

# LCPOA Trails General Guidelines

The La Cresta Property Owner's Association Board of Directors adopted the following Guidelines for the LCPOA Trails Committee. These Guidelines are not all inclusive and serve to provide general directions to insure a semblance of standardization and to prevent misunderstandings of the authority and operational procedures for the Trails Committee. In circumstances that are outside the general guidelines, the Committee Chair shall contact the Trail Liaison for Board emergency direction and guidance.

Equestrian trails are an amenity that benefits the membership. The Board recognizes that roadside trails are a normal part of the road easements, but that not all road easements can be safely utilized for trails use. Sanctioned roadside trails will be designated by the Committee and submitted to the Board for approval. These sanctioned trails will be marked on the trails map maintained by the management company and available on the association's web site.

In an effort to provide a coherent trails system that will remove trail use from the roadway to enhance safety through a secure area the Committee will actively seek trail easements from willing members. Members that would prefer Right to Pass rather than giving an easement should be accommodated with a signed Right to Pass Agreement. Easements remain the preferred method of enhancing the trail system. Three Board members will sign the easement agreement for the Board. The signatures will be notarized and the documents recorded with the Riverside County Recorder within 30 days of approval by the Board of Directors.

1. When seeking trail Easements and Right to Pass Trail Committee members will always approach in a professional, friendly and courteous manner. Easements and Right to Pass are a demonstration of Member's support for trails that benefit all owners.
2. The Trails Committee has developed a Board approved Policy & Procedures and Master Plan Map that are working documents will be subject to change as Easements and Right to Pass become available or a determination that the Easement or Right to Pass is no longer viable.
3. Easements offered to the LCPOA must be reviewed by the Trails Committee and verified by the management company that the grantor has valid ownership of the easement area. The easement will be reviewed for feasibility, usability and need by the Trails Committee and the Board of Directors.
4. Easements once executed will be accepted by the Board unconditionally. If the Trails Committee determines that an easement is necessary with conditions attached by the grantor, the Trails Committee will review the conditions and make a recommendation to the Board.
5. The Trails Committee will prepare an annual budget request, which will include proposed annual maintenance, easement document county recording fees, surveying fees, privacy hedges, etc.
6. LCPOA Trails funds will be used to improve the safety and maintenance of trails, such as installation of culverts for drainage, bridges, walkways and fencing and any other approved expenditure.
7. LCPOA fencing will only be built on the designated Easement trail. Trail fencing is the Association's responsibility.
8. The Trails Committee will determine the necessity for property surveying where the Easement or Right of Pass is not delineated by property markers. The Trails Committee will request that the Board arrange for professional survey.
9. The Trails Committee has the responsibility for trails' signage and markings to designate LCPOA authorized and approved trails.
10. A Board approved Memorandum of Understanding (MOU) will be generated for each new Easement and Right to Pass defining the work required to complete the trail, such as, grading, fencing, etc. Also define who owns the fencing and maintains it.

## **RECREATIONAL TRAIL RULES**

1. USE TRAILS AT YOUR OWN RISK.
2. LCPOA makes no representation and is not liable for the conditions of the trails. Trail conditions may vary.
3. Trails are for the use of La Cresta Property Owners and their Guests only.
4. Minor equestrian riders are required to wear ASTM or ASTM/SEI certified helmet and heeled boots.
5. Helmets are recommended for all riders.
5. No smoking or intoxication on trails.
6. Dogs must be on a leash while on trails.
7. No motorized vehicles allowed on trails. Emergency and Maintenance vehicles only.
8. Trails are private property, maintained by the La Cresta Property Owners Association.
9. Report any problems to the management company. (951)699-2918

LCPOA Trail Rules unanimously agreed upon and approved by  
Trails Committee September 7, 2016.

## **LCPOA Trails Charter 2015**

The CC&Rs and By-Laws are the guiding force behind all of La Cresta's future land-use decisions. The goals and policies set forth by the Board of Directors and its committees must follow the guidelines established by the governing documents and address La Cresta's existing and future requirements for trails and recreation amenities. The General Plan/CC&R's, By Laws and Governing Documents are a statement of the plan that coordinates all major components of the community's physical development. The Board relies on input from the membership and a trails committee of volunteer members to take an active supporting role in helping to oversee, manage and develop a well-defined safe system of trails and to promote La Cresta as an active equestrian community. The Association has established a Trails Master Plan and Guidelines to serve as the authoritative procedures for trails.

