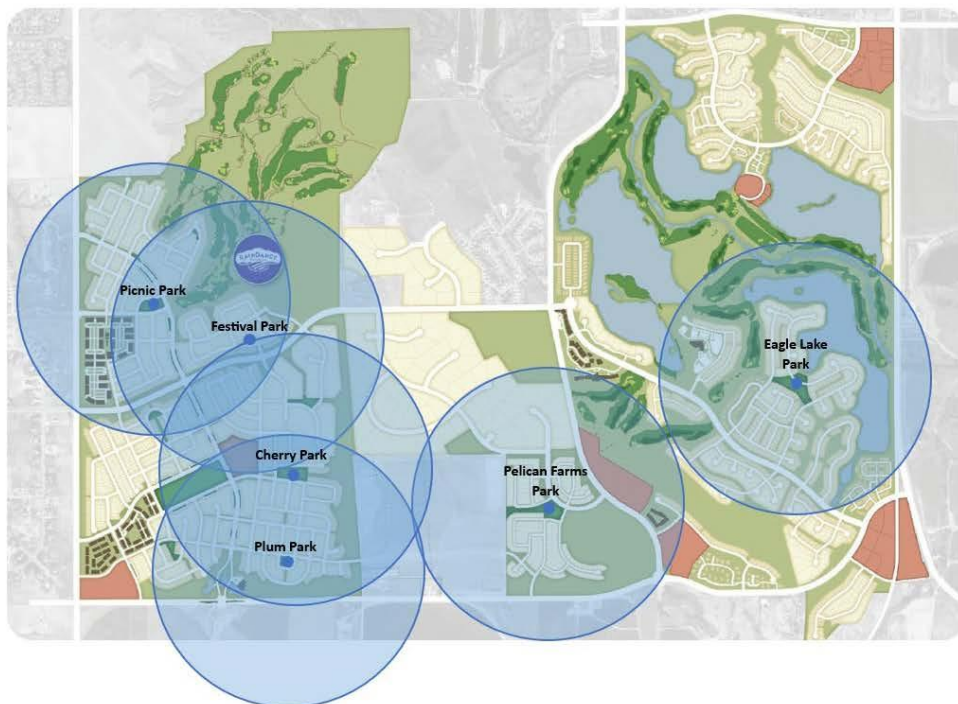
Neighborhood Parks will typically have a medium sized turf area, benches, a shade structure, and playgrounds. Because Neighborhood Parks serve the immediately adjacent homes, parking and bathrooms are not provided by the Metro District unless sports courts are present in the park (Picnic Park and the PTMD pickleball courts). The District Board of Directors will consider private funding for additional amenities on a case by case basis.

#### Water Valley Neighborhood Parks

- Eagle Lake Park – 0.85 acres
- Pelican Farms Park – 3.41 acres

#### RainDance Neighborhood Parks

- Cherry Park – 3.12 acres
- Festival Park – 1 acre
- Picnic Park – 2 acres
- Plum Park – 1.15 acres



### Community Parks

Community Parks are diverse in nature, serving a broader purpose than the Neighborhood or Mini Parks. While Community Parks may include neighborhood park amenities, the focus of these parks is on meeting community-based recreation, athletics, and open space needs.



