

Page 2 – c. PLANS

CURRENT TEXT

(5.) A defensible space plan will be prepared by the Arrowhead Forest Manager or certified designee with actions necessary to remove flammable materials. See explanation at Appendix A.

NEW TEXT

(5.) The committee will designate trees to be removed for construction of a driveway and house or RV pad.

Page 4 item 12

OLD TEXT

12. Every address should reflect the filing road used to access the property. Property address numbers should be in sequence with the surrounding address numbers on the same filing road. When necessary, existing addresses will be changed by the Design Review Committee to indicate a change of access road. As part of the driveway evaluation, a mitigation plan will be prepared with actions necessary to remove flammable materials. The owner must complete the action plan within two (2) years.

NEW TEXT

Every address should reflect the filing road used to access the property. Property address numbers should be in sequence with the surrounding address numbers on the same filing road. When necessary, existing addresses will be changed by the Design Review Committee to indicate a change of access road.

Page 5 paragraph d

OLD TEXT

d. PERMITS REQUIRED

Prior to construction of any permanent structure, installation of any driveway or utility service, excavation for any building, RV pad, deck, or septic system, or removal of any living trees, the property owner shall obtain a design review permit(s). There are five (5) types of permits that are required by the Association. They are:

NEW TEXT

d. PERMITS REQUIRED

Prior to construction of any permanent structure, installation of any driveway or utility service, excavation for any building, RV pad, deck, or septic system, the property owner shall obtain a design review permit(s). There are five (5) types of permits that are required by the Association. They are:

Page 9, paragraph r

OLD TEXT

r. TREES

No living trees greater than 2 inches in diameter shall be cut down on any site without the prior approval of the Association, which may grant such approval through the Forest Manager or certified designee. The Forest Manager or certified designee will prepare a mitigation plan for new owners and driveway walk-ins on undeveloped lots, to be completed in two (2) years. A defensible space plan applies to lots with structures and must be completed in one (1) year.

When an existing house or RV pad is purchased or a structure is built, a defensible space plan will be initiated by the Forest Manager or certified designee. The plan must be completed in one (1) year. This is the responsibility of the property owner.

NEW TEXT

r. TREES

No living trees greater than 2 inches in diameter shall be cut down on any site without the prior approval of the Association, which may grant such approval through the Forest Manager or certified designee. *If an owner desires to mitigate their property, they must develop a plan with the Forest Manager or certified designee. Likewise if an owner desires to create a defensible space around property improvements, the owner must first obtain a plan from the Forest Manager.*

Page 12 paragraph l

OLD TEXT

l. SITE MAINTENANCE

The Association, upon the failure of the owner of any site to maintain the site and improvements, including mitigation, and defensible space, and the payment of any taxes assessed thereon, in a reasonable satisfactory manner as determined by the Association, or upon use by the owner in a manner inconsistent with the Covenants and these Regulations, after notice to the owner, may enter upon the site and repair, maintain, rehabilitate, and restore the premises and/or improvements or abate the improper use or pay the taxes thereon. Any costs including reasonable attorney fees shall be charged against the owner of said site and collected in accordance with normal Association collection procedures.

NEW TEXT

l. SITE MAINTENANCE

The Association, upon the failure of the owner of any site to maintain the site and improvements, ~~including mitigation, and defensible space~~, or the failure to make payment of any taxes assessed thereon, in a ~~reasonable~~ reasonable satisfactory manner as determined by the Association, or the failure ~~upon use~~ by the owner to use their property in a manner consistent with the Covenants and these Regulations, after notice to the owner, may enter upon the site and repair, maintain, rehabilitate, and restore the premises and/or improvements or abate the improper use or pay the taxes thereon. Any costs including reasonable attorney fees shall be charged against the owner of said site and collected in accordance with normal Association collection procedures.

Page 12 paragraph m

OLD TEXT

m. TREES – LOT CLEAN UP

It is permissible for property owners to clean up dead and downed trees and timber on their sites for use as firewood or to remove the same to an Association approved collection point for such material or to an approved county landfill. Owners may likewise obtain dead and downed trees and timber from the common areas, but shall not encroach upon other sites to gain access to such common areas. Live trees may be removed for defensible space and mitigation purposes as authorized by the Forest Manager or certified designee. The Association may provide a dump trailer for local use only. The dump trailer may be obtained by contacting Security Personnel.

NEW TEXT

m. TREES – LOT CLEAN UP

Property owners are encouraged to remove dead and down trees from their property. This material can be used as firewood in approved fire pits or hauled to the Forest Refuse Site that is provided near Arrowhead for disposal of forest refuse. No stumps are permitted. Burning piles of forest refuse is NOT permitted on individual lots. Clearing trees for construction of buildings and driveways must be approved in writing by the Design Review Committee. Hazard trees identified after construction is complete can be approved for removal by the Forest Manager for removal. Removal of additional live trees must follow a defensible space or mitigation plan written for the individual property by the Arrowhead Forest Manager in consultation with the property owner. Owners are encouraged to remove dead and down trees from common land particularly adjacent to their property. Removal of live trees from common land can only be done with written permission from the Forest Manager.

Although Colorado statutes no longer allow an HOA to force mitigation, Appendix A, which discusses Mitigation and Defensible Space Standards will remain in the Regulations document.