

CORDILLERA RANCH

FAQ's, Myths, Rumors and Answers to Such

As our community grows, our parks, trails and common areas continue to expand in size and scope as well. The fabulous spring weather has contributed to an increase in activity throughout the community. The following answers to frequently asked questions can help you get the most enjoyment out of your amenities and avoid other areas intended for specific usage.

What amenities are available to me as a homeowner/property owner?

Cordillera Ranch consists of over 13 miles of trails! Ten miles of trails exist from the Equestrian Center to Pavilion Park on Cordillera Trace to Swede Creek Park and the Guadalupe River Park. Adjacent to the roadways of Swede Springs and Rio Cordillera, new trails have been added for access all the way to the FM 3351 gate. Additional trails under construction in The Springs consist of several miles of looping hard surface trails in combination with nature trails through the new creek side park at Panther Creek.

Approximately 100 acres of park land already exist at Cordillera Ranch! Pavilion Park on Cordillera Trace has 20 acres dedicated to a spring-fed pond, ball fields, sport courts, a playscape and pavilion. The Spring Creek Nature Area, Swede Creek Park and the Guadalupe River Parks total over 80 acres of open space with towering trees, flowing creeks and a catch-and-release fishing lake. New parks in The Springs encompass tens of acres more with natural areas, the spring-fed Panther Creek, beautiful scenic hiking areas, rock out-croppings and a Sports Park that will include a baseball field, soccer field, multi-use sports court and parking for the trail head to those trails. We anticipate many existing property owners and residents using the improved surface trails of The Springs for daily fitness.

Who can use the parks, trails and natural areas?

The parks, trails and natural areas are for the enjoyment of

Property Owners and their accompanied guests. Guests unaccompanied by a Property Owner are considered trespassing, will be asked to leave and charges may be filed with the Kendall County Sheriff's Department. Vehicles without Cordillera Ranch windshield stickers may draw the attention of POA personnel. Call the POA main office at 830.336.3501 to report possible violations of the use of our private parks and facilities. To ensure use of ball fields and outdoor areas for a specific date and time, reservations by property owners or members are accepted at the Visitors Center.

What activities are allowed within our parks?

Many activities are possible within the parks of Cordillera Ranch including all pedestrian modalities, biking, canoeing, kayaking, fishing, camping, picnics and many outdoor sports. Reservations and Permits are required for certain areas of the parks; contact the POA main office for more details. Off road vehicles are prohibited in all parks and on all trails — no motorized vehicles/bikes of any kind are allowed on the trails. Noise levels should be kept at a minimum. Disruptive noise and activities will not be tolerated and should be reported to the Cordillera Ranch POA or Visitors Center so that timely action can be taken.

Are animals allowed in the parks and on the trails?

Our trails and parks were created so you can enjoy the company of your four-legged friends. Horses may be ridden on both. Dogs are welcome in the parks and on trails if on a leash. Please be sure to appropriately dispose of waste from your animals.

To whom should stray animals be reported?

In accordance with Cordillera Ranch Covenants, all pets must be contained by a fence and leashed while outside a fence. If animals/pets become a nuisance, contact the Kendall County Animal Shelter at 830.537.3430. To register your pets, visit www.ranch-pets.com and click on the register link. For additional information or if you have found or lost a pet, please

contact Jay@jay-pennington.com.

Our outdoor amenities play a vital role to the Cordillera Ranch lifestyle. Please help us maintain the high quality of these experiences by respecting your fellow members, residents and nearby property owners. For more information, contact the Cordillera Ranch Property Owners Association at 830.336.3501 or Mark Risner, CRPOA General Manager at mrisner@cordillera-ranch.com. You can also find all of the Covenants, Conditions and Restrictions on the cordillera-ranchpoa.com website under the "Documents" tab. ☎



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