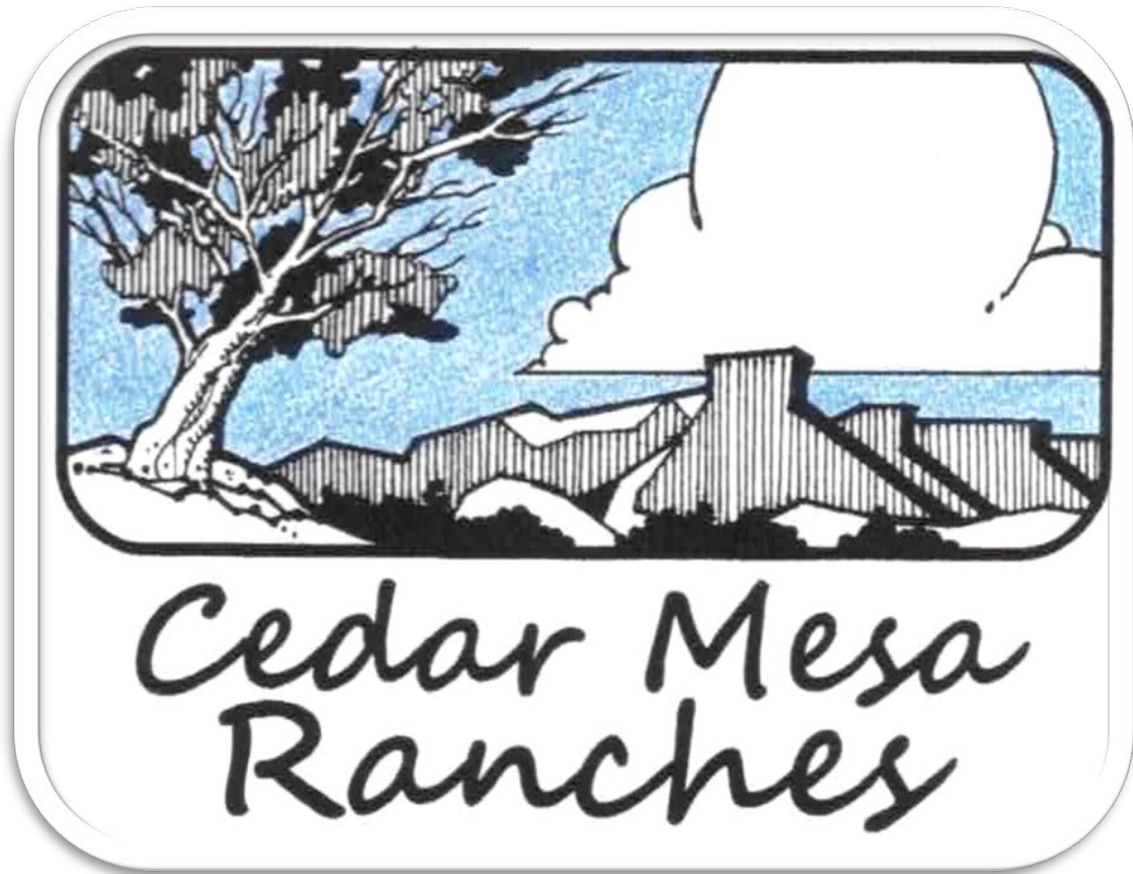


**Cedar Mesa Ranches**  
**Community Wildfire Protection Plan**  
**September 2022 Update**



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## **INTRODUCTION**

Community Wildfire Protection Plans are authorized by the Healthy Forests Restoration Act (HFRA) of 2003. HFRA places renewed emphasis on local community wildfire protection and response planning by extending a variety of benefits to communities with a wildfire protection plan in place. Among the benefits are enhanced opportunities for cost-sharing of community-based fuels treatments.

The Board of the Cedar Mesa Ranches Homeowners Association has recognized that the subdivision is at risk from wildfires moving into or originating within the subdivision. Efforts to educate homeowners have been underway for many years, and a Community Wildfire Protection Plan (CWPP) for Cedar Mesa Ranches (CMR) was developed and approved in August 2011. An updated CWPP is the next step in that effort. This update incorporates the 2011 Cedar Mesa Ranches CWPP by reference.

## **COMMUNITY INVOLVEMENT**

A Core Team consisting of the Wildfire Mitigation Committee of CMR in consultation with the Colorado State Forest Service, Mancos Fire Protection District, Montezuma County Office of Emergency Management, the HOA Board of Directors, and Wildfire Adapted Partnership of Southwest Colorado (WAP) was assembled to complete the CWPP Update. The Team met in July 2022 and developed a list of issues and concerns that the CWPP should address:

1. Continued and increased wildfire mitigation education and information dissemination.
2. Deferred maintenance of existing emergency evacuation routes.
3. Fuels mitigation slash disposal options, including chippers, pile burning, and firewood.
4. Additional evacuation routes in addition to Road 35.

A public CWPP input-gathering sessions was held in August 2022 with over 15 attendees from the subdivision plus representatives from the Mancos Fire Protection District and WAP. Major areas of input were:

1. Increased educational opportunities for wildfire preparedness and fuels mitigation.
2. Access to public lands for emergency evacuations
3. Fuels mitigation slash disposal options, especially for absentee landowners.
4. Procurement or rental of equipment for fuels disposal.
5. Additional water supplies for use by fire department equipment.

