

**Rules and Regulations 2020
For
Blue Ridge Estates Homeowners Associations of Coconino County**

Revision Dates: **April 16, 2005 Original Document**
 May 20, 2006 Revised Document, added Rules 2 & 3
 March 5, 2011 Rewritten with pictures
 March 6, 2018, Recorded March 5, 2020
 XXXXXX, 2020 Replaces all previous Rules and Regulations

Background:

A housing development, which is located on the interface with the forest, is always in significant danger from wildfires. Keeping the development cleared of vegetation, which is combustible, is paramount to the increased safety of that development. The intent of this effort is to remove combustible material both on the ground and up the trunk of trees to deter wildfire from being able to climb from the ground into the crowns of the trees; and allow the fire to pass through the area without igniting more serious problems.

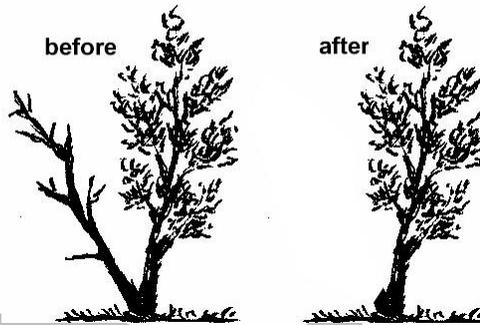
The Blue Ridge Estates (BRE) Homeowners Association (HOA) periodically updates the Fire Safety Rules when new guidelines are issued. The revised document will be recorded with Coconino County and supersedes all previously recorded records.

Requirements:

	Improved Lot	Unimproved Lot
1. Dead Standing Trees & Shrubs	X	X
2. Dead Tree Section	X	X
3. Stumps	X	X
4. Dead & Down Trees, Branches & Shrubs	X	X
5. Laddering Up & Reduce Ladder Fuels	X	X
6. Dead Limbs	X	X
7. Ornaments	X	X
8. Raking	X	O
9. Firewood	X	O
10. Bark Beetle	X	X
X = Required O = Not Required		

1. Dead Standing Trees & Shrubs:

All dead standing trees and shrubs regardless of size must be taken down. These materials must be removed from the property. Starting with Fire Safety Inspections in 2021 there is no longer an exception to the rule that one dead standing tree may remain. Dead standing trees provide vertical kindling for ground fires to move into adjacent tree crowns.



2. Dead Tree Section:

A tree, which has a major dead section below the 6' level, must have the dead section removed.



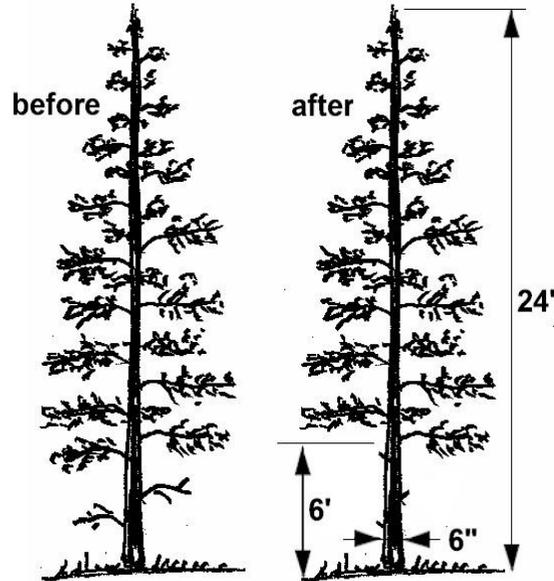
3. Stumps:

Stumps may be no taller than one (1) foot in height.

4. Dead and Down Trees, Branches & Shrubs:

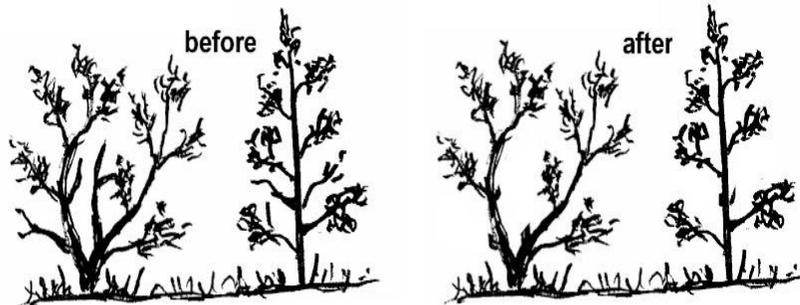


All dead and down trees, branches and shrubs must be removed from the property.



