



*C Lazy U*  
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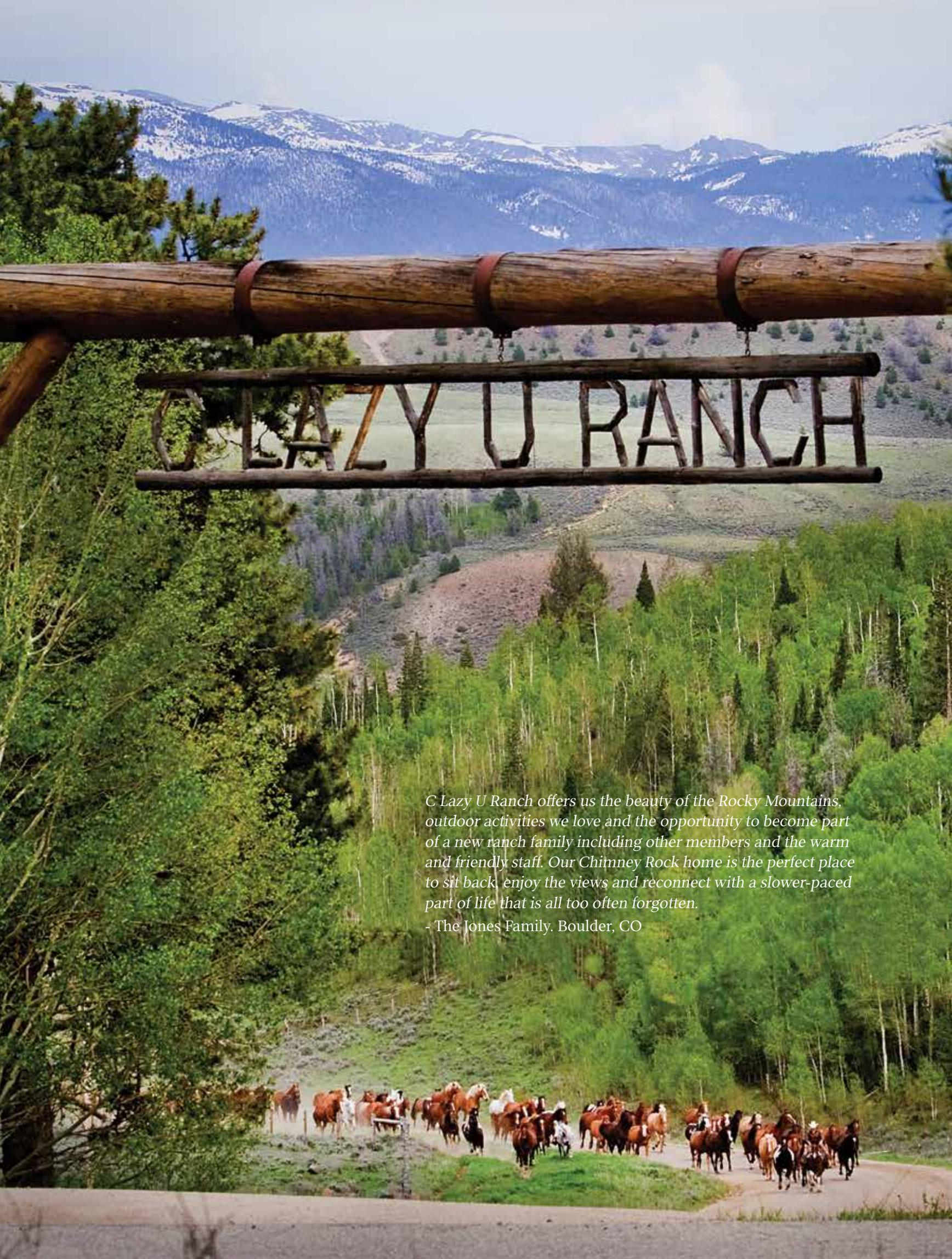
# *Nowhere Else Will You Ever Feel So Completely at Home*

Where in Colorado do hawks soar over pristine meadows, elk graze on the upper mesa,  
blanketed in wild flowers, moose meander through the willows along a glistening  
trout-filled creek?

Where can you also find the essence of comfort in an authentic western setting—where you'll feel  
completely at home in luxury mountain living?