### **Organization**

The Committee will be made up of volunteer members, one of which will be the Chairperson. It is suggested that members be familiar with recreational and equestrian trails. The Chairperson will be appointed by the Board of Directors from the members.

Committee members must be owners within the Association and in good standing at all times during their service on the Trails Committee and shall serve for a term of one (1) year or until their respective successors are appointed by the Board. The Board of Directors may remove committee members at any time without cause.

The Committee is required to hold monthly meeting/inspections with the current Professional Maintenance Contractor and keep informal minutes or notes of those meetings/inspections (one page or less description of what happened). The Committee is also required to inspect the entire grounds every two months.

### **Authority**

The Committee is authorized to spend up to \$83.00 per month for landscape improvements.

The Chairperson shall have authority to request proposals and information from a contractor, through the management company.

For changes that affect the trails standards, contractual obligations, or expenses greater than \$1000.00 per month, the Committee must obtain prior Board approval at the monthly Board meetings through the monthly Committee Report.

### **The Trails Committee shall;**

- Assist the Board with the management of the recreational trails.

- Review and recommend to the Board revisions to the Trails Master Plan and Guidelines.

- Maintain and update as needed a map of all sanctioned LCPOA trails. The complete Trail System Map is accessible on the website of the management company.

Assist the board by identifying new opportunities for trail easements and rights to pass for connecting trails. Develop a safety-monitoring plan of all trails and recommend trail maintenance plans to allow an acceptable level of maintenance.

Develop Trail Rules and Regulations and report issues to the Board through the management company.

Quarterly monitor signage and compliance of the use restrictions and report issues through the management company.

Present annual budget request for trail maintenance and related trail activities. Maintenance contracts for the trails are the Board's responsibility

Submit specific funding request for projects other than normal maintenance and activities.

Meetings and Reporting to the Board of Directors

The committee meets at least 6 times a year. Written copies of the Minutes will be provided to the Board through the management company.

### **Members**

The committee shall seek members that represent a cross section of the LCPOA owners/members. It is desirable to have members that understand the requirements of maintaining safety on our trails and minimizing member's liabilities. The Board will assign a board liaison for the committee's interface with the Board. Committee members serve at the pleasure of the Board during the sitting Board's term.

### **Reports**

The following reports are required:

Annual update to the trails map

Annual Budget request due in July with Three (3) year projections of funds needed

Quarterly reports on trails status including safety, usage, required signs, closures and maintenance

Anticipated new trail development

### **Annual Committee Goals**

Establish the committee goals for the year including safety, maintenance and potential trail improvement/expansion.

### **Assessment and Migration of Risk to Volunteers**

LCPOA Committee members risk as follows:

Committee members are covered by the Association Insurance policies to include members who volunteer for related activities.

The names of all committee members must be submitted to the board and approved by the Board in open session to be eligible for coverage.

The names of all volunteers must be submitted to the board to be eligible for coverage.

Committee members and volunteers who ride the trails solely for recreation, ride at their own risk and are not covered by the LCPOA Directors & Officers (D&O) insurance.