Another Core Team meeting was held in September 2022 to review the draft CWPP update.

## DESIRED FUTURE CONDITION

The Desired Future Condition (DFC) for Cedar Mesa Ranches developed in 2011 has been reviewed by the CMR Wildfire Mitigation Committee and the subdivision residents at several community meetings. The latest review occurred at a community meeting in August 2022. The DFC continues to be:

*Cedar Mesa Ranches is a desirable, rural forested community safer from catastrophic wildfire moving into or through the community. Homes are less vulnerable to wildfire by the use of fire-resistant construction methods and landscaping. Fuels within 100 feet of residences are maintained at levels which would support only low intensity surface fires, while fuels in the remainder of the landscape in the subdivision would support low to moderate intensity wildfire.*

## CURRENT SITUATION

### A. Vegetation and Fuel Models

Vegetative cover types across the subdivision have not changed, consisting primarily of piñon / juniper (P-J) woodland with isolated ponderosa pines; grass / shrub meadows; and sagebrush shrublands along the West Fork Mud Creek and upper Kernan Creek drainages (CMR Vegetation Map, CMR 2022 Wildfire Risk Assessment Report, pg 53-56; Appendix D ). The major changes are to tree density and amounts of ladder fuels in the P-J woodlands as landowners have thinned their properties for wildfire mitigation and forest health. Major vegetation types, acreage and percent of the land area are shown below:

Vegetation Type	Acres	Percent
Piñon / Juniper	1419	74%
Sagebrush Shrubland	375	20%
Grassland/Barren	121	6%

The fuel modeling for the update was done using the Colorado Wildfire Risk Assessment Report tool in the Colorado Forest Atlas application produced by the Colorado State Forest Service (Appendix D). The 2011 CWPP fuel modeling was done using LANDFIRE, an application developed by The Nature Conservancy. LANDFIRE used the eleven-model Anderson (1982) fuel models. These are replaced by the Scott and Burgan (2005) dynamic fuel models, more commonly in use by wildland fire agencies now and used in the CSFS Wildfire Risk Assessment. The crosswalk between the models is below:

<b>Anderson</b>	<b>Scott and Burgan</b>	<b>Acreage</b>
NFFL Model 1 – Short Grass	GR1 – Dry Climate Short Grass	111
	GR2 - Low Load, Dry Climate Grass	14
NFFL Model 2 – Grass/Sage	GS1 – Low Load Dry Climate Grass – Shrub	224
	GS2 - Moderate Load, Dry Climate Grass - Shrub	146
NFFL Model 6 – Dormant Brush & Piñon / Juniper	SH1 – Low Load, Dry Climate Shrub	151
	SH5 – High Load, Humid Climate Shrub	1140
NFFL Model 8 – Conifer Litter	TL3 – Moderate Load Conifer Litter	131

NFFL Models 2 and 8 were lumped into NFFL Models 1 and 6 respectively in the 2011 CWPP but are identified in the Colorado State Forest Service (CSFS) Wildfire Risk Report as Scott and Burgan Fuel Models GS1 and TL3. The Wildfire Risk Report identified four acres of water (due to shadows on the imagery) and one acre of barren – those acres were lumped into Model GR1 (**CMR Surface Fuels Map, CMR 2022 Wildfire Risk Assessment Report, pg 57-60**).

Because of Cedar Mesa Ranches’ location and major vegetation types, the Colorado Wildfire Risk Assessment Report places it in a Moderate to Very High Burn Probability Class (p. 25). Over 55% of the land area is at High Wildfire Risk (p. 22), with 74% of the land area at Extreme Characteristic Rate of Spread (p. 39) and Highest Level of Intensity (p.46).

## B. Mitigation Efforts

There has been active participation by CMR Neighborhood Ambassadors in FireWise of Southwest Colorado, now Wildfire Adapted Partnership (WAP) since before the 2011 CWPP and continuing today. The Ambassadors provide up-to-date wildfire risk and mitigation information to the CMR Homeowners Association and subdivision residents. They also facilitate information flow to residents on grants and mitigation programs from WAP and state and federal agencies. Colorado State Forest Service ESF wildfire fuels reduction cost-share grants were received in 2012, funding 238 acres of mitigation between 2012 and 2014. Approximately another 250 acres have been mitigated by landowners since that time, as well as continuing maintenance. Below is an example of wildland mitigation in the subdivision.



*PJ Woodland 2010 (Zone 3)*



*PJ Woodland 2022 (Zone 3)*

Slash collection days sponsored by the Cedar Mesa Ranches Fire and Weeds Committee, now the Wildfire Mitigation Committee, were held in 2016, 2017, 2018, 2020, 2021 and 2022. The 2016 and 2017 slash collected was disposed of by air curtain burners rented with cost-share grants through WAP and small fees paid to dump the slash. The 2018 fuels reduction project was removal of junipers and dead fuels in the road ROW's, along with slash brought to the roadsides by lot owners and chipping with a rental chipper moving along the road ROW's. The 2020, 2021 and 2022 slash collection was disposed of by a combination of pile burning and chipping after large fuelwood had been removed by Navajo Chapter House volunteers. The chipper was cost-shared through WAP.