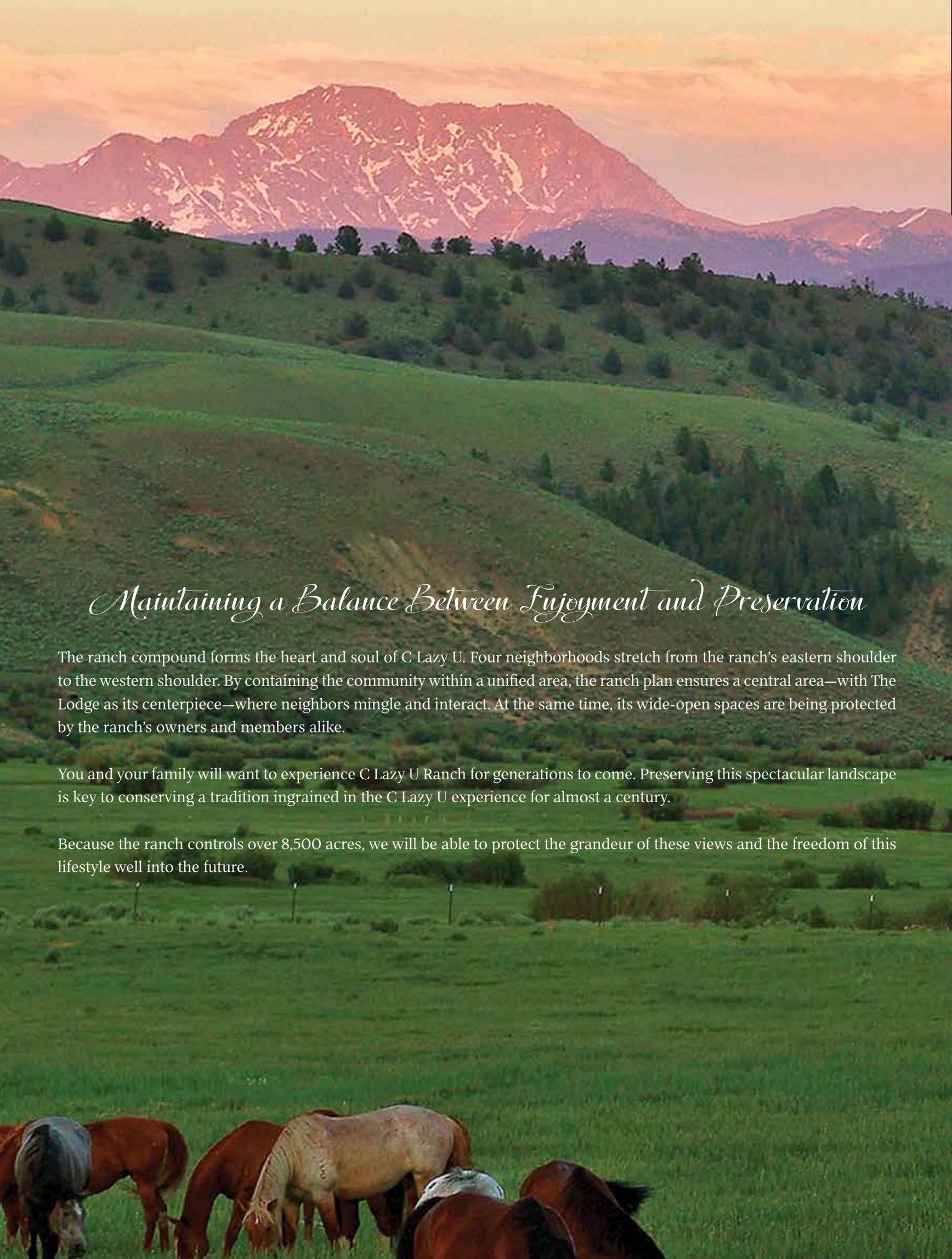
At C Lazy U Ranch ~ a place where nature, community, and luxury come together in a stunning  
western landscape. It's near enough to be easily accessible but far enough away to escape  
into your dreams.