**Table of Contents  
Policy and Procedures  
for the La Cresta Trails Master Plan**

<b>Introduction</b>	<b>2</b>
<b>Mission Statement of the La Cresta Trails Committee</b>	<b>2</b>
<b>Trails Committee Responsibilities</b>	<b>2</b>
<b>Trail Committee Members</b>	<b>3</b>
<b>Trail Committee Reports</b>	<b>3</b>
<b>Assessment and Migration of Risk to Volunteers</b>	<b>3</b>
<b>Trails Committee will Provide</b>	<b>3</b>
<b>Environmental Compliance</b>	<b>4</b>
<b>Trail Standards</b>	<b>4</b>
<b>New and Future Trails</b>	<b>5</b>
<b>Trail Easement Restrictions</b>	<b>6</b>
<b>Trail Construction</b>	<b>6</b>
<b>Unstable Soils Areas</b>	<b>6</b>
<b>Implementation</b>	<b>6</b>
<b>Trail Acquisition</b>	<b>6</b>
<b>Dedications</b>	
<b>Commemorative Donations &amp; Fund Raising Activities</b>	<b>7</b>
<b>Trail Maintenance</b>	<b>7</b>
<b>Trail Responsibilities</b>	<b>7</b>
<b>Miscellaneous Trail Issues</b>	<b>7</b>
<b>Encroachments, Trail Closures, Trail Maintenance</b>	
<b>Trails Plan</b>	<b>7</b>
<b>Exhibit A: La Cresta Trail Map</b>	<b>8</b>
<b>Exhibit B: La Cresta Maintained Trails</b>	<b>9</b>
<b>Exhibit C: Emergency Exit and Entry Routes</b>	<b>10</b>

# Policy and Procedures for the La Cresta Trails Master Plan

Submitted June 2016 to Supersede "Master Plan of July 2013"

La Cresta members accepted the La Cresta's current General Plan when they purchased LCPOA property. The General Plan/CC&R's, By Laws and Governing Documents are a statement of the plan that coordinates all major components of the community's physical development.

The CC&Rs and By-Laws are the guiding force behind all of La Cresta's future land use decisions. The goals and policies set forth by the Board of Directors and its Committees must follow the guidelines established by the governing documents and address La Cresta's existing and future requirements for trails and recreation amenities.

La Cresta internal trails are for members and their invited guests use only. Trails may be designated as multi-use providing opportunities for cyclists, pedestrians and equestrians, as appropriate. No motorized vehicles except authorized maintenance vehicles and emergency vehicles shall be allowed on any trails. Should conflicts arise on specific trail segments in the future, the association may restrict the use on certain trails.

This **Policies and Procedures Plan** is a revision of the original La Cresta Trails Plan created in 1989 that consisted of a map and attached typewritten descriptions of the trails marked on the map. During the last 27 years the information on the Trails Plan has become outdated as additional easements and Right of Way agreements have been acquired, and additional trails have been established.

The Board relies on input from the membership and a Trails Committee of volunteer members to take an active supporting role in helping to oversee, manage and develop a well-defined and safe system of trails and to promote La Cresta as an active equestrian multi-use community. LCPOA has established a Trails Master Plan, which consists of a Map, Policy and Procedures and Guidelines to serve as the authoritative procedures for trails. The Trails Master Plan Map is available on the Management Company's website accessible only by registered property owners.

## **Mission Statement of the Trails Committee**

Our Mission is to:

- Assist the Board with the management of the community's recreational trail system
- Review and recommend to the Board revisions to the Trails Master Plan Map, Policy and Procedures and Guidelines.
- Maintain and update, as needed a map of all documented LCPOA trails.
- Assist the Board by identifying new opportunities for trail easements and right to way agreements for connecting trails. Develop a safety monitoring plan for all trails and recommend trail maintenance plans to provide an acceptable level of maintenance
- Develop Trail Rules and Regulations, as well as report issues to the Board through the Management Company.

LCPOA Trails Committees, Road Committee and Safety Committee provided direction and input throughout this planning process. The Policy and Procedures will be posted on the Association website. Members are always welcome to provide input or suggestions directly to Management Company.

## **Responsibilities of the Trails Committee**

- Receive and review monthly Maintenance Vendors trail reports from Management for compliance of Trail Easement use restrictions and report issues to the Management Company.
- Present annual budget request for trail maintenance and related trail activities. Maintenance Contracts for the trails are the Board's responsibility.
- Submit specific funding request for projects other than normal maintenance and activities.
- Establish the committee's annual goals to include safety, maintenance and potential trail development, improvement and expansion.
- Inspect Trails after weather events and recommend trail closure or other remediation as needed.
- The committee is to meet at least 6 times a year. Written copies of the Minutes will be provided to the Board through the Management Company.

## **Trails Committee Members**

The Committee shall seek members who represent a cross section of the LCPOA owners/members. It is desirable to have members that understand the requirements of maintaining safety on our trails and who will minimize members' liabilities. The Board will assign a Board Liaison for the Committee's interface with the Board. Committee members serve at the pleasure of the Board during the sitting Board's term.