### Service Area and Park Size

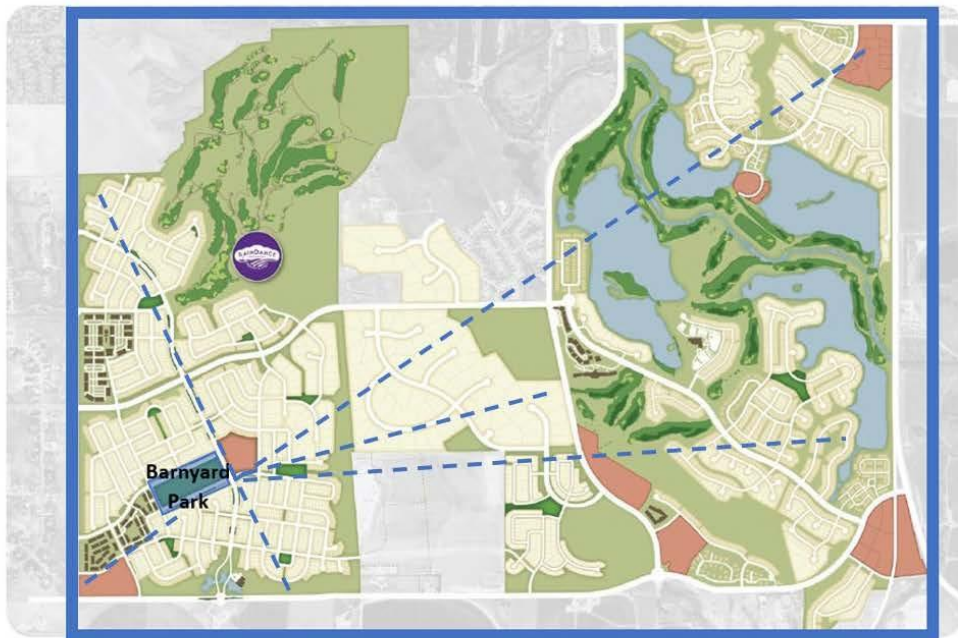
Community Parks typically serve an area within a ½ mile to a 3-mile radius or more. The traditional Community Park contains five to eight acres for every 1000 residents served.

### Amenities

Community Parks provide aquatic amenities, large game sized turf areas, playgrounds, rentable pavilions, walking paths, picnic areas. Because Community Parks serve a broad radius, they will provide dedicated parking and bathrooms.

### RainDance Community Park

Barnyard Park (13 acres) is the only Community Park, meant to service both the Water Valley and RainDance communities. This park includes the RainDance River Resort.



### Open Lands

Open Land sites are properties designated as parks that have few or no built amenities but provide natural areas or open space that can be utilized for passive recreation. These parks may have a trail, picnic tables and benches, but are dominated by open areas for the enjoyment of nature, fishing, or other similar activities.



### Service Area and Size

Open Lands do not have a defined service area as they do not serve a population but are a resource. Open lands can be of any size, though larger sites fit the open space intent of these areas.

#### Water Valley Open Lands

- Glass Bead Open Space – 27.12 acres
- Farmers Corner Open Space – 37.73 acres
- Rancho Open Space – 6.45 acres
- Redtail Hawk Open Space – 39.89 acres

#### RainDance Open Land

- Milkshake Mound Open Space – 11.85 acres



# ATTACHMENT B DESIGNATED GOLF CART AREAS



**THE COMBINED TRAIL MAP**  
for the Communities of  
**RAINANCE & WATER VALLEY**

**RAINANCE**  
COMMUNITY CENTER

**WATER VALLEY**  
COMMUNITY CENTER

**PEDESTRIAN FRIENDLY TRAIL**

**POUDRE RIVER TRAIL CORRIDOR**

**GOLF CART TRAIL**

**GOLF CART TRAIL CONNECTION**

**NO GOLF CARTS ALLOWED**

**GOLF CART CROSSING**

**GOLF CARTS ALLOWED ON ROADS**

**NO GOLF CARTS ALLOWED ON ROADS**

**MAP LEGEND**

**Scale:** 0, 250, 500, 1000 feet

**Notes:** Golf carts are not allowed to travel on Crossroads Boulevard, New Liberty Road, County Road 13, CO Highway 257, 7th Street, and Estimote Park Drive.

1 The Homebased Wellness Center

2 Ted's Sweets

3 Canyon Plaza

4 Crossroads Creek

5 Breyford

6 Cherry Park

7 Berry Park

8 Butterfly Park

9 The Homebased Wellness Center

10 Picnic Park

11 Canyon Plaza

12 Crossroads Creek

13 Breyford

14 Cherry Park

15 Berry Park

16 Butterfly Park

17 Walking Wood

18 Courts

19 Frog Lake

20 Pelican Farms

21 Corner's

22 Water Valley

23 Picnic Park

24 Canyon Plaza

25 Sager Hills

26 Corner's

27 Water Valley

28 Village

29 Pelican Lakes Resort & Golf

**A** 7th Street Bridge

**B** Raindance River Branch

**C** Waterpark

**D** Station