*C Lazy U Ranch offers us the beauty of the Rocky Mountains, outdoor activities we love and the opportunity to become part of a new ranch family including other members and the warm and friendly staff. Our Chimney Rock home is the perfect place to sit back, enjoy the views and reconnect with a slower-paced part of life that is all too often forgotten.*

*- The Jones Family. Boulder, CO*

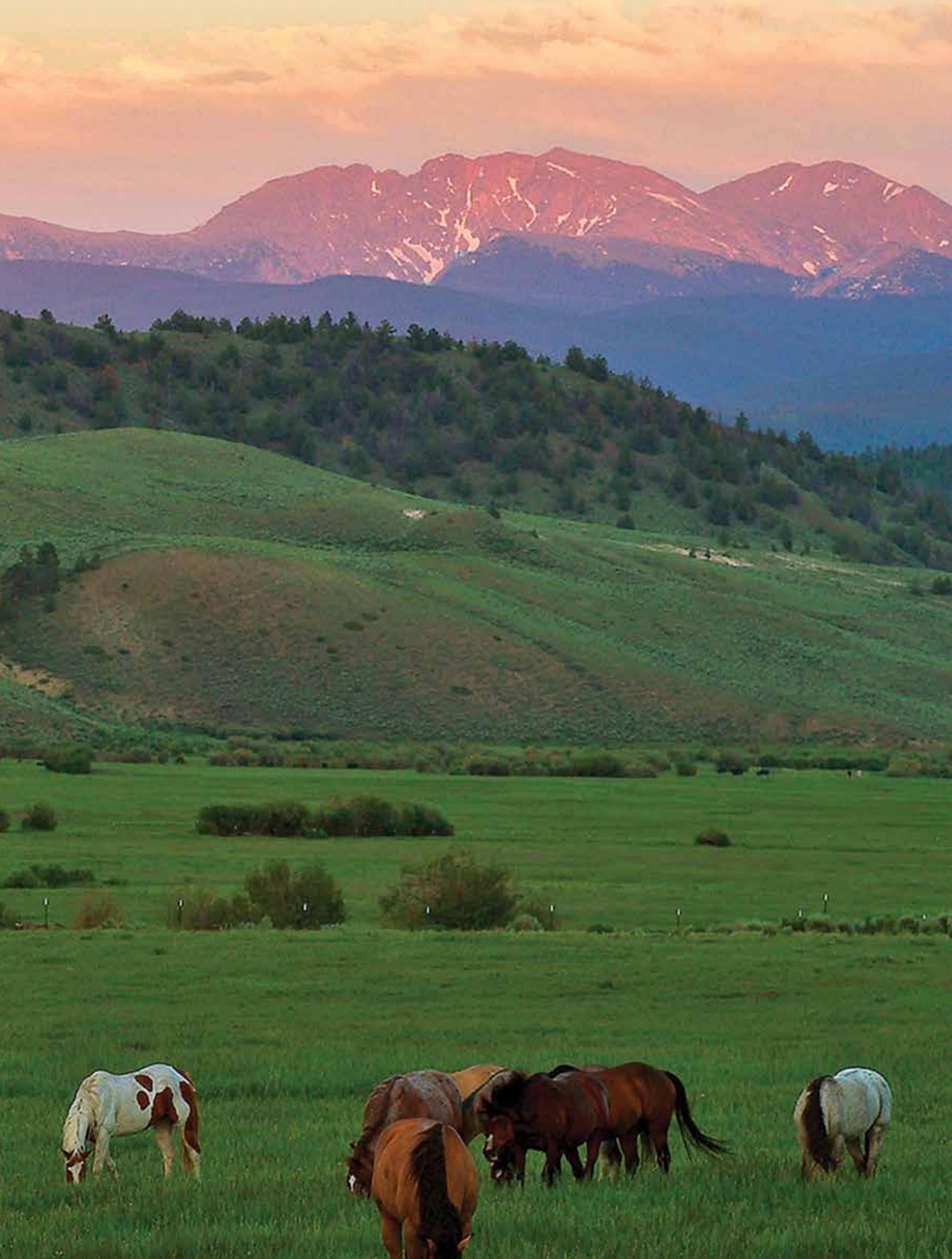


## *Maintaining a Balance Between Enjoyment and Preservation*

The ranch compound forms the heart and soul of C Lazy U. Four neighborhoods stretch from the ranch's eastern shoulder to the western shoulder. By containing the community within a unified area, the ranch plan ensures a central area—with The Lodge as its centerpiece—where neighbors mingle and interact. At the same time, its wide-open spaces are being protected by the ranch's owners and members alike.