The subdivision's work in wildfire education and risk reduction was rewarded with designation as a FireWise Community by the National Fire Protection Association in 2018 and renewed for another three years in 2021.

## **ACTION PLAN**

### **A. Education and Community Outreach**

As of September 2022 there are 108 residences in the subdivision. Many residents have moved to Southwest Colorado from other parts of the country and were unaware of the wildfire situation here. Therefore, education and outreach are very important in helping residents understand the importance of wildfire preparedness and mitigation.

The audience for the Mitigation Action Plan, as before, includes the residents of Cedar Mesa Ranches, landowners immediately surrounding the subdivision that can benefit from mitigation activities on their properties and within the subdivision; government agencies planning complementary mitigation treatments and/or supplying grants or matching funds to perform mitigation; and emergency responders.

Outreach methods may include:

- Educational information at scheduled HOA meetings.
- Educational community workshops which could include subdivision residents and other community members sponsored by the subdivision's Wildfire Adapted Partnership (WAP) Ambassadors.
- Wildfire Mitigation Committee information posted on the HOA website.
- No-cost individualized Wildfire Risk Assessments conducted by WAP available to all lot owners with methods to cost-effectively accomplish those actions (including cost-sharing and grants).
- Ensure landowners are aware of the state tax incentive for wildfire hazard mitigation (House Bill 1110).
- Periodic sponsored fuels treatment events with the residents sharing expertise and equipment such as chippers, tractors and chain saws.

### **B. Policy**

Authority and responsibility for managing vegetation on private property within Cedar Mesa Ranches still rests with the individual lot owners. Lack of compliance with Covenant requirements and restrictions could result in legal action by the HOA but no such actions have occurred in the history of the subdivision.

The HOA has authority and responsibility for managing vegetation on the road rights-of-way within the subdivision. The HOA contracts noxious weed control on the rights-of-way during the growing season.

### **C. Recommended Wildfire Mitigation Activities**

#### Vegetation/Fuels Management

The predominant tree cover across the subdivision is piñon and juniper woodland. Tree stocking is often over-dense so recommended treatments are aimed at reducing density

and removing ladder fuels to reduce the opportunity for crown fires. The recommendations are consistent with the Colorado State Forest Service publication *Home Ignition Zone Guide* (CSFS 2021) and the 1998 subdivision Covenants 6 and 7.

Areas within 5 feet of residences (Zone 1) should not have flammable trees or shrubs. If desirable trees or shrubs are in this area, dead branches, stems and leaf litter should be removed and the zone extended accordingly. Xeriscaping landscaping techniques using materials with low flammability can reduce the risk of flames and ember flows adjacent to structures.

Areas from 5 to 30 feet from residences and other structures (Zone 2) should be managed to keep wildfires on the ground as “surface fire”. Trees larger than 15 feet tall should be thinned to spacing of 10 to 30 feet between crowns, with wider spacing as ground slope increases. Trees selected for retention should generally have at least 50% live crowns. Branches lower than 3 feet from the ground surface should be pruned. Trees shorter than 15 feet tall should be spaced no closer than 5 feet from the edge of adjacent tree crown edges. Shrub clumps should be spaced no closer than 2 times shrub height.

Areas 30 to 100 feet from residences and structures (Zone 3) should be managed to minimize tree mortality from insects and diseases and reduce the possibility of large-scale wildfires by moving fire from the tree crowns down to the ground surface. Wind-driven crown fires are the primary type of stand-replacement wildfire in piñon/juniper woodlands, so thinning over-dense stands to stand densities of 40 to 60 square feet of basal area or no more than 60 trees over 15 feet tall per acre and reducing down woody fuels can reduce wildfire risk. Slash from thinning and fuels reduction activities should be chipped or piled for burning when snow is present or soils and vegetation are damp.

Probability of wildfire moving into or out of CMR can be reduced through implementation and maintenance of a 100-200 foot-wide shaded fuelbreak in the woodlands along the subdivision boundary. A shaded fuelbreak prescription would be similar to Zone 2 around residences (Dennis 1999a).

Eradication of cheatgrass and kochia (tumbleweeds) is recommended in Zone 1 and eradication or reduction within 30 feet of structures in Zone 2. Cheatgrass is extremely flammable when cured and spreads rapidly after disturbances like construction activity or wildfire. Control recommendations are found in the CSU Extension publication *Cheatgrass and Wildfire* (Davison, Smith and Beck 2007).

#### Structure Vulnerability

Structure construction using unpainted rough wood products including wood shake roof shingles is discouraged since those materials are very receptive to sparks and flame. Roof materials such as metal, cement or cement-fiber shingles and tile are not receptive to sparks, flame and heat. Enclosing soffits with metal also discourages ignition of roofs and eaves. Detailed fire-resistant construction guidelines are found in *Firewise Construction, Design and Materials* (Slack 1999).

Locate woodpiles and propane tanks at least 30 feet from structures, and downhill or the same elevation as the residence if possible. Clear flammable vegetation at least 10 feet away from woodpiles and tanks.

Enclose the underside of wood decks and porches so that embers and flames cannot get underneath them. Keep grass or weeds from growing under them. DO NOT store firewood under decks in the spring, summer or fall months.