## **Trail Committee Reports**

- Annual update to the trails map
- Annual Budget request due in July with Three (3) year projections of funds needed
- Quarterly reports on trails status including safety, usage, required signs, closures and maintenance
- The Annual Report done by the Trails Committee Chairman will identify trail conditions & maintenance issues, recommend work responsibility and report work progress along with anticipated new trail development.

## **Assessment and Migration of Risk to Volunteers**

Committee members are covered by the Association Insurance policies to include members who volunteer for related activities. The names of all committee members must be submitted to the Board and approved by the Board in open session to be eligible for coverage.

The names of all volunteers must be submitted to the Board to be eligible for coverage. Committee members and volunteers who ride the trails solely for recreation, ride at their own risk and are not covered by the LCPOA Directors & Officers (D&O) insurance.

## **Trails Committee will Provide**

- Recreational opportunities for cyclists, equestrians, hikers, joggers and walkers with a diverse trail system, including a variety in terrain difficulty. There is an attractive system of trails throughout the Association to meet the needs, interests and riding capabilities of all ages.
- A safe environment for trail users by minimizing vehicular crossings, maximizing the separation between trails and adjacent roadways, maximizing visibility and warning signage where interfaces between vehicles and the trails occur. Minimize La Cresta property owners' liability.
- A system of easily visible signs and markers that allow users to clearly identify the trail system and temporary trail closures.
- A liaison for issues related to long-term management and maintenance of the trail including access controls, volunteer management, a safety checklist, trails etiquette, maintenance cost and liability issues.
- A contact to the Management Company for maintenance and regularly schedule upkeep to ensure trail safety. Maintenance contracts for the trails are the Board's responsibility.
- Seek and whenever possible, obtain with minimal financial burden to the La Cresta membership, easements and right to way agreements that will provide the community with recreational trails via designations on private parcels where future lot splits may provide a trail, including: Locating trails along existing paths and roads, working with private landowners/members to establish the actual trails as indicated in the Master Plan Map and requesting grants of trail easements and Right of Ways from landowners/members. Construct trails according to the values established by the LCPOA Trails Policy and Procedures.
- Locate, design and maintain trails with environmental sensitivity in order to minimize the impact on the natural environment and the privacy of adjacent neighbors. The Trails Committee may offer plants for privacy hedges with subject property owner's approval. Maintenance and irrigation on the property owner's side will be maintained at owner's expense.
- Create methods and procedural requirements for acquiring trails, installation responsibility for each trail segment, a phasing plan, cost estimates and projected budget cost associated with implementation and maintenance.

## Environmental Compliance

As noted above, the Trails Master Plan Map and Policy and Procedures is a comprehensive long-range planning document that proposes certain trail segments for inclusion in the La Cresta trails system and provides standards for the trails' construction and maintenance.

Both the equestrian and non-equestrian members of the La Cresta Trails Committee feel a strong commitment to protecting our environment and the natural beauty of La Cresta. Accordingly, this plan sets forth the environmental requirements for establishing new recreational trails within the LCPOA.

As each trail is being designed and implemented, the following procedures will be followed:

- During the design phase the layout of the trail will be reviewed by the Trails Committee to assess the impact on changes that the proposed trail could cause to water flow, animal habitat, vegetation, and the overall natural beauty of La Cresta. "County of Riverside, Oak Tree Management Guidelines, dated March 1993" will also be considered.
- If any significant impacts are discovered, the Trails Committee will attempt to ameliorate the effects by either altering the trail design or adding protective measures to address the issues(s).
- If the issues can be successfully ameliorated, trail design will be continued and the implementation process will proceed.
- If there are issues that the Trails Committee cannot successfully address, the committee may either abandon the trail design, or refer the issue to the LCPOA Board of Directors for resolution.
- Once the Trails Committee completes the trail design, it will be sent to the LCPOA Board for formal adoption, along with a written report of the Committee review of the environmental factors.