You and your family will want to experience C Lazy U Ranch for generations to come. Preserving this spectacular landscape is key to conserving a tradition ingrained in the C Lazy U experience for almost a century.

Because the ranch controls over 8,500 acres, we will be able to protect the grandeur of these views and the freedom of this lifestyle well into the future.





## *Stunning Western Landscapes with a Sense of Community*

On this working ranch, adventure beckons from your doorstep. Horse and rider unite. Kids grow to be independent while families and friends form bonds with their neighbors that last a lifetime. They experience the epiphany of rhythm with their horses as they ride through the open range. They can lope for miles in the dappled light of golden aspens along the Yellow Brick Road.

People come from all over the world for the rejuvenating feel of a historic ranch that encompasses 8,500 acres of private and public land. Breathtaking! They taste freedom in the awe-inspiring grandeur of an untamed landscape under the gaze of the Indian Peaks Wilderness Area.

C Lazy U's beauty is poignant, pristine, and permanent—perfect for parents and kids to enjoy profound tranquility in all of Colorado's four seasons.

People return to C Lazy U Ranch year after year to celebrate western traditions, enjoy nature, and immerse themselves in activities—or simply relax! Guests enjoy the spirit of the Rockies for a week or two, but C Lazy U members experience it for a lifetime. The love of ranching, horses, mountains, meadows and streams all unite in one magical setting.





## *Where Rustic Meets Refined in Celebration of the Old West*

Owning a second home has never been so relaxing and peaceful. As a member, you and your family have access to all the activities and excitement that have been the heartbeat of the ranch since 1919. With so many programs and activities for kids, teens, adults, you, your spouse and your family can kick back and enjoy activities with lifelong friends you will meet here. You will have the time of your life!

C Lazy U Ranch has meticulously designed a Membership Program that balances the ever-changing demands of a fast-paced lifestyle. A modest annual fee accompanied with your purchase of a home site within C Lazy U allows your family to obtain a membership at the ranch. Each membership includes a basic set of services and amenities outlined below:

### **Member Services Include:**

- Dedicated Member Services Director—your “go-to” person for all your needs after purchasing your ranch estate.
- Access to the ranch and all its facilities—The Lodge, Patio House, Lazy You Spa, barn, pool, game room, ice cream parlor, non-alcoholic drinks, and more.
- Access to world-class gourmet dining at the ranch —all yours by making a dining reservation.
- Experienced staff handles concierge services, housekeeping, maintenance, snow plowing, trash removal, landscaping, 24-hour emergency response and more.
- Watchful eye on your property – The Member Services staff regularly inspects and monitors your home when you’re away for your peace of mind.
- Basic services are free for members with a multitude of additional services which are provided a-la-carte and on demand.



# Membership Lifestyle

The luxury of a shared working ranch membership allows you the freedom and time to enjoy your home without enduring the time and expense of operating a working ranch on your own. The ranch takes care of all the hard work: fencing, haying, taking care of the horses, maintaining the trails and the facilities and operating the guest ranch. Your job as a member is to escape and enjoy it!

## Member Activities Include:

- Complimentary year-round horseback riding for your immediate family.
- Access to two miles of private water and exclusive leases on nearby waters; on-ranch fishing guides are available at no additional charge to members.
- Access to an extensive, well-maintained private trail system for horseback riding, hiking and mountain biking across 8,500 acres of land.
- Access to private downhill snowcat skiing and groomed cross-country ski trails within the ranch's property.
- Ease of signing up for ranch activities via the Member Services Director whether it's horseback riding, Orvis-endorsed fly fishing, Lazy You Spa, ropes course & zip line, trap shooting, archery, tennis lessons, mountain biking, private snowcat skiing, snowmobiling and more.
- Optional a-la-carte boarding and horse care services are available on the ranch through the barn for those with their own horses wanting to integrate them within the existing herd and have the ranch take care of them. We do the work so you can simply show up and ride.





*Owning a C Lazy U home with extraordinary mountain and ranch views is vintage Colorado at its best. It took us 20 years of searching to find the perfect fit for our entire family. We're sure glad we waited for the right place. We've made lifelong friends with returning guests and members.*

*- The Solie Family. Calabasas, CA*



## PROTECTING A CHERISHED LANDSCAPE AND ITS WESTERN TRADITIONS

As the ranch looks toward preserving a balanced lifestyle that has attracted people to this magical valley for so long, it has strategically prevented development of home sites in wildlife and view shed areas. To preserve the feeling of wide-open spaces, the master plan consists of a maximum of 40 ranch sites on no more than 35 acres each. A designated one-to-three-acre building envelope makes each ranch site close enough for neighbors to walk over for dinner gatherings, while keeping these homes from intruding on one another's privacy and views.