Driveways should be designed to provide access and turn-around capability to a Type 6 wildland brush engine that is 7 feet tall, 8 feet wide, 24 feet long and with a 20,000 pound GVW.

### Safety

Cedar Mesa Ranches has only one entrance and exit. An emergency situation could render that entrance unusable or clogged by evacuation traffic and emergency responders. The upper portion of Road 35 and the lower portion of Roads K.3 and 36.7 are the areas of greatest concern for safety of residents in a wildfire. A “Safety Zone” has been established by the intersection of Road K.3 and the West Fork Mud Creek at the driveway entrance to Tract S. There are signs directing residents in those areas to the “Safe Zone” where residents can shelter in place (**Fire Suppression Infrastructure Map**).

There are two Emergency Fire Access Roads in the subdivision. One provides access between Roads J.9 and J.8, going one-way uphill. This road is suitable only for passenger vehicles and pickups, not recreational vehicles or trailers. The second road is between Road J.7 and County Road 34, from Tract K through the BLM disbursed camping area (T36N R14W, Section 20 NMPM) to County Road 34. These access roads are only available in an emergency. Emergency fire access roads and safety zone locations are noted on the **Fire Suppression Infrastructure Map**.

The HOA has worked with the Montezuma County Emergency Manager to develop an Emergency Evacuation Plan for the subdivision. The plan includes wildland fire safety zone locations, standard evacuee assembly points, communication protocols and tips on how to evacuate if needed (Appendix C).

Subdivision residents should be offered a general emergency situation safety awareness session annually to update them on the Emergency Evacuation Plan, evacuation routes, moving pets and livestock out and gathering points.

### Specific Activity Recommendations and Priorities

The following mitigation activity and treatment recommendations are listed by priority for the Cedar Mesa HOA, the residents and lot owners of Cedar Mesa Ranches and adjoining landowners and cooperators.



## HOA

Group	Priority	Activity/Action	Estimated Cost	Activity Period
HOA	1	Continue efforts to acquire Fuels Mitigation grant(s) from CSFS or the Mancos Conservation District. The primary strategy is to remove ladder fuels, reduce built-up litter and thin dense clumps of trees to reduce the opportunity for crown fires. The second strategy is to demonstrate the types of fuels mitigation needed to the residents and surrounding landowners. A third strategy is to provide a cost-sharing opportunity to the residents.	\$0	2022-2032
HOA	2	Sponsor annual fuels “clean-up” days for the residents, providing slash removal equipment like chippers and dump trucks / trailers.	\$1000 annually	2022-2032
HOA	3	Assist homeowners with individual defensible space creation and fuel mitigation by providing annual information and education programs on effective mitigation techniques.	\$300 annually	2022-2032
HOA	4	Explore additional evacuation routes with Montezuma County, BLM and other governmental bodies, and/or adjoining private landowners.	\$0	2022-2032
HOA	5	Explore providing permanent slash disposal area for landowners.	Unknown	2023
HOA / Mancos Fire	6	Put in place four to six 1000 to 1500 gallon “Dry Hydrant” tanks with associated plumbing in strategic locations across the subdivision to supplement the existing Montezuma Water hydrants.	\$15,000 each	2023-2032
HOA / WAP	7	CMR Wildfire Mitigation Committee work with surrounding landowners to apply fuels mitigation treatments to their properties. Particular interest are the areas surrounding the subdivision to the southeast and southwest on public lands.	\$1800 per acre	2022-2032

## Lot Owners

Group	Priority	Activity/Action	Estimated Cost	Activity Period
Lot Owners	1	Thinning and pruning of trees and large shrubs around residences consistent with the requirements of Covenants 6 and 7 and the recommendations of CSFS Publication <i>Home Ignition Zone Guide</i> .	\$1800 per acre	2022-32
Lot Owners	2	Owners of Lots 7, 8, 9, 10, 11, 12, 13, 14, 20, 21, 26, 27, 28, 29, 30, 31, 32, 76, 77, 78, 94, 95, 98, 99, 100, 101, 103, 104, 105, 106, 107, 108, 109, 110 and Tracts C, D, E, H, I, J, K, L, M, N, O, P, Q, R and S should be encouraged to maintain a 100-200 foot shaded fuelbreak in the woodland type along their property boundary coinciding with the subdivision boundaries.	\$1800 per acre	2022-2032
Lot Owners	3	Use of “FireWise” plant materials in landscaping per CSU Publication 6.305 <i>FireWise Plant Materials</i> by F. C. Dennis.	Variable	2022-2032

**MONITORING AND EVALUATION**

Monitoring and evaluation of outreach, education and mitigation efforts within the Cedar Mesa Ranches and its WUI are an important part of the CWPP. The monitoring and evaluation actions for the CWPP are shown below along with the responsible group and when those actions should occur.

<b>Monitoring</b>		
<b>Group</b>	<b>Action</b>	<b>Period</b>
HOA	Annual Report to the Community, Wildfire Adapted Partnership, Colorado State Forest Service	Annually
CSFS	Monitoring of mitigation work status for work covered by grants	As required

<b>Evaluation</b>		
<b>Group</b>	<b>Action</b>	<b>Period</b>
HOA	Annual Report will list “Lessons Learned” from fuels mitigation projects and activities over the preceding year.	Annually
HOA	Review CWPP and measure progress by degree of accomplishment of mitigation benchmarks	Annually
HOA/CSFS	Update CWPP	No more than 5 years

## **LITERATURE CITED**

**Colorado State Forest Service. 2021.** Home Ignition Zone Guide. Colorado State Forest Service. Fort Collins, CO. 16 p.

