

OWNER'S INFORMATION

Sunset Ridge Pond

Our pond is for the exclusive use of the Sunset Ridge Property Owner's Assoc. (SRPOA) and our rules specifically exclude use by the Sunset Ridge Estates homeowners. This same exclusivity applies to fishing as well since SRPOA uses your dues money to stock the pond with trout each year.

Recommendations and rules for the use of the pond include:

- A Colorado fishing license is required because some natural fish get into the pond through the intake.
- It is required that adults use artificial lures and flies only and while we strongly promote catch and release, some fish caught in the pond may be harvested. Our regulation is two fish per household per day. For children, bait is permitted keeping in mind that Colorado limits apply.
- Guests are permitted as long as they are accompanied by the owner.
- Park in the dedicated parking lot and use your non-duplicable key to access the area. Replacement keys are available for \$25.00 from Mike Mason (970-531- 7424).
- No boats or rafts are allowed on the lake at anytime for any reason.
- The Fraser River from the bridge to the top of the pond is also available for fishing. All fishing must be done with artificial flies and lures with single barbless hooks only. All fish must be returned to the water immediately. Please note that upstream from the pond belongs to the adjacent landowner and cannot be used by our members.
- We do not have anyone dedicated to cleaning up the pond area so please leave only your footprints while enjoying the pond and clean up all other evidence you were there. PLEASE!
- Please do not clean your fish in or around the pond to avoid spreading disease to the other fish.

Fire and Other Emergencies

The Sunset Ridge development is serviced by an all volunteer fire department. We sit in between the Fraser and Tabernash fire stations with Tabernash being the closest to us. Response time by our volunteer fire fighters is very good; however, they still have a long distance to travel to Sunset Ridge after they get to the firehouse. Therefore, ten minutes following their arrival at the fire station is optimistic for their arrival to your home so it is imperative that your address is easily seen from the road.

The emergency response crews use County Road numbers for address response. **Therefore, when you call in a request for help, be sure to give them your County Road number and not the street name. There may be streets within developments in the county with the same name, but there is only one county road number.**

NOTE: To help our fire fighters, every homeowner should have a fire extinguisher on every floor of their home. With sufficient in-house equipment, when the firemen arrive, they might find the fire was successfully fought by the homeowner. They like going to fires like that!

Construction and Slash Burning

Fire is our biggest fear and we take fire prevention very seriously. There is a high level of concern in the community about burning slash (cleared trees and limbs in preparation for building or resulting from felled or dead trees). Because burning slash causes a copious amount of smoke and under certain atmospheric conditions the smoke fills the valley. This is unsightly, unhealthy and smells bad.

At this writing, there is no law against burning slash in the valley. There are some rules and recommendations to observe if burning is the choice of disposal:

- Contact the Fire Department for a burn permit (so they will know the source of smoke). The fire department will also help with advice on the best method to get a good burn.
- The best burn will be with slash that has been cut and dried for one year (or several months).
- Provide an adequate source of water to contain a possible fire breakout.
- The fire must be continually monitored by a fire watch.
- A cell phone or neighbor's phone must be readily available.
- Begin the burn early in the day.
- Burn during atmospheric instability (storm period) to disperse the smoke.

Alternate disposal of slash:

- Haul to a disposal site.
- Chip the slash into mulch for landscaping.
- Buck and save for use in a fire place.

About Dogs

Most of us love dogs--as long as they're ours, so we ask that you be sensitive to your neighbors in regards to the freedom you provide them. We do have an enforceable leash law, but dogs under good verbal command can be seen off leash in the development. If you do let your dogs run free, please note the following:

- Always accompany your dogs whenever they are off leash. Never let them purposely run free without supervision.
- Coyotes can lure your dog into the pack and then it's all over.
- Dogs running cattle or horses may be shot by the cattle/horse owners--something to do with the law of the range.
- Many people walk our roads for exercise and to experience the great and beautiful outdoors. Please use your pooper-scoopers and keep our roads clean(er).
- As our subdivision builds out with more homes and dogs, please be considerate of your neighbors. Not all owners appreciate dogs running on their property or disturbing barking.