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*Our family discovered C Lazy U in 2009 and the moment our vacation began we knew we had found more than just a guest ranch, we had found a home away from home. C lazy U is a magical place and a unique community. In hopes of preserving and passing on the ranch to our children and grandchildren, we purchased a home site and built our dream home. We intend to enjoy C Lazy U and all it has to offer for years and years to come.*

*– The Ford Family. Los Angeles, CA*

# *An Exceptionally Active Lifestyle Awaits*



C Lazy U is one of the very few opportunities to celebrate western traditions from the moment you purchase your home site. Your very own secluded escape is warmed by the heart of a community. The ranch's rare combination of world-class service and casual mountain elegance just recently earned the prestigious Condé Nast Traveler Readers' Choice Award for the #1 resort in Colorado, the 4th best resort in the United States and the 13th best resort in the World.

As an owner, you can have the ranch staff do as little or as much as you'd like at your discretion. We can book your plane tickets, pick you up at the airport, stock your fridge, prepare your home, and service it daily while you are here. Best of all, when it's time to leave, you can simply walk out the door and the ranch will coordinate with you on cleaning and

## *Hassle-free Service and 5-Star Amenities*

The amenities are fully customizable and are continually enhanced. Membership at C Lazy U allows your family to have access to C Lazy U's hassle-free Member Services Program.

Meticulous attention to detail combined with legendary cuisine and service is elevated by a team steeped in the art of 5-Star service. Ranch-wide improvements to The Lodge, Patio House, Lazy You Spa, Member Tack Room, Hay Barn and guest cabins create a more welcoming experience for members. Indeed, each element of your experience has been carefully considered to make your time at C Lazy U fun, relaxing, and thoroughly rewarding for your entire family.

## *Horsemanship with a Purpose*

Just a short lope from your ranch estate, activities in The Lodge invite you to join in the fun. Come down for "Rush Hour" and watch wranglers drive 185 thundering horses from the corrals out to pasture. Stay for cocktails and dinner in the dining room where you'll engage in lively conversations with the most interesting people you'll ever meet.

At the center of it all, horses connect you with the spirit of the ranch in a tradition of western horsemanship that spans hundreds of years. Riders of every age and ability effortlessly control their horse for easy trail rides, a loping run, or working cattle.



# *Owning an Experience is More than Owning a Home*

Before villages and towns were ever built, settlements existed. Neighbors got together to enjoy each other's company and share stories. Laughter filled the air. Families and friends drew closer. At C Lazy U, the ranch continues this tradition with a variety of gathering areas and activities. Here's what you'll find.

## **THE LODGE:**

Built in 1947 from timber hauled from the mountain above, The Lodge defines C Lazy U's rustic mountain elegance. Members and guests meet at cocktail hour on a grand porch to enjoy glorious mountain views or gather in the lounge by a crackling fire. When it's time for dinner, you'll be seated in a dining room and served a meticulously crafted and elegant meal. Fine dining at C Lazy U has been a long standing tradition and the ranch prides itself on exceeding your gourmet expectations in a relaxed family style atmosphere that lends to creating friendships that last a lifetime.

## **THE BARN AND EQUESTRIAN FACILITIES:**

Here's where members and guests are outfitted with horses that match their skill level. Experienced wranglers and professional instructors help riders of all abilities gain the skills and confidence to enjoy riding. With more than 100 miles of trails across 8,500 acres, they feel like they're riding out into the sunset.