All environmental reviews of government or environmental agencies or policies (such as CEQA) of proposed new recreational trails in the LCPOA will be conducted within the Trails Committee itself. Any deviation from this policy must be approved by the LCPOA Board of Directors.

## TRAIL STANDARDS

The trails shall be developed in accordance with the following standards. In certain locations where physical or environmental constraints preclude the practical implementation of a trail under the following standards, the La Cresta Board of Directors reserves the right to accept from the Trails Committee suggested variances from these standards. La Cresta's goal is to design and construct trail segments in as natural a condition as possible, while still ensuring members' safety, minimizing liability, limiting environmental impacts, and preserving community character, while considering the privacy of all property owners.

Deviation from the standards is subject to the approval of the La Cresta Board of Directors. These variances will be made only after a determination is made that public safety, environment and connecting property owner's rights will not be unduly affected. Although the Policy and Procedures Plan endeavors to provide standards for all conceivable occurrences, it is possible that some circumstances may not be anticipated. Therefore, site-specific conditions may dictate the redesign or refinement of trails to meet these circumstances.

*The purpose of the Trail Standards Policy is to:*

- Ensure trail safety by minimizing trail hazards, including natural & vehicular interface and minimizing trail deterioration
- Protect the rights of adjacent landowners, thus making the trail a desirable amenity while preserving their rights and privacy.
- Minimize maintenance costs
- Architectural Committee approval of fencing is required for all trails
- Minimization of the trails' liability to the LCPOA property owners



## New and Future Trails

Will be planned per the following standards and shall be designed and constructed in as natural a condition as possible:

- *EASEMENT SURVEY* and permanent marking will be required as a condition of approval.
- *TRAIL WIDTH*: A narrower width may be utilized in natural open space or environmentally sensitive areas, where areas immediately adjacent to the trail can provide level spaces for turnouts as necessary. Trail switch-backs must stay within the easement. Trails should follow the topography of the land.
- *EASEMENT WIDTH*: 15 feet is the preferred width to allow for flexibility in trail placement and emergency vehicle access. 7.5 feet should be the requested width if the adjacent neighbor is joining in on the trail.
- *EROSION and CROSS GRADE CONTROL*: Drain dips or water bars shall be installed where trail gradient and soil types indicate that erosion may compromise the trail surface. If minor rivulets appear over time, drain dips shall be installed to decrease the chances of more serious erosion and should not exceed 8%.
- *VEGETATION*: Vegetation adjacent to the trail will be preserved as much as possible to protect the aesthetic quality of the trail. Pruning along trails should be selective and done only by authorized personnel. Any and all limbs that are cut for required maintenance will be removed. Dead and dying limbs and snags that may fall on the trail will be removed. Groundcover plants and low shrubs should not be cleared, except from the actual trail. Hazardous vegetation in trail vicinity (Poison Oak, Blackberries, etc.) should be removed as necessary.
- *SIGNAGE*: Trail markers would be installed at every junction in a visible location. Signage should occur at all streets and trail intersections and at all trail heads. Signs should be installed clear of the trail. Appropriate warning signs should be installed where deemed necessary. Street signage warning motorists of trail crossings should be located in advance of trail crossings. Signs should meet La Cresta standards with Civil Code 602 No Trespassing and CA Civil Code 846.
- *BARRIERS*: All proposed trails are restricted from use by motorized vehicles. A barrier at trail entrances should be created if motorized vehicle use becomes a problem.
- *FENCING*: When trails construction requires fencing it will be a minimum 5 feet high and match surrounding and connecting fencing. All fencing plans must be approved by the LCPOA Architectural Committee before installation.
- *CREEK CROSSINGS*: A bridge or culvert may be provided over creeks or drainages when necessary for safety or erosion control purposes. Federal "Blue Line Stream" requirements and standards will be used and adapted for local conditions.
  - BRIDGES:       Width: 4 foot minimum.  
                  Surface or tread: Non-skid or non-slip surface, such as wood, textured concrete, or asphalt. Protective side railings shall be installed at least five feet high.
  - CULVERTS:       Diameter must meet Riverside County standards.  
                  Slope: Approximately 2%.  
                  Coverage: Trail surface over the culvert should be a minimum of 18 inch deep compacted, decomposed granite or native soil. Soil should be protected from concentrated water flows with rip-rap, particularly at culvert outlets.  
                  Headwalls and outlets; shall be protected and concealed with boulders where possible.