**Davis, J., Smith E. and Beck, G. 2007.** Cheatgrass and Wildfire. Colorado State University Cooperative Extension Resource Publication no. 6.310. 3 p.

**Dennis, F.C..1999a** Fuel Break Guidelines for Forested Subdivisions & Communities. Colorado State Forest Service. 8 p.

**Dennis, F.C. 1999b** Fire-Resistant Landscaping. Colorado State University Cooperative Extension Resource Publication no. 6.303. 4 p.

**Dennis, F.C. 2002.** FireWise Plant Materials. Colorado State University Cooperative Extension Resource Publication no. 6.305. 6p.

**Slack, P. 1999.** Firewise Construction, Design and Materials. Colorado State Forest Service, Ft. Collins, CO. 38 p.

## **APPENDICES**

### **A. 1998 Cedar Mesa Ranches Covenants**

### **B. Maps**

**Vicinity Map**

**Fire Suppression Infrastructure Map**

### **C. Cedar Mesa Ranches Evacuation Plan**

### **D. Cedar Mesa Ranches Colorado Wildfire Risk Assessment Summary Report**

## **Appendix A**

### **CMR 1998 Covenants**

# Covenants, Easements and Restrictions (ver. 1998)

“Cedar Mesa Ranches”  
Montezuma County, Colorado



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32	4	Grantor's right to vary or modify the Covenants

It is the intent of these covenants to protect and enhance the value, desirability and attractiveness of said property, and to prevent the construction of improper or unsuitable improvements. Restrictions are kept to a minimum while keeping in constant focus the right of property owners to enjoy their property in attractive surroundings free of nuisance, undue noise, and danger. Further, it is intended that the natural environment be disturbed as little as possible.

Said lot and all lots in the subdivision described on said survey map shall be subject to the following covenants and restrictions:

1. No lot owner within the Cedar Mesa Ranches subdivision shall have the right to convey easements, partial interests and/or access rights-of-way to lands adjoining said subdivision. Lot owners shall have the right to convey easements, partial interests and/or access rights-of-ways to other lot owners within the subdivision with prior approval from the Cedar Mesa Ranches Homeowner's Association and all applicable government agencies.
2. Lots shall be used only for residential, recreational, agricultural and ranching purposes. Industrial and/or commercial uses are prohibited unless agreed to by the Cedar Mesa Ranches Homeowner's Association.
3. There shall be only one single family dwelling on each lot. Two family and/or multifamily dwellings are prohibited. No building or structure will be more than 30 feet in height at its highest point from grade including chimneys, antennas, etc.
4. Views and Sunlight. Building and structures constructed in a subdivision shall be placed, so as to minimize undue obstruction of views and sunlight to existing dwellings on adjacent properties.
5. Residences will be located wherever possible in treed or vegetated areas so as to provide adequate screening of new buildings and development.
6. Vegetative cutting is restricted to the following: on any given lot no more than 35 percent of the trees greater than 6 inches diameter at breast height (DBH) shall be removed.

The following are exceptions to the above cutting restriction:

- a. Those trees and/or vegetation within 100 feet from the edge of a residence
  - b. Those trees and/or vegetation within 25 feet from the edge of any accessory structure
  - c. Those trees and/or vegetation within a power line right-of-way, road right-of-way or driveway less than 25 feet in width
  - d. Those trees and/or vegetation within 25 feet from the edge of a sewage disposal system
  - e. Excluding any dead, diseased, dying or trees that present a health or safety hazard.
7. Vegetative cutting requirements for fire prevention (safety zones) are as follows:
    1. Within 100' of a home site trees must be cut and/or trimmed so that 12' of open space exists between crowns. Occasional clumps of two or three trees may be retained for natural landscape effects. Pruning when necessary should be done to a height of 10'.
    2. All dead wood must be removed from the ground within 100' of the home site and small patches of scrub and brush directly adjacent to a homesite must be separated at least 10' by irrigated grass or non-combustible materials.
    3. If the home site is within 50' of the crest of a steep hill, trees should be thinned at least 100' below following the same guidelines for thinning set forth in item a.
    4. Irrigated grass and/or other non-combustible material is required for landscape use immediately around the home site. The use of bark or wood chips is prohibited.

