

CORDILLERA PROPERTY OWNERS ASSOCIATION

2023 AMENDED & RESTATED RESIDENTIAL WILDFIRE MITIGATION RESOLUTION

WHEREAS, on March 29, 2007, the Cordillera Property Owners Association ("the Association") adopted a Wildfire Mitigation Resolution which set forth mandatory wildfire mitigation regulations to protect the homes and property of Cordillera Property Owners ("Owners") from wildfires; and on March 16, 2009, adopted an Amended and Restated Wildfire Mitigation Resolution; and on April 18, 2014, adopted an Amended and Restated Wildfire Mitigation Resolution (collectively referred to herein as the "Residential Wildfire Mitigation Resolution") and

WHEREAS, the Association has determined that initial concerns regarding residential wildfire mitigation have been addressed on privately owned properties, as specified in the Residential Wildfire Mitigation Resolution, such that the community should be now in a maintenance stage.

WHEREAS, the Association feels that continuation of a modified Residential Wildfire Mitigation program is in the best interest of the safety of the community.

NOW THEREFORE, THE BOARD OF DIRECTORS OF THE CORDILLERA PROEPRTY OWNERS ASSOCIATION HEREBY ADOPTS THE FOLLOWING AMENDED AND RESTATED RESIDENTIAL WILDFIRE MITGIATION RESOLUTION:

1. Residential Mitigation Required: Owners shall be responsible for compliance with wildfire vegetation management on their properties in accordance with all applicable standards specified by the Colorado State Forest Service (CSFS) and the Eagle County Community Wildfire Protection Program. Properties will be assessed by the Association, Eagle County and/or the Colorado State Forest Service on a periodic basis, by neighborhood.
 - a. Owners of assessed properties found out of compliance shall be notified that they are not in compliance.
2. Hazard Trees: A hazard tree shall be any species or variety of tree which is dead or substantially dead and determined to be either a wildfire fuel hazard and/or a safety hazard to people or improvements.
 - a. Owners of properties upon which a Hazard Tree(s) is discovered shall be notified in writing about the hazard trees and shall have thirty (30) days to either mitigate the issue or to submit written proof of intent to mitigate such as a contract with an appropriate vendor.
3. Burning: Open burning of slash and debris shall be prohibited unless specifically approved by the General Manager of the Association. Burning may be approved when normal means of disposal of slash and debris are not applicable due to location and/or terrain, as determined by the General Manager at his/her discretion.
 - a. Approval to openly burn slash and debris shall be contingent on approvals from Eagle County and the Eagle River Fire Protection District. The Association, through the General Manager or by Board action may revoke authorization at any time and for any reason.

4. Fire Bans: The General Manager may ban open fires when at his/her discretion weather and fuel moisture conditions present a safety concern for the community. This decision is not dependent on the presence of other fire bans. A fire ban will include any open fire in fire rings, fire pans, charcoal grills, and fireworks.
5. Mitigation Standards: Mitigation shall comply with applicable specifications from the Eagle County Community Wildfire Protection Program and the Colorado State Forest Service and the Cordillera Design Review Board ("Cordillera DRB").
6. Landscaping at Homes Built Prior to 2004: It is recognized that this resolution affects homes built prior to the Eagle County Wildfire Regulations (April 2004) and that the landscaping for these homes, particularly the landscaping in Zone 1, was permitted by the Cordillera DRB, yet is contrary to current regulations. Zone 1 is the most important part of the wildfire mitigation program when it comes to protecting the home and fire fighters. When conducting hazard assessments for the purpose of this Resolution, the Association, Eagle County and/or Colorado State Forest Service may advise property owners about landscaping done prior to 2004 and provide the Owner with recommendations, BUT the owner shall not be required to remove this landscaping.
7. Failure to Comply: Notice hereunder and any other notices will be handled in accordance with the Association's then current Policy Regarding Covenant and Rule Enforcement.
8. Property Assessments: The Association, Eagle County, Colorado State Forest Service and/or Eagle Valley Wildland may periodically conduct assessments of Cordillera properties within neighborhoods or when observations from staff or other owners necessitate assessments of such properties.
9. Prior Resolution: This resolution supersedes and replaces in its entirety all prior and previously adopted Residential Wildfire Mitigation Resolutions.
10. Effective Date: This resolution shall take effect thirty days following the date and time of its adoption.

ADOPTED AND APPROVED THIS 29th DAY OF Sept., 2023.

CORDILLERA PROPERTY OWNERS ASSOCIATION

CPOA Board President

Melissa Murphy