Grand County Ordinance

- Section 5.2 of the Grand County Animal Ordinance states; "Nuisance: It shall be unlawful for any owner to harbor any dog or other pet animal which, by any sound or cry or other activity, shall disturb the peace, comfort or property of the inhabitants of the neighborhood, and such disturbance is hereby declared to be a public nuisance." The county requires all dogs to have a rabies tag and a county dog tag in addition to any other tags required by other cities or counties. Dogs are not allowed to run on neighboring private properties.

Sunset Ridge Covenant Restrictions regarding Nuisance:

- Section 18. Nuisance. No owner of any residential building site shall suffer or permit any noxious, dangerous or offensive activity to be conducted, carried on or practiced at any place on such site.
- Section 22. Animals and Poultry. No animals, livestock, or poultry of any kind shall be raised, breed or kept on any residential building site, except that dogs, cats or like household pets (not exceeding four animals more than four months of age at any one time) may be kept provided that they are not kept, bred or maintained for any commercial purpose.

Fire Mitigation Policy

The county is requiring that all new subdivisions develop and implement a fire mitigation plan for the subdivision. In view of the wildfire hazard potential to Sunset Ridge, we will require all new construction in our subdivision to comply with the county's requirement for new subdivisions. We consider this to be prudent and responsible; plus, the added cost to comply during construction is minimal, and the long term benefits are considerable.

The requirements are fairly simple to implement and are covered in some detail in a handout from the Colorado State University Cooperative Extension bulletin # 6.302 titled, Creating Wildfire-Defensible Zones. <http://extension.colostate.edu/topic-areas/natural-resources/forest-home-fire-safety-6-304/>

Driveways should be twelve feet wide and have a vertical clearance of twelve to fourteen feet. There should be enough turn around space to accommodate a very large pickup truck type fire truck.

These fire mitigation requirements conform to the "prescriptions" section of this document for zones 1 & 2. The prescription for zone 3 does not apply to our subdivision because of the small lot sizes in our subdivision. According to our local Colorado State Forester, our subdivision is best suited to applying the recommendations of zones 1 & 2 only.

Existing lots with homes already constructed are strongly encouraged to implement these same requirements.

The following is an excerpt from the bulletin mentioned above:

Prescriptions for Fire Mitigation

Zone 1

The size of Zone 1 is 25 feet, measured from the edges of the structure or the drip line of trees within zone 1.

Within this zone, several specific treatments are recommended.

Plant nothing within 3 to 5 feet of the structure, particularly if the building is sided with wood, logs or other flammable materials. Decorative rock with a vegetation barrier underlayment for example, creates an attractive, easily maintained, nonflammable ground cover.

If the house has noncombustible siding, widely spaced foundation plantings of low growing shrubs or other "fire wise" plants are acceptable. Do not plant directly beneath windows or next to foundation vents. Be sure there are no areas of continuous grass adjacent to plantings in this area. Frequently prune and maintain plants in this zone to ensure vigorous growth and a low growth habit. Remove dead branches, stems and leaves.

Do not store firewood or other combustible materials in this area.

Enclose or screen decks with metal screening. Extend the gravel coverage under the decks. Do not use areas under decks for storage.

Ideally, remove all trees from Zone 1 to reduce fire hazards. If you do keep a tree, consider it part of the structure and extend the distance of the entire defensible space accordingly.

Isolate the tree from any other surrounding trees.

Prune all tree branches to at least 10 feet above the ground. Remove any branches that interfere with the roof or are within 10 feet of the chimney. Remove all "ladder fuels" from beneath the tree. Ladder fuels are vegetation with vertical continuity that allows fire to burn from ground level up into the branches and crowns of trees. Ladder fuels are potentially very hazardous but are easy to mitigate. No ladder fuels can be allowed under tree canopies. In all other areas, prune all branches of shrubs or trees up to a height of 10 feet above ground (or 1/2 the height, whichever is the least).