8. All buildings, accessory structures, temporary cabins and sewage disposal systems shall adhere to the following setbacks:
  - a. 100' from the edge of any pond
  - b. 100' from the boundary of any designated wetland
  - c. 25' from the side and rear lot lines of each lot
  - d. 100' from any stream, brook or intermittent water course
  - e. 100' from the centerline of any Town, County or private road (placement of sewage disposal is exempt from this setback)
  - f. 50' from the edge of any slope greater than 50%
9. All septic systems are required to be designed and approved by an engineer licensed in the State of Colorado.
10. Further subdivision of any lot in Cedar Mesa Ranches subdivision is prohibited.
11. No structure of temporary character, recreational vehicle, camper unit, trailer, mobile home, basement, tent, shack, garage, accessory building or other out-building shall be used on any parcel as a residence. A temporary camp, tent or camper unit may be used for recreational purposes but such structures may not be allowed to remain or be stored on any lot for a period of more than 9 months in a given year. Recreational vehicles may be stored longer than 9 months per year, provided they are stored in a storage facility, i.e., barn or garage, which meets all the requirements set forth herein.
12. Whenever possible building material and roofing must be non-combustible and fire-resistant.
13. No motorized vehicle which is either non-operational or non-licensed shall be kept or stored on any parcel, unless said vehicle is kept or stored in a fully enclosed building meeting standards set forth in the covenants for the Cedar Mesa Ranches subdivision.
14. The outside finish of all buildings must be completed within nine months after construction has started. No building paper, insulation board, sheathing or similar non-exterior materials shall be used for the exterior finish of any building. The exterior finish of all buildings shall be composed of earth tone colors harmonious with the existing environment. Individual lot numbers at least 4" in size must be mounted on each house and/or entrance to each driveway so as to be clearly seen from the adjoining road.
15. Lighting. All outdoor lighting should be low sodium lighting affixed to a building and designed to illuminate on the premises and to minimize nuisance to adjoining landowners. Overhead lighting is prohibited. Non-intrusive lampposts are allowed at the edge of a driveway and lower level lighting (less than 30 inches) will be permitted along walkways.
16. Drainage. All open areas of any site, lot, tract or parcel should be graded and planted as appropriate to provide property drainage and minimize flooding, erosion and pollution.
17. Noxious Weed Control. Any subdivision will require inspections for noxious weed infestation under provisions of the Colorado Weed Management Act, the Montezuma County Comprehensive Weed Management Act, the Montezuma County Comprehensive Weed Management Plan Resolution 4-93 and devolvement and submittal of an approved weed management plan.
18. No owner shall cause or allow the origination of excessive odors or sounds from his parcel. No owner shall cause or allow any other nuisances of any kind whatsoever to exist on his or her parcel. In the case of a dispute, at the request of an owner, the Cedar Mesa Ranches Homeowners Association, Inc. Board shall make the final determination of what constitutes a nuisance.



