

**GAME TRAIL ASSOCIATION, INC.
RULE AND REGULATION 26-13
MINOR RECREATIONAL STRUCTURES**

PURPOSE: To establish a clear, objective, and streamlined framework distinguishing minor recreational improvements from major outbuildings. This policy provides a path for homeowners to install specific minor recreational structures that enhance family life and relaxation without a lengthy Architectural Control Committee (ACC) review process, while ensuring the preservation of the community's natural environment, fire safety, dark sky initiatives, water preservation, and aesthetic harmony.

WHEREAS, the Game Trail Declaration of Covenants, Conditions, and Restrictions governs the construction of any outbuilding, outside structure, or improvement of any kind, and the Architectural Control Policy (ACP) regulation restricts the number of structures on any lot to two (2); and

WHEREAS, the Board of Directors recognizes that as the community evolves, residents may wish to install minor, common recreational features—such as hot tubs, saunas, and gazebos; and

WHEREAS, it is the formal opinion of the Board of Directors that minor structures strictly incidental to the residential, recreational use of a lot do not rise to the level of an "outbuilding" or major structure if appropriately scaled and placed; and

WHEREAS, the Board of Directors seeks to maintain strict community standards regarding aesthetics and environmental stewardship, including wildfire risk mitigation, dark sky preservation, drainage containment, and water allocation management;

NOW THEREFORE, the Board of Directors adopts the following rules and regulations:

1. APPROVED SCOPE AND RESTRICTIONS:

Minor recreational structures subject to this rule and regulation include:

- **Hot tubs**
- **Saunas** (without a permanent foundation)
- **Gazebos**
- Children's Outdoor Play Equipment is regulated under R&R 07-01 CHILDREN'S OUTDOOR SWINGSETS/ACTIVITY SETS/PLAYHOUSE and TRAMPOLINES which became effective in 2007. This R&R 26-13 clarifies minimum separation from a home to remain compliant with current Chaffee County Codes

No other minor structures are allowed. **Greenhouses** are not permitted as minor structures in Game Trail, ensuring the Association remains in compliance with our Water Decrees and outdoor water use restrictions.

Any stand-alone or integrated minor structure must not be used as a storage shed.

Minor recreational structures shall only be permitted on lots featuring a **completed, fully constructed residential home**.

2. SPECIFIC PLACEMENT AND DESIGN CONDITIONS

A minor recreational structure may be installed without formal written approval from the Architectural Control Committee (ACC) **only if it meets all of the following conditions**. If a proposed structure does not meet all of these conditions, the homeowner must submit a formal Additions Application to the ACC for review before installation.

Placement Specifications:

- All minor structures must be located outside of the ACC identified setbacks. No setback variances will be considered.
- The placement of any such minor structure shall not be fixed, nailed or bolted to any tree, and should be placed in a fashion not to damage the health of any living tree
- The location of these minor structures should minimize the visual impact from GTA roads and neighboring properties. Minor structures other than hot tubs and saunas must be placed a minimum of 10' from the home.

Technical Specifications:

- All children's play equipment is regulated under R&R 07-01 and shall meet the placement requirements of this R&R 26-13.
- Minor recreational structures not regulated under R&R 07-01 must be constructed of **materials** required by current Chaffee County adopted codes with **roofs** that blend with the existing home and the natural environment within which it is set. Roofs shall comply with ACP rules on roofs for residential structures.
- **Hot tubs** may be no larger than 100 square feet (exclusive of surrounding support area) and must be supported on a structural engineered deck or a ground slab. Any request for privacy fencing must comply with the fencing requirements of the ACP. Drainage of hot tubs must be contained on the owner's lot and shall not be discharged into common areas, setbacks, or neighboring properties. Water used for the initial filling, refilling, or topping off hot tubs is classified as **outside water usage** and is strictly subject to R&R 12-04 Outside Water Limits (2939 gallons total from April 1 – October 31) and any drought restrictions.
- **Portable saunas** must be no larger than 100 square feet with a roof height no taller than 12 feet.
- **Gazebos** must be no larger than 100 square feet with a roof height no taller than 12 feet and shall be open on all sides. The configuration may be square, rectangular, or octagonal. Larger Gazebos must be submitted through the ACP "Additions" process for approval.

Non-Conforming Structures:

- Existing, non-compliant recreational structures installed before this Rule's adoption date are **grandfathered** and exempt from changes. Such structures will, however, be included in the allowable number of minor structures.
- **Play equipment** with colors other than those required under existing Rule 07-01 or materials that do not meet current Chaffee County Code requirements may remain until the item is replaced.

- Any significant refurbishment that requires the **replacement** of primary structural components or accessories for these minor recreational structures must utilize materials and colors that comply with the current standards of R&R 26-13.
- When a grandfathered structure is **removed or replaced** entirely, the new structure must strictly adhere to all conditions of this Rule and/or Rule 07-01, depending on the type of minor structure.

Maintenance and Safety

- Homeowners must maintain structures in good aesthetic and structural condition. Structures showing rot, peeling paint, or significant fading must be repaired, replaced, or removed upon notice from the Board.
- A swing-set, activity set, playhouse, or trampoline shall comply with the **lighting restrictions** of Rule 07-01. All other minor structures must strictly adhere to GTA’s **Dark Sky regulations** to prevent light pollution and glare.
- To maintain an open and uncluttered aesthetic, the Association limits the number of minor structures permitted per lot. Homeowners may install a maximum of two minor recreational structures (such as a hot tub, gazebo, or sauna) in addition to the play structures already permitted under Rule 07-01. Note that a hot tub housed inside a gazebo counts as two separate structures, as a hot tub is considered a minor structure regardless of its location.

3. LIABILITY AND ENFORCEMENT

In placing any such structure on the lot, the homeowner agrees that GTA and the ACC have not reviewed or approved the specifications for any safety related issues or for code compliant materials. Such is the responsibility of the homeowner. The homeowner will **release and hold harmless GTA and the ACC from any and all claims, actions, injury, damage, etc. occurring through use of or placement of any minor structure.**

If a proposed minor recreational structure does not meet all of the above-mentioned conditions, the homeowner must submit a written Additions Application to the ACC for approval.

This R&R is subject to the *GTA Policy 26-04 Covenant and Rules Enforcement Policy*.

PRESIDENT'S CERTIFICATION: The undersigned, being the President of Game Trail Association, Inc., certifies that the foregoing Policy was adopted by the Board of Directors of the Association on June 9, 2026 and in witness thereof, the undersigned has subscribed their name.

Game Trail Association, Inc., a Colorado nonprofit corporation

By: _____
 Its: President