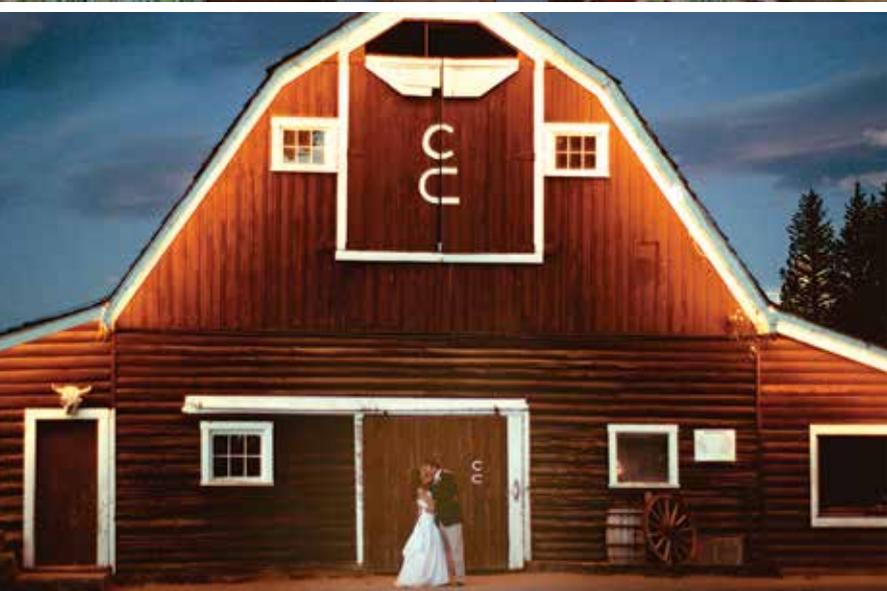
## **THE PATIO HOUSE:**

When it's time to do nothing except relax—ahhhh—here's the perfect place to hang out with friends. You can swim in the heated outdoor pool, soak in the soothing warmth of the hot tub. To get your heart pumping, you can exercise in the fitness center or play a spirited game on the adjacent tennis, volleyball and basketball courts.

## **LAZY YOU SPA:**

After a long day of riding, you can step out of your stirrups and head to the award-winning Lazy You Spa. Indulge in traditional or innovative treatments in this spa with a view of Willow Creek—Colorado's gorgeous beauty at its best.





## *Ropes Course and Zip Line*

If you seek adventure and excitement, then the C Lazy U ropes course was built for you. Enjoy both the high and low elements, and finish it off with an adventurous zip line across the river to the other side of the ranch.

## *Trap Shooting*

For gun enthusiasts, there's nothing quite like swinging a shotgun on a turbo-charged sporting clay and busting it with a single shot.

## *Kids and Teen Programs*

For more than half a century, experienced ranch counselors have refined a program that teaches children and teens how to build confidence and independence. The heart of the program revolves around riding horses every day. See their horsemanship skills increase from day to day and year to year along with their confidence and independence. Archery, scavenger hunts, capture-the-flag, volleyball, rowing boats, fishing, cookouts, hayrides, talent shows, and carnivals are just some of the kids' activities available. The Teen Program also offers off-site trips, white-water rafting and a local rodeo.



## *Orvis-Endorsed Fly Fishing*

The sport of fly fishing has made Colorado home to some of the nation's most beautiful waters and respected guides. Within view of the Orvis-endorsed fly fishing lodge, cast your luck along the shores of a trout-filled pond. Here, professional instructors offer fly fishing clinics to get you in the rhythm of the cast. Just a short stroll away, you can fly fish for wild trout with your guide along the two miles of private water on Willow Creek and lake fish on Willow Creek Reservoir. You might even try your hand fly fishing on our private two mile stretch of the nearby Colorado River.

## *Winter Activities*

Escape into a winter wonderland and explore the majestic beauty of C Lazy U. The hours of daylight are fewer in winter than in summer but every bit as packed with activities. Try these:

- Downhill ski via the ranch's own passenger snowcat on C Lazy U's private groomed and un-groomed mountain.
- Cross-country ski on an extensive groomed trail system complete with all the gear on site for your use.
- Snowshoe Magazine rated C Lazy U Ranch as one of the top snowshoeing destinations in the world.
- Snowmobile into thousands of acres of untracked wilderness.
- Ice skate or join the daily pick-up game of hockey on the Zamboni-groomed pond.
- Tube on C Lazy U's own tubing hill and make sure to come for the C Lazy U Luge, a three-quarter-mile track to the Patio House, where every "luger" is greeted with hot chocolate beside a roaring fire.

## *Boundless Recreation Stretches Along Endless Horizons*

All the activities of C Lazy U mark only the beginning of the excitement for members and guests. Sitting in one of Colorado's most pristine areas, the ranch provides a lifetime of recreational opportunities close to places you already know and love. We make it easy for you to explore it all.

