



## FIRE MITIGATION POLICY

Effective Date: August 24, 2026

**1.0 BACKGROUND.** Living in a forested community is one of the things that makes King's Deer special — but it also means residents share responsibility for keeping our homes and our neighborhood safe from wildfire. Over the years, major fires in our region have shown how important it is for communities like ours to follow consistent fire-safety practices.

To support that goal, the HOA has adopted the following guidelines to help protect our homes, our families, and the natural beauty of our area.

### 2.0 COMMUNITY FIRE SAFETY RULES

- **Driveway Parking** — Please park motor vehicles only on your designated paved driveway, avoiding any dry vegetation.
- **Fireworks Ban** — Fireworks of any kind are not allowed anywhere in King's Deer. (See also *Fireworks Prohibition Policy*)
- **No Open Burning** — Burning trash, leaves, weeds, or any other materials is not permitted. Use of fire or torch to eliminate weeds or other unwanted vegetation is also prohibited. Campfires are not permitted.
- **Outdoor Fire Pits /Fireplaces** — Any new outdoor, non-gas (i.e. solid fuel or wood-burning) fire pit must be submitted for approval to the Architectural Control Committee. Refer to the *Design Standards document (Section XXV, Paragraph M)* for specifications. Commercially sold propane or natural-gas fire pits do not require ACC approval.
  - **Safety Notes:** For typical backyard firepits (regardless of fuel source) used for ambiance or small gatherings, no Open Burn Permit required; however residents must follow any county fire restriction rules/directives issued by the Sheriff's office. i.e. open fire pits and recreational fires are allowed only when there are no active fire bans, Red Flag Warnings, high winds above 10 mph, or extreme fire danger conditions. Always verify current status with El Paso County Sheriff's Office and National Weather Service. Any open burning situation that violates El Paso County or Colorado fire restrictions should be reported immediately to the Sheriff's office.  
  
A responsible adult with access to a telephone for emergency situations must be in attendance at all times.
- **Visible House Numbers** — House numbers must be clearly visible from the street so emergency responders can find the address quickly.
- **Tree & Slash Removal** — Dead or dying trees and slash must be removed. The Board may intervene to determine when a tree is considered dead or dying.
- **Firewood Storage** — Firewood must be neatly stacked and kept at least 10 feet away from any structure.
- **Annual Mowing** — All lots must be mowed at least once each year, no later than June 30 or as otherwise directed by the HOA Board for heightened safety reasons. (See also *Lot Mowing Policy*.)
- **Additional Considerations** — For residents who wish to take additional steps for wildfire mitigation on their property, several online resources are available.

### **3.0 ENFORCEMENT**

Any violation of this policy shall be enforced in accordance with the HOA's published *Covenant and Rule Enforcement Policy*. The HOA will provide notice of violation to the owner of the property involved and will take any enforcement action authorized by the Covenants, Bylaws, rules, policies, or applicable law.

An owner may be subject to fines, legal fees, costs, and any other charges or sums incurred by the HOA as a result of a violation of this policy, to the extent permitted by the Covenants, the HOA's governing documents, and applicable law.