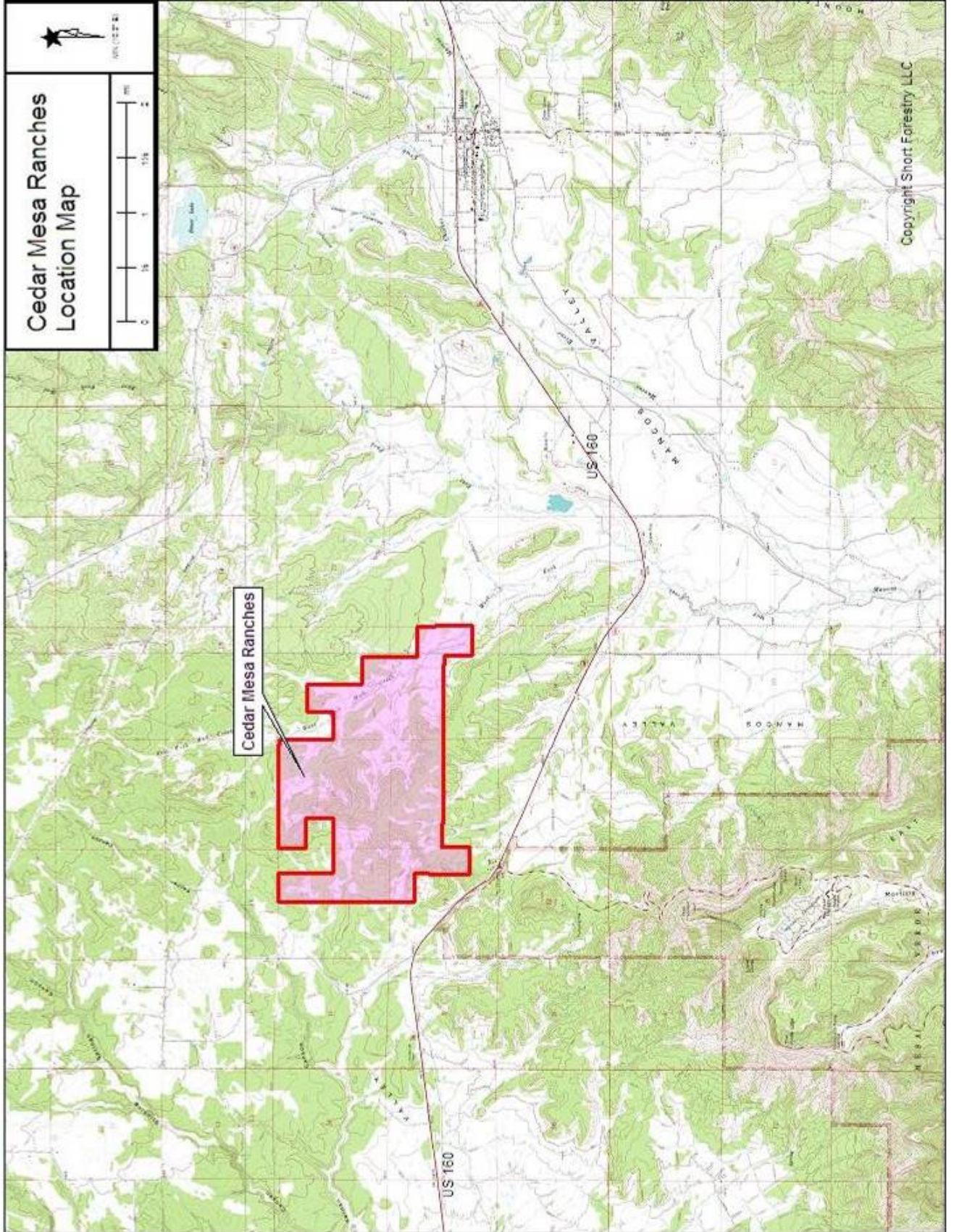
19. In an effort to protect and preserve native wildlife and birds, no dogs, cats or other domestic pets shall be allowed to roam free within Cedar Mesa Ranches project. All pets must be kept on a leash, in a kennel, or under voice control at all times. Pets should always be kept under the immediate supervision of their owners.
20. All fencing shall be set back 30 feet from the edge of all private and county roads excluding driveways and shall be 48 inches, four strand or less, with a 12 inch kickspace between the top two strands. Any rail fencing shall be the round type, three rails or less with at least 18 inches between two of the rails, excluding corrals and loading pens/sheep pens.
21. In the event an item of potential archaeological and/or native American Historical significance such as native American artifacts is found on a lot within the subdivision, the find should be reported to a non-profit organization that is dedicated to archeological preservation, research and education. Items of significance should not be disturbed or removed from the site except by a qualified archaeologist and only necessary historical preservation and educational purposes.
22. The burying or dumping of garbage, junk, trash, oil, petroleum, or other liquid or solid waste or littering of any kind on any lot is strictly prohibited.
23. Commercial wood harvesting, mining and/or oil or gas production is prohibited.
24. Grantor hereby grants to each lot owner, and each lot owner grants to all other lot owners, easement for utilities along boundary lines and access to rights-of-way through the subdivision as shown on said survey map, such utilities are to be located as close as practicable to existing roads within the property.
25. All new utilities must be constructed underground except when extreme conditions such as ledge or wetlands will cause undue economic hardship for the lot owner.
26. An easement providing ingress and egress to each lot is granted over existing roads within the subdivision for the Grantor and all County officials for the proposed of monitoring and enforcing these covenants, easements and restrictions and/or County zoning regulations.
27. Maintenance of the private access roads within the subdivision shall be the sole responsibility of those lot owners which adjoin said private roads and are members of the Cedar Mesa Ranches Homeowners Association, Inc. Each lot owner agrees to keep their section of the road free of debris and all other natural and man-made obstructions. Lot owners will maintain roads in common and others in a suitable condition for two wheel drive vehicular traffic.
28. All lot owners will agree, as members of the Cedar Mesa Ranches Homeowners Association, to form a forestry and fire prevention committee within the Homeowners Association to suggest and oversee fire mitigation activities. In addition, said committee will be responsible for keeping a fire danger sign at the entrance to the subdivisions, kept current on a daily basis.
29. The Grantor and Grantees herein covenant and agree that said lot shall be subject to these covenants, restrictions and easements. These covenants, restrictions and easements shall be included in all deeds and shall bind all lots in the subdivision of property presently owned by Redstone Land Company, Inc. of which this lot is a part. These covenants, restriction and easements shall inure to the benefit of the Grantees herein, their heirs, legal representatives, successors and assignees.
30. These covenants, restrictions and easements may be enforced by the owner(s) of any lot in said subdivision (including Grantor) against any person or persons violating or attempting to violate any provision hereof, either to restrain the violation thereof or to recover damages caused thereby. The failure to enforce any of these covenants, restrictions or easements shall in no event be deemed a waiver of the right to do so thereafter. Invalidation of any of these covenants, restrictions and easements shall not affect any other of these provisions which shall thereafter remain in full force and effect. Any lot owner who violates any of these covenants, restrictions and easements shall be liable for the reasonable