## **Trail Easement Restrictions**

- Any damage to the easement or developed trail caused by normal use will be repaired by trails maintenance contractor.
- A trail easement is not to be encroached upon by fences, vegetation, earth mounds, drainage ditches, sheds, animal houses or structures of any kind.
- There will be no dumping of rubbish, building materials, garden clippings, unnatural man made water runoff, etc. on the trail easement. Existing water courses/drainage will not be interrupted and will be maintained per LCPOA CC&Rs & By-Laws.
- Any landscaping by the owner or developer will be planted at a sufficient distance from the trail easement to ensure that present or future branches do not interfere with safe passage.
- The trail easement shall be marked by the contractor or Trails Committee with permanent survey markers as required by the La Cresta Board of Directors.
- If the trail easement is over a private road, driveway or other area which the owner wishes to post with signs indicating "Private", then trail signs shall also be posted by the Trails Committee indicating the trail easement location and showing appropriate identification and directions including the La Cresta logo.
- Passage over the trail easement is restricted (by the Easement Agreements) to LCPOA members and their invited guests and shall be posted as such at all LCPOA trails entrances.

## **Trail Construction**

The use of diesel-powered machinery shall be minimized to the extent feasible. In addition, where applicable, trail construction will comply with the Riverside County grading requirements, La Cresta's CC&R's & By-Laws, water run-off requirements and Federal requirements for Blue Line Streams.

## **Unstable Soils Areas**

Prior to construction of trails in areas identified on General Plan Map as "Liquefaction potential possibly present" or on area Maps as "Area of known slides and ground highly susceptible to sliding" a site-specific geotechnical report shall be prepared, and construction shall be supervised and certified by a geotechnical engineer, and where necessary, by an engineering geologist. Development of trails in areas of unstable soils shall require implementation of erosion control measures, which shall be consistent with the Riverside County erosion control policy. Known water collection/bog areas shall be considered and avoided whenever possible.

## **IMPLEMENTATION of TRAILS POLICIES & PROCEDURES**

In this section, the implementation of the La Cresta Trails Policy and Procedures will be addressed. Included in the analysis are the methods of acquiring trail segments, installation responsibility and requirements, timing and implementation costs. The La Cresta Trails implementation plan describes the proposed trail segments in greater detail; including type, length, detailed segment descriptions, easement and Right of Way ownership agreements, contract information and development status.

## **TRAIL ACQUISITION**

There shall only be two approved methods by which the Trails Committee can acquire new trail segments: A Grant of Easement agreement or a Right of Way agreement from the property owners. La Cresta Board of Directors will approve the easements for recordation at Riverside County within 30 days from receiving Board approval. The Board of Directors will also approve the Right of Way agreements that shall be filed at the management office and copies held by the Trails Committee.

The Right of Way agreement is only valid with the property owner who originally gave the Right of Way agreement, and a change of ownership will require a new Right of Way agreement with the new owners. This written and notarized agreement will be on file at the management office.

- **Dedications**

Acquisitions; whenever a lot split proposal for any division of property, easement agreements and Right of Way agreements will be considered for the Master Plan.

- **Donations**

- Fund Raising Activities;

The Trails Committee at their discretion may initiate fund raising events to supplement the trails budget. The Trails Committee may also join with other organizations that engage in fund raisers for the benefit of the LCPOA Trails System.

- **Commemorative Donations**

Donations in memory of an individual may be made by either an easement, or funding for trail acquisition. Commemorative plaques may be posted with Trail Committee and Board approval.

## **TRAIL MAINTENANCE**

- *PURPOSE*

To maintain our La Cresta trails in a safe, usable and attractive manner, consistent with the protection of natural resources.

- *RESPONSIBILITY*

The maintenance of the trails, consistent with the trails insurance requirements, shall be the responsibility of the La Cresta Board of Directors. The Trails, Safety & Road Committees may assist the LCPOA BOD with recommendations identifying trail maintenance issues, safety and liability concerns where the work is to be performed by the contracted Trail Maintenance vendor,

Trail Maintenance Vendor will do trail maintenance identification of work.