Drop by the C Lazy U Outfitters Cabin. There, the ranch concierge will be happy to arrange adventure excursions with the area's best fly fishing, rafting, mountain biking, and hiking guides. The concierge can reserve boat rentals at a local marina, recommend the best wildflower hikes in Rocky Mountain National Park, make reservations at the Repertory Theatre in Grand Lake, set up tee times at one of four championship golf courses, arrange chauffeured transportation to world-class skiing destinations—and even get you back to the airport. Think of the Outfitter's Cabin as your personal guide service to every imaginable adventure and recreational pursuit in Colorado's most inspiring setting.



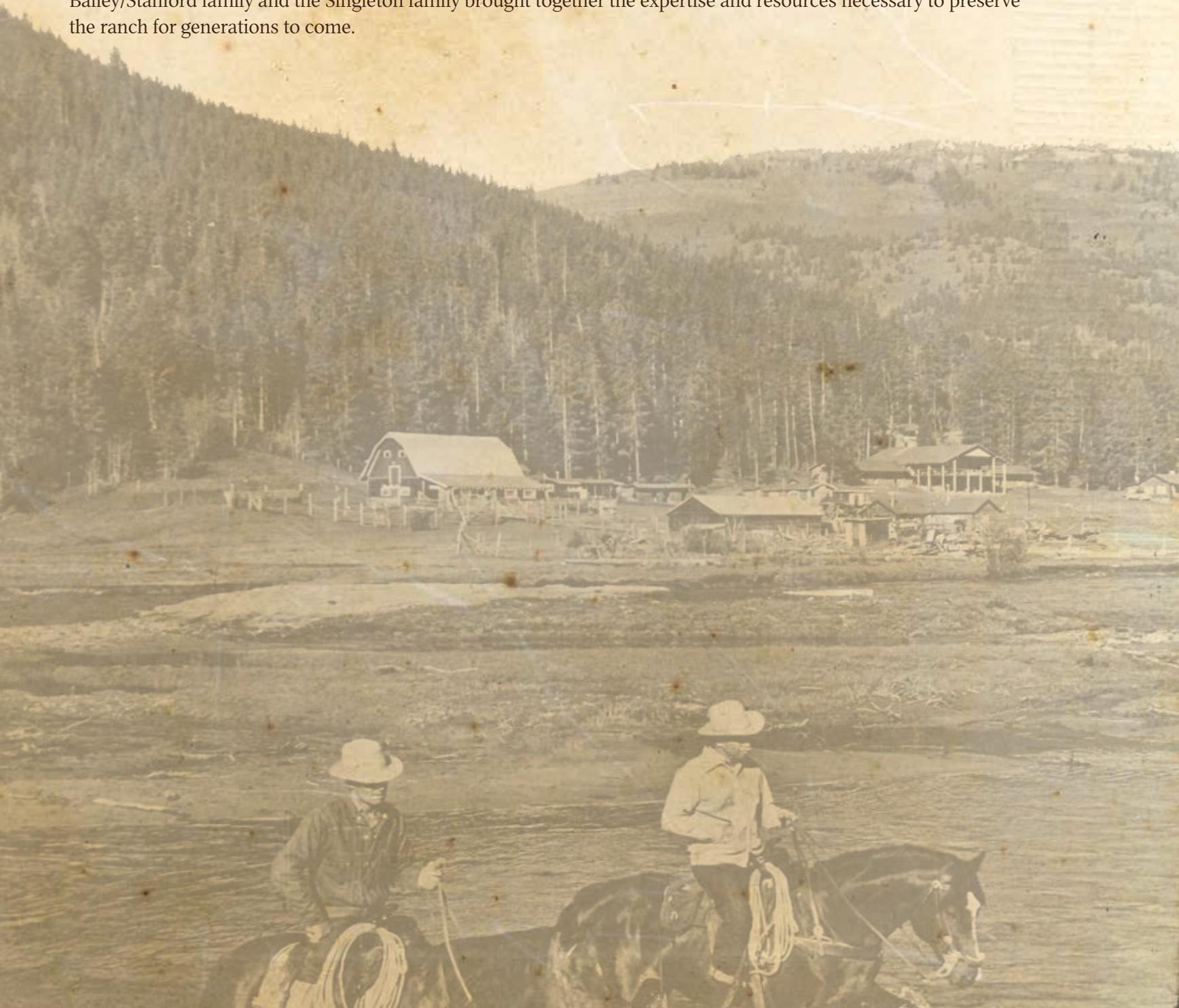
## *Families Unite as Stewards of this Pristine Land*

C Lazy U boasts a past as twisting as the river that carved the shapes suggesting the ranch's name into this landscape. Back in the late 1800s, the Curtis family saw the promise of this land and staked its claim to a homestead. Jack and Gertrude Smilie then bought the ranch in the early 1900s. They started a guest ranch in 1919 where visitors enjoyed horseback riding, trout fishing, and bear hunting. The original barn was built in 1925.

