

CORDILLERA PROPERTY OWNERS ASSOCIATION

AMENDED AND RESTATED 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 (collectively referred to herein as the “Wildfire Mitigation Resolution”) and

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

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

NOW THEREFORE, THE BOARD OF DIRECTORS OF THE CORDILLERA PROPERTY OWNERS ASSOCIATION HEREBY ADOPTS THE FOLLOWING AMENDED AND RESTATED WILDFIRE MITIGATION RESOLUTION:

1. Mitigation Required: Owners shall be required to maintain wildfire vegetation management on their properties according to standards specified by the Colorado State Forest Service (CSFS). Properties shall be inspected by the Association on a five year cycle, based on neighborhoods, according to the schedule attached hereto as Exhibit A.
 - a. Owners of Properties found out of compliance shall be notified in writing that they are not in compliance and shall have thirty (30) days to either mitigate the issues or to submit written proof of intent to mitigate such as a contract with an appropriate vendor.
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 with Hazard Trees 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 in his discretion.

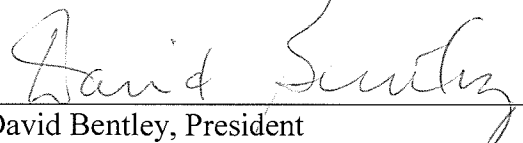
- a. Approval to openly burn slash and debris shall be contingent on approvals from Eagle County and the Eagle River Fire Protection District. The Association, through the General Manager or by Board action may revoke authorization at any time and for any reason.
4. Fire Bans: The General Manager may ban open fires when at his 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 specifications from the Eagle County Wildfire Regulations and the Colorado State Forest Service (Exhibit B) and the Cordillera Design Review Board (“Cordillera DRB”) for Zones 1, 2 and 3.
 - a. Cordillera requires that parcels of size three acres or less shall be required to mitigate to the property lines. Parcels over three acres shall be required to mitigate a distance of 210 feet from all decks and overhangs.
 - b. Zone 1 in Cordillera shall be twenty (20) feet.
 - i. Zone 1, on downhill slopes below homes, may be increased to thirty feet (30’), at the discretion of the Healthy Forest Coordinator, when slopes or vegetation create additional hazards.
6. Vacant Lots: Vacant lots shall be mitigated to Zone 3 standards. Parcels of size three acres or less shall mitigate the entire property, including the building envelope. Parcels over three acres shall be required to mitigate a distance of 210 feet from the center of the building envelope.
7. Hazards to Adjacent Structures: If the vegetation on a property presents a wildfire hazard for a structure on an adjacent property, the Association’s Healthy Forest Coordinator may require the owner of the property presenting the hazard to mitigate the hazard to the standards of Zone 2.
8. 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 shall 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.
 - a. In the event the exterior or landscaping of same property, in whole or in part, is remodeled in a DRB reviewed and approved project, the entire defensible space shall come under compliance with the regulations.
9. Failure to Comply: In the event an owner fails to comply with the written notice required in section 1 or 2 the Association may issue a violation notice. This notice

and any other notices will be handled in accordance with the Association's then current Policy Regarding Covenant and Rule Enforcement. For the purpose of complying with this resolution, written documentation showing commitment with a contractor to address the violation will be considered a remedy unless the owner fails to address the violation as specified in the agreement.

10. Right to Mitigate: Failure to comply with written notices as specified in number 9 may result in the Association, or a contractor of the Association's choice, mitigate the hazard(s). Before entering upon the property to mitigate the issue the Association shall supply to the owner a written estimate of the costs. The owner will have thirty days to respond. The Association will charge the Owner with ALL costs associated with this mitigation, including any staff and legal fees. Unpaid charges will be managed according to the Associations collection policy. .
11. Inspections: The Association has authority to enter upon the Owner's property to conduct inspections. The Association, will periodically conduct inspections of Cordillera properties within neighborhoods or when observations from staff or other owners necessitate inspections of such properties. Staff will periodically conduct inspection of individual properties within neighborhoods or when observations from staff or other owners necessitate inspections of individual properties.
12. Hazard Ratings: Cordillera Public Safety will maintain a list of hazard ratings for each property in Cordillera. Ratings will be calculated using the Eagle County rating form so that all properties are rated using the same system.
13. Prior Resolution: This resolution supersedes and replaces in its entirety the Wildfire Mitigation Resolution, as defined above.
14. Effective Date: This resolution shall take effect thirty days following the date and time of its adoption, unless disapproved by a vote of the Association's Membership within thirty days following the date of adoption of this resolution.

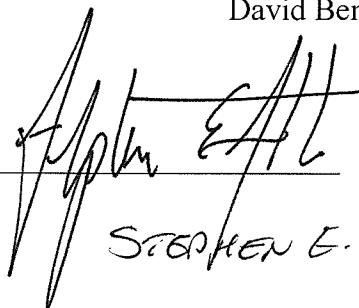
ADOPTED AND APPROVED THIS 18th DAY OF April. 2014.

CORDILLERA PROPERTY OWNERS ASSOCIATION



David Bentley, President

ATTEST:



STEPHEN E. SMITH, SECRETARY