Zone 2

Zone 2 is an area of fuel reduction designed to reduce the intensity of any fire approaching your home. Follow these recommended management steps:

Thin trees and large shrubs so there is at least 10 feet between crowns. Crown separation is measured from the furthest branch of one tree to the nearest branch on the next tree (Figure 3). On steep slopes, allow more space between tree crowns. (See Figure 4 for minimum recommended spacing for trees on steep slopes.) (Not a factor in Sunset Ridge) Remove all ladder fuels from under these remaining trees. Carefully prune trees to a height of at least 10 feet. Small clumps of 2 to 3 trees may be occasionally left in Zone 2. Leave more space between the crowns of these clumps and surrounding trees. Because Zone 2 forms an aesthetic buffer and provides a transition between zones, it is necessary to blend the requirements for Zones 1 and 3. Thin the portions of Zone 3 adjacent to Zone 2 more heavily than the outer portions. Isolated shrubs may remain, provided they are not under tree crowns. Prune and maintain these plants periodically to maintain vigorous growth. Remove dead stems from trees and shrubs annually. Where shrubs are the primary fuel in Zone 2, refer to the Special Recommendations section of this fact sheet.

Limit the number of dead trees (snags) retained in this area. Wildlife needs only one or two snags per acre. Be sure any snags left for wildlife cannot fall onto the house or block access roads or driveways. Mow grasses (or remove them with a weed trimmer) as needed through the growing season to keep them low, a maximum of 6 to 8 inches. This is extremely critical in the fall when grasses dry out and cure or in the spring after the snow is gone but before the plants green up.

Stack firewood and woodpiles uphill or on the same elevation as the structure but at least 30 feet away. Clear and keep away flammable vegetation within 10 feet of these woodpiles. Do not stack wood against your house or on or under your deck, even in winter. Many homes have burned from a woodpile that ignited as the fire passed. Wildfires can burn at almost any time in Colorado. Locate propane tanks at least 30 feet from any structures, preferably on the same elevation as the house. You don't want the LP container below your house — if it ignites, the fire would tend to burn uphill. On the other hand, if the tank is above your house and it develops a leak, LP gas will flow downhill into your home. Clear and keep away flammable vegetation within 10 feet of these tanks. Do not screen propane tanks with shrubs or vegetation.

Dispose of slash (limbs, branches and other woody debris) from your trees and shrubs through chipping or by piling and burning. Contact your local CSFS office or county sheriff's office for information about burning slash piles. (We cannot recommend the following:) If neither of these alternatives is possible, lop and scatter slash by cutting it into very small pieces and distributing it over the ground. Avoid heavy accumulations of slash. Lay it close to the ground to speed decomposition. If desired, no more than two or three small, widely spaced brush piles may be left for wildlife purposes. Locate these towards the outer portions of your defensible space.

Maintaining Your Defensible Space

Your home is located in a forest that is dynamic and always changing. Trees and shrubs continue to grow, plants die or are damaged, new plants begin to grow, and plants drop their leaves and needles. Like other parts of your home, defensible space requires maintenance. Use the following checklist each year to determine if additional work or maintenance is necessary.

Defensible Space and FireWise Annual Checklist:

- Trees and shrubs are properly thinned and pruned within the defensible space. Slash from the thinning is disposed.
- Roof and gutters are clear of debris (pine needles).
- Branches overhanging the roof and chimney are removed.
- Chimney screens are in place and in good condition.
- Grass and weeds are mowed to a low height.
- An outdoor water supply is available, complete with a hose and nozzle that can reach all parts of the house.
- Fire extinguishers are checked and in working condition.
- The driveway is wide enough. The clearance of trees and branches is adequate for fire and emergency equipment. (Check with your local fire department.)
- Road signs and your name and house number are posted and easily visible.
- There is an easily accessible tool storage area with rakes, hoes, axes and shovels for use in case of fire.
- You have practiced family fire drills and your fire evacuation plan.
- Your escape routes, meeting points and other details are known and understood by all family members.
- Attic, roof, eaves and foundation vents are screened and in good condition.
- Stilt foundations and decks are enclosed, screened or walled up.
- Trash and debris accumulations are removed from the defensible space.
- A checklist for fire safety needs inside the home also has been completed.