



**Resolution 01-2013, Revision 1  
King's Deer Fire Mitigation**

WHEREAS, Section 28D of the Declaration of Covenants, Conditions, and Restrictions for King's Deer Subdivision and the Declaration of Covenants, Conditions, and Restrictions for King's Deer Highlands Subdivision (the "Covenants") provide that the Association may adopt and publish rules and regulations with which each King's Deer property owner ("Owner") and other occupants shall strictly comply;

WHEREAS, Section 12 of the Covenants require, "Each Owner and the Association shall comply with the General Development Plan including, without limitation, the wildfire mitigation requirement, and the Association shall enforce the Development Plan....";

WHEREAS, The King's Deer Subdivision Planned Use Development Guidelines and the King's Deer Highlands Subdivision Planned Use Development Guidelines, Section H, Fire Mitigation, requires homeowners comply with specific fire safety obligations;

WHEREAS, Section 28A of the Covenants authorizes the Association to enforce the covenants;

WHEREAS, The Bylaws of King's Deer Homeowner Association, Section VII.1 provide the Board of Directors the power to adopt and publish rules and regulations and to establish penalties for the infraction thereof;

WHEREAS, The Waldo Canyon fire in June 2012 and the Black Forest fire in June 2013 demonstrated the devastating effects throughout a community when basic fire safety measures are not enforced in a forested residential environment such as King's Deer;

WHEREAS, The Board is cognizant of policies of federal and state forest service agencies, it also understands that more stringent requirements may be necessary to protect the homes and properties in King's Deer. While standing dead trees can be beneficial for a forest in providing nesting areas and food sources for animals, that benefit must be balanced against the danger they pose for fire. A community built in a forest has different needs than a forest standing by itself. It is the Board's determination that the danger posed by dying and dead trees outweighs any benefit they may provide.

NOW, THEREFORE, BE IT RESOLVED the following are adopted by the Board of Directors of King's Deer Homeowners Association as the King's Deer Fire Mitigation Policy and shall become effective August 22, 2013.

1. Motor vehicles shall be parked only on designated driveways.
2. Fireworks of every kind are prohibited in King's Deer.
3. Burning of trash, leaves, weeds, and any other materials is prohibited.
4. All proposed outdoor fire pits must be approved by the fire marshal before submitted to the Architectural Control Committee.
5. All house addresses shall be clearly visible from the street.
6. Dead and dying trees, and slash shall be removed from King's Deer; whether a tree is dead or dying and must be removed is a decision to be made in the sole discretion of the Board.

7. Uniformly cut firewood must be neatly stacked, and must be at least 10 feet from any structure.
8. All lots shall be mowed at least once annually, not later than June 30.

Adopted by the King's Deer Homeowners Association Board of Directors this 21<sup>st</sup> day of August, 2013.

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John Highhouse, President, Board of Directors

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Allen Alchian, Secretary, Board of Directors