

**Terra Benedetta Sub., a Replat of Lot 10, Bridle Bit Ranch Subd. and Two Parcels
in Sections 10 and 11, Township 12 South, Range 66 West of the 6th P.M.
Wildfire Hazard Mitigation Plan**

1. Lot 1, Terra Benedetta Sub. (formerly Lot 10, Bridle Bit Ranch Sub.) is and will remain subject to the recorded subdivision covenants and homeowner association of Bridle Bit Ranch Subdivision apply. Section 19 of those covenants includes the following language, which constitutes the wildfire hazard recommendations for Bridle Bit Ranch Sub.: “19. CLEARING OF TREES: Approval shall be obtained from the ACC to cut down, clear, or kill any trees including Gambel's (Scrub) Oak on any tract except 1) dead trees, 2) trees removed through reasonable thinning to maintain the overall health of the forest environment, 3) trees removed through reasonable thinning to mitigate wildland fire propagation, 4) trees of four inch diameter or less, and 5) trees removed for infestation control of insect pests (such as Mountain Pine Beetle, Ips Beetle, etc.) and parasitic plants (such as Dwarf Mistletoe). Each owner and purchaser agrees that all trees cut, felled, trimmed or otherwise cleared by him will be disposed of in an appropriate manner such that all tracts, whether vacant or occupied by buildings, shall be kept free of accumulations of trunk wood, severed limbs, brush, trash or other materials which may constitute a fire hazard or render a tract unsightly, provided, however, that this shall not operate or restrict owners and purchasers from storing cut fireplace wood not to exceed three (3) feet in length per piece in neat stacks on their tracts. Owners and purchasers are responsible for immediately removing trees on their property that are infested with insect pests which might contaminate or spread to adjacent trees and lots. Owners and purchasers are responsible for removing or pruning trees on their property that are infested with parasitic plants. Owners and purchasers are encouraged to utilize Colorado State Forest Service recommendations pertaining to thinning of trees for forest health, wildland fire safety, and removal or treatment of trees infested with insect pests or parasitic plants.”

2. Lots 2 and 3 Terra Benedetta Sub. are not subject to the covenants or homeowner association of Bridle Bit Ranch, thus the following applies to them (although all Bridle Bit Ranch lot owners are encouraged to follow these additional recommendations, as well). These guidelines are those of the local fire department, fire mitigation documents and the County Fire Marshall.

3. Building site treatment:

3.1. Owners are encouraged to cut down and clear any dead, infected and diseased trees, disposing of such cleared trees in a manner to prevent accumulations of brush, slash, stumps, trash, or other materials which may constitute a fire hazard or render a lot unsightly, provided, however, that this shall not operate to restrict purchasers from storing fireplace wood in neat stacks on their lots (stack uphill and away from structures to reduce fire danger).

3.2. Owners are responsible for controlling and removing weeds declared noxious by governmental authorities and in accordance with El Paso County weed control regulations.

3.2. Maintenance: Grasses should be kept trimmed to 2 inches and well watered, roofs

and roof gutters should be kept clear of pine needles and leaves. Dead limbs, leaves and grass clippings should not be allowed to pile up so they are unsightly.

3.3. Driveways: Driveways should normally be cleared to a width of at least twelve (12) feet to create a fire break. All driveways and addresses shall be readily identifiable from the street, and shall be maintained unobstructed at all times.

3.4. Tree thinning: All trees within the thirty (30) foot safety zone around structures should be thinned to eliminate overlapping crowns. Dead limbs should be pruned from trees within two tree heights of the building. All branches which extend over or under the eaves of the roof should be trimmed.

4. Landscaping the Defensible Space: Xeriscape landscaping which requires minimal water usage is encouraged. Native species are generally the best plant materials for landscaping in defensible space, but others can be grown successfully in Colorado. Some plants are more resistant to fire than others. Following are recommendations and tips:

4.1. Spacing: Plants near homes should be more widely spaced and lower growing than those farther away. Small irregular clusters or islands are preferable to large planted masses. Avoid planting shrubs under or close to trees to prevent the "ladder effect" where flames from lower vegetation climbs to higher adjoining vegetation.

4.2. Rock: Use decorative rock, gravel and stepping stone pathways to break up the continuity of the vegetation and fuels.

4.3. Plants/Flowers: Use varying plant types and species in your landscape for a better look and to minimize pests and diseases. Plant wildflowers near structures only if they are well-irrigated and cut back during the dormant season. Plant low-growing, non-resinous shrubs near structures.

Ground cover plants are a good alternative to grass. They are typically low growing and are better suited to areas where access for mowing or other maintenance is difficult (steep slopes and on hot, dry exposures). They also provide a variety of textures and color and help reduce soil erosion.

4.4. Grasses: Tall grass carries fire quickly. Mow grasses low in the defensible space. Elsewhere on the lot, grasses should be kept to a maximum of 8 inches, especially in the fall, winter and before green-up in early spring, when grasses are dry, dormant and in a "cured" fuel condition.

4.5. Mulch: Mulch helps control erosion, conserve moisture and reduce weed growth. It can be organic (compost, leaf mold, bark chips, shredded leaves) or it can be inorganic (gravel, rock, decomposing granite). When using organic mulches, use just enough to reduce weed and grass growth. Avoid thick layers. When exposed to fire, they tend to smolder and are difficult to

extinguish. Do not use needles from native spruce, pine or other conifers as mulch because they can readily catch and spread fire. Rake, gather and dispose of them often within your defensible space.

5. Home Design: The following relate to home design to minimize fire danger:

5.1 Safety zone: All buildings should have a thirty (30) foot defensible or “safety zone” in all directions. All brush within ten (10) feet of any building should be removed and replaced with an irrigated greenbelt (grass, flowers or shrubs) or noncombustible materials, such as rock, brick pavers or gravel.

5.2. Decks/Patios: Use, use concrete, flagstone or rock instead of wood. These materials do not burn or collect flammable debris like the space between planks in wooden decking.

5.3. Retaining Walls: Where appropriate on steeper ground, use retaining walls to create physical fire barriers and reduce the steepness of the slope and rate of fire spread. Rock or masonry walls are best, but even wooden tie walls constructed of heavy timbers will work.

5.4. Fire protection devices: All homes should be equipped with smoke detectors and should contain at least one 2.5 pound fire extinguisher maintained in accordance with the manufacturer's recommendations.

5.5. Chimneys: All chimneys must be equipped with a chimney cap and spark arrester.

5.6. Roofs: Use non-combustible roofing materials, such as concrete tile or metal.

5.7. Exterior Materials: Non-combustible materials are encouraged. Cementitious lap siding (e.g., Hardi Plank) is preferable to pressed board Masonite-type material. Masonry siding (brick, stone and stucco) requires less maintenance and resists fire.

5.8. Burning: Open fires and on-site burning is governed by the Black Forest Fire Protection District. Motor vehicles should be parked on noncombustible surfaces.

Reference Material: <https://csfs.colostate.edu/wildfire-mitigation>
<https://static.colostate.edu/client-files/csfs/pdfs/firewise-construction2012.pdf>
<https://csfs.colostate.edu/wildfire-mitigation/protect-your-home-property-forest-from-wildfire>