

# COLORADO'S TIMBER RIDGE HOMEOWNER'S ASSOCIATION WRITTEN WILDFIRE DEFENSIBLE SPACE PLAN POLICY

EFFECTIVE DATE: January 13, 2014-----

In compliance with the Colorado Common Interest Ownership Act (CCIOA), the Board of Directors of the Association desires to adopt a uniform and systemic policy to address the submission and review of a written wildfire defensible space plan.

The Association hereby adopts the following policies and procedures:

1. Pursuant to C.R.S. 38- 33.3-106.5 (e) the Colorado legislature has determined that certain prohibitions with respect to fire mitigation are contrary to public policy.
2. In order to comply with C.R.S. 38- 33.3-106.5 (e) the following policy and procedure applies to owners who submit a written defensible space plan to the Association. The Association **shall not prohibit the removal by a unit owner of trees, shrubs, or other vegetation to create defensible space around a dwelling for fire mitigation purposes, so long as such removal complies with a written defensible space plan created for the property by the Colorado State Forest Service, an individual or company certified by a local governmental entity to create such a plan, or the fire chief, fire marshal, or fire protection district within whose jurisdiction the unit is located, and is no more extensive than necessary to comply with such plan. The plan shall be registered with the association prior to the commencement of work. The association may require changes to the plan if the Association obtains the consent of the person, official, or agency that originally created the plan. The work shall comply with applicable association standards regarding slash removal, stump height, revegetation, and contractor regulations.**
3. The fire mitigation plan submitted must contain the name of the entity completing the plan, the date the plan was completed, the name of the individual drafting the plan, phone number or other contact information. The plan shall be clear and specific as to which trees, shrubs or vegetation are recommended to be removed.
4. Due to the potential severity of wildfire, the Association shall review and complete the final determination ( including initial review and discussion with entity drafting the plan regarding any potential changes) within 45 days (maximum but preferably within 30 days) from the original submission of the fire mitigation plan.
5. This policy is applicable to lot(s) that are contiguous to the same owners dwelling lot.
6. In those instances where a fire emergency notice has been announced by Archuleta County officials, the Board of Directors of the Association will issue a waiver of the

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stated fire mitigation procedures and permit the property owners within Colorado's Timber Ridge Ranch to commence with the fire mitigation plan on an immediate basis for their property during the duration of such an emergency.

IN WITNESS WHEREOF, the undersigned certify that the Written Wildfire Defensible Space Plan policy was adopted by resolution of the Board of Directors of the Association on <sup>1/13/14</sup>-----

Colorado's Timber Ridge Ranch Homeowner's Association, a  
Colorado non profit corporation

By: Linda Rigney <sup>signed copy on file</sup> \_\_\_\_\_  
It's President

ATTEST

By Barbara Kennedy ( secretary) signed