After purchasing C Lazy U in 1945, Dick and Katie Schoenberger from New York City blended the quintessential western ranch experience. They established a casual mountain elegance that set a standard for attracting guests from around the globe. As part of their plan, the Schoenbergers oversaw construction for the Lodge in 1947. Its logs were felled on the Baldy hillside above and hauled down the hill to the site. There, they were hand-peeled, notched, and set in place using pioneering ingenuity.

Having fallen in love with C Lazy U while spending their honeymoon in one of the guest cabins, George and Virginia Mullin bought the ranch in 1973. Then, after visiting the ranch for three decades, Clark and Peg Murray fell so deeply under its spell, they bought it from the Mullins in 1988. The Murray family ran it until 2008.

Within the span of just under 100 years, only four families have owned this pristine property. Then in 2008, out of their mutual love and appreciation for C Lazy U, two families united to preserve its legacy. The new family partnership of the Bailey/Stanford family and the Singleton family brought together the expertise and resources necessary to preserve the ranch for generations to come.





## *Meet the Families Committed to Tradition and Preservation*

Two families have embraced the value of an extraordinary lifestyle with endless imagination and a deep commitment to the land itself.

The Bailey/Stanford family fell in love with the C Lazy U during a Buck Brannaman horsemanship clinic in 1999. They have since built a home at the C Lazy U Homesteads and regularly stay at the ranch to enjoy frequent family retreats away from their home in Denver.

The Singleton family was so enchanted with C Lazy U's legacy as guests, they contributed to preserving its lifestyle by acquiring a significant portion of the deeded property prior to becoming owners of the ranch itself. Recently, they constructed their own home onsite as a retreat away from home.

Both the Bailey/Stanford and Singleton families embrace the long-term preservation goals of the ranch and consider themselves stewards of this magnificent property. Both families share in the love of being intricately involved in the operations ensuring that members and guests alike experience the magic that attracted them both to the ranch many years ago.



## *The Final Frontier*

~Your invitation to live the lifestyle and build your own legacy~

~Few places in the world will ever match the unspoiled beauty and exciting four-season lifestyle~

~You and your family are invited to own a piece of the legacy~

The final release of Aspen Springs and Chimney Rock Cabins completed the long-term master plan a few years back. They interlock the C Lazy U Homesteads to the south and Dexter Meadows and Dexter Ridge communities to the north like an intricate and final puzzle piece. Combined, these four communities make up the entirety of the home site offerings at C Lazy U Ranch.

To ensure the beauty and traditions this land embodies, the owners have committed to limiting future development. In their words, “We intend to preserve the ranch and ensure that our members and guests know that the hay meadows, rolling hills, blanketed forests, and majestic peaks in the background will look the same one hundred years from today as they did when this land was homesteaded over a century ago.”

The ranch’s final offering is nearly sold out, with only a handful of home sites remaining. It’s time to take advantage of this opportunity and create your family legacy and become a member who shares in C Lazy U’s storied vision and the traditions of the American West.

*Luxury Mountain Living with Endless Imagination and a  
Deep Commitment to the Land*

The next chapter of C Lazy U is about to be written. Allow your family to be part of the excitement in experiencing and preserving this extraordinary legacy. For details about remaining ranch estates and membership opportunities, visit the Outfitters Cabin or call C Lazy U at 970-887-3344.

Dear Prospective Member:

We hope you'll take advantage of the final opportunity to become a member of C Lazy U. Along with offering a rewarding lifestyle, your membership will help us preserve this breathtaking and incomparable ranch tradition.

Cordially,

Don Bailey and Leslie Stanford  
The Dean Singleton Family

C Lazy U  
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Overman's Texas Gray Ranch  
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