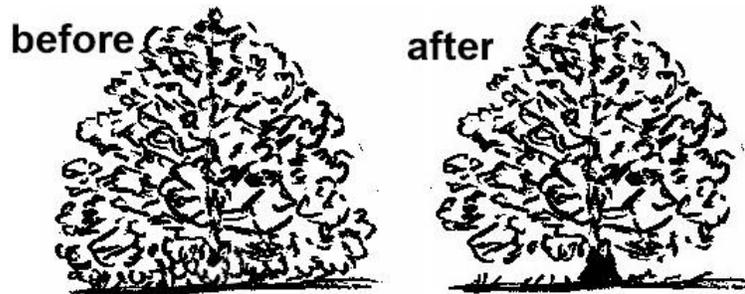
5. **Laddering Up & Reduce Ladder Fuels:**

Remove underbrush from beneath trees. All trees with a trunk diameter of six (6) inches or more must have the limbs (both living and dead limbs) removed to a height of six (6) feet from ground. Smaller trees with diameter of less than six (6) inches must have limbs removed to a minimum of one-half (1/2) the tree height.



6. **Dead Limbs:**

All trees must have all the **dead** limbs removed to a level of 6 feet.



7. Ornaments:

All decorative trees like ones purchased from a nursery and planted for ornamental purposes must be trimmed so that branches do not rest on the ground. The area under the tree must be cleaned of debris.

8. Raking:

Raking of property and trimming of tall dead grass on improved lots must be done to remove a major source of fire fuel. At a minimum, a thirty (30) foot area **must** be raked and trimmed around all structures, including home, garage, shed, firewood piles, and propane tanks. When removing pine needle or leaf droppings, the underlying darker decomposing material should remain undisturbed.

9. Firewood:

Firewood must be stacked and stored a minimum of thirty (30) feet away from any structure (yours or your neighbors). Areas around firewood and any other flammable items must be cleared of any receptive fuels. Firewood must not be stacked using trees as end posts. This creates a fire hazard to allow the fire to get into the canopy quicker. No firewood or other flammable materials may be stored under decks. No firewood is allowed on an unimproved lot.

10. Bark Beetles:

During the annual Fire Safety Inspection, the inspectors will also be looking for Bark Beetle infested trees. Identified infested trees must be removed immediately. Such trees pose a threat to the Blue Ridge Estates Community as well as all surrounding communities.

11. Lot Inspections:

Fire Safety inspectors, recommended by the Fire Safety Committee and approved by the BRE Board, per CC&Rs Section 10.8, may enter a Lot if needed to conduct an accurate inspection and ascertain the location of any non-compliance with Rules and Regulations.

Inspection and Fine Process

1. May 15 to June 15 - Initial Fire Safety inspections will be conducted.
2. June 16 to June 30 - Notification letters of Compliance or Non-compliance issues will be sent to property owners.

3. July 1 to July 31 - Property owners of Non-compliance lots must reply with an action plan to bring the lot into Compliance. Fire Safety committee will re-inspect lots when owners complete work.
4. September 15 – All lots must be in compliance. After the Annual General Meeting, Non-Compliant lots will be reviewed by the Blue Ridge Estates Board of Directors and Fire Safety Committee to determine next actions.
5. October 15 or Executive meeting after Annual General Meeting – Letters reviewed and approved by BRE Board to initiate the fine process.
6. January 1 of following year – \$500 Fine assessed.

Disputing Inspection Results:

At any time a lot owner can write or email the BRE HOA to dispute the results of the inspection. That written request should state the reason the lot owner is contesting the judgment of the Fire Safety Committee. If the lot owner wants to request a “special re-inspection” to dispute the results they can do so with the following conditions:

1. A special re-inspection is classified as an inspection where a member the Fire Safety Committee meets with the lot owner (at the lot being disputed). The Fire Safety Committee representative will show the lot owner what was found out of compliance.
2. A \$100 administrative fee to cover expenses of the re-inspection will be collected in advance by sending it to Blue Ridge Estates HOA c/o HOAMCO. The fee is per lot, if the lot owner has more than one lot they wish to dispute, an administrative fee may be charged to each lot.
 - a. The administrative fee will be refunded only if the result of the re-inspection is in favor of the lot owner and the Fire Safety Committee was found to be in error.
3. The Fire Safety Committee will work with the lot owner to set an appointment date and time for the special re-inspection. The Fire Safety Committee has the final say in approving the date and time of the appointment.
4. 48 hours advance notice to the HOA is required to cancel an appointment and not be charged the \$100 administrative Fee. The Fire Safety Committee has the right to reschedule an appointment for any reason.