## **MISCELLANEOUS TRAIL ISSUES**

- *ENCROACHMENTS*: Any parties that have encroached on the designated trail should be immediately notified that removal of these obstructions is required. The encroachments pose a safety and liability risk to members and to the encroacher, therefore their immediate correction is necessary. See "*Trail Easement Restrictions*" on page 6.
- *TRAIL CLOSURES*: Some trail sections may need to be temporarily closed due to weather and/or hazardous conditions. As soon as practical after rain storms and inclement weather, etc, the Trail Committee Chair shall close all trails at their discretion until an inspection of all trails is done to determine the condition of trails for safety and maintenance issues.  
If a trail is to be closed for any reason, positive closure is required and notification shall be placed on the trail. Closure notifications will be posted with the Management Company who will notify the membership by e-mail and on the web site.

Trails will not be reopened until cleared by the Trails Committee after completing a safety checklist of trail safety and usability. When the safety checklist has been completed the Management Company will be notified, who will then notify the membership by e-mail and on the web site.

The LCPOA Board of Directors, Trails & Safety committees recommend that all recreational trail users abide by the posted signs, guidelines and governing documents for their safety and be aware of their surroundings.

## **TRAILS PLAN**

Descriptions of the locations of each trail are contained in this section, with a map of the entire trail system included as Exhibit A & B. The trail descriptions are intended to provide an overview of the existing systems that are part of this plan. It is also anticipated, that additional trail segments will be dedicated or acquired in the future to enhance the overall effectiveness of the trail system.

# EXHIBIT A – MAP



## EXHIBIT B

### La Cresta Maintained Trails As of September 7, 2016

Trail Name	Length	Description
<b><u>Internal Trails:</u></b>		
<b><u>North/West side Trails</u></b>		
1. Dog Leg Trail	3559'	Avenida Bonita to Calle de Companero
2. Tree House/Quarter Horse Trail	2708'	Avenida Bonita to Calle de Lobo
3. Rosella Trail	2874'	Avenida Bonita to Avenida de Arboles
4. Los Robles Trail	1811'	Paseo Montana to Via Baya
5. Lobo to St. Gallen Way	1021'	Calle De Lobo to St. Gallen Way
6. Calle De Lobo	623+'	Calle De Lobo to Quarterhorse Trail
7. Los Alamos	607'	off of Via Sereno
8. Kyle Court	TBD	end of Kyle Court to top of hill
<b><u>South/East side Trails</u></b>		
9. Fehn to Star-Fire Ct. to Avenida La Cresta	1544'	Fehn to Star-Fire Ct to Avenida La Cresta
10. Star-Fire to Calle de Suenos	2685'	Star-Fire Ct. to Calle de Suenos
11. Palm Tree Trail	1450'	Star-Fire Court to Calle de Suenos
12. Zig Zag Trail	4590'	Avenida Castilla to Calle de Suenos
13. Via Caballos	TBD	Via Caballos to Zig Zag
14. Valle Vista Trail	1406'	Valle Vista to Via Sevilla
15. Grapevine Trail	1705'	Avenida La Cresta and Via Caballos
<b>Total Internal Trail Footage 26,583 ft (=5.03 miles)</b>		
<b><u>Road Side Trails</u></b>		
1. Avenida La Cresta.....	2.7 miles	Fehn Trail to Santa Rosa West
2. Avenida Castilla .....	8504'	Ave. La Cresta to Ave. La Cresta
3. Calle Centro .....	730'	Ave. La Cresta to Ave. De Arboles
4. Avenida De Arboles .....	813'	RT at Centro to Via Majorca
5. Via Majorca .....	TBD	Ave. De Arboles to TBD

## EXHIBIT C

### Emergency Exit and Entry Routes

*Disclaimer: The map below is only a guide for potential entry and exit routes into and out of La Cresta Property Owners Association. Please be advised law enforcement personnel, fire department personnel and/or other governmental agencies may dictate the routes available in the event of an Emergency. La Cresta Property Owners' Association takes no responsibility for the use or mis-use of the below map.*