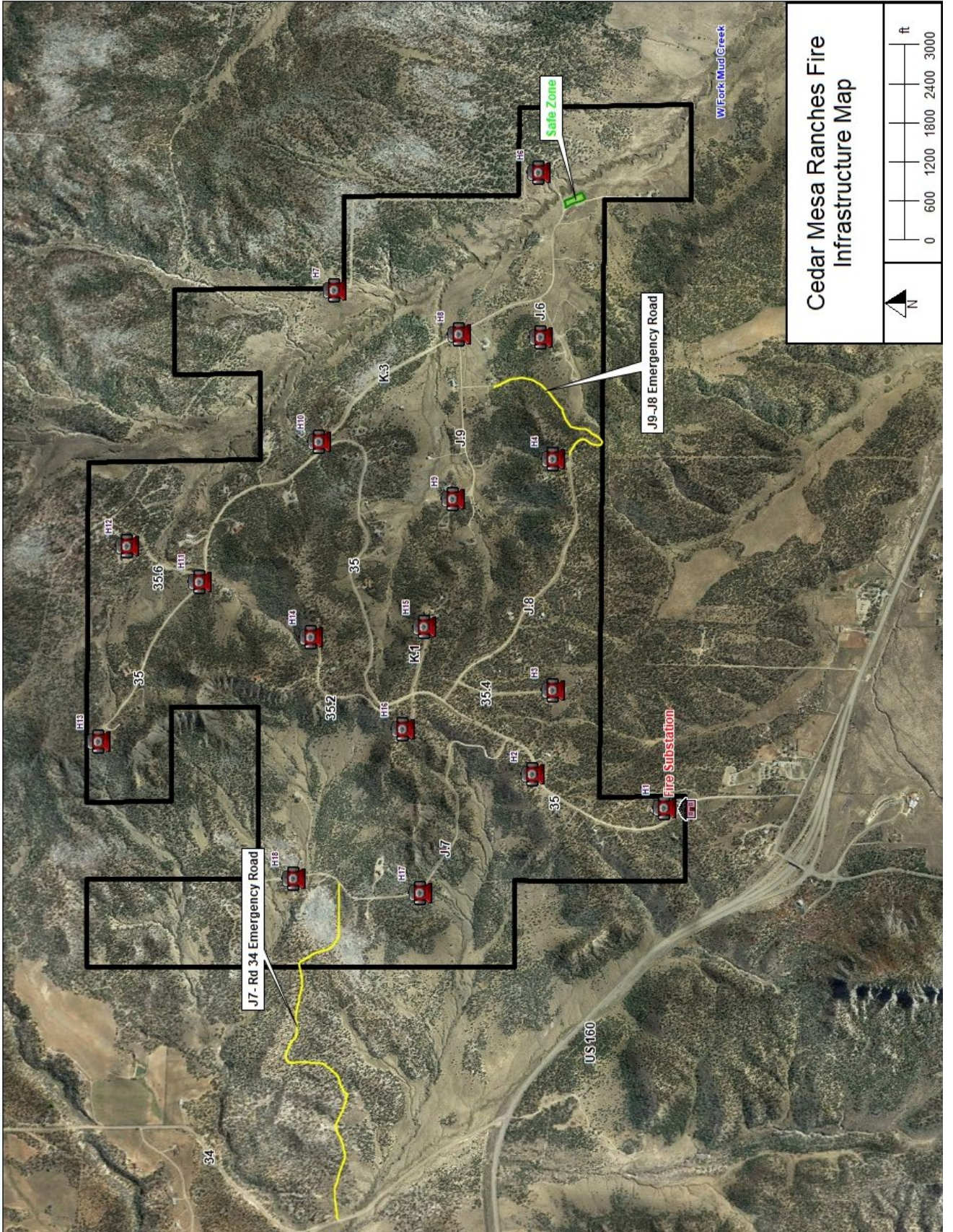
attorneys' fees and legal expenses of any lot owner who is successful in legal action to enforce such covenant, restriction or easement.

31. These covenants, restrictions and easements may also be enforced by the Board of County Commissioners. The County shall likewise be entitled to recover the reasonable attorney's fees and legal expenses of enforcement in a successful legal action.
32. The Grantor reserves to itself the right to vary or modify the aforesaid covenants, restrictions and easements, in cases of hardship or practical difficulty where the basic intent and purposes of said covenants, restrictions and easements would be violated, subject to approval by the Cedar Mesa Ranches Homeowner's Association.

## **Appendix B**

### **Maps**





## **Appendix C**

### **CMR Evacuation Plan**

## **Cedar Mesa Ranches Wildfire Evacuation Plan April 2022**

This Plan is intended to assist residents of Cedar Mesa Ranches in the event of a wildfire threatening the subdivision and the Montezuma County Sheriff calling for an evacuation. Evacuation notifications are of two types:

1. A **Pre-Evacuation Notification**. This notification is to inform residents that a wildfire is in the general area of the subdivision and residents should prepare to evacuate on short notice.
2. An **Evacuation Order**. This order is telling residents that the subdivision is in imminent threat of a wildfire entering or is already in the subdivision and they should leave immediately. An Evacuation Order could be issued without a Pre-Evacuation Notification in a fast-unfolding wildfire situation.

Residents should take action on each of these notifications to ensure they remain safe and have the needed resources to be away from their homes for a period of at least 72 hours.

### **Pre-Evacuation Notification**

Residents need to prepare for leaving their homes on short notice. Specific actions include:

- Prepare a Go-Bag (if you don't already have one) of a 72-hour supply of needed medications and prescriptions, home and vehicle insurance information, a 72-hour set of clothing and toiletries, and any other important information. Keep the Go-Bag in your primary vehicle or close by a door.
- Ensure all family members know an agreed-upon post-evacuation meeting site.
- If you need assistance to move (walker, wheel chair, crutches, etc.) contact someone in the subdivision who is available to assist you.
- Have a designated contact person to contact in the event of evacuation who will contact the County Sheriff if they don't hear from you within **12 hours** of an evacuation order.
- Keep pets close by so you are not looking for them at the last second. Keep animal crates out so you can load pets into them quickly. Ensure you have a 3-day supply of pet food and any pet medications in a Go-Bag for them.
- Ensure you have trailers and/or vehicles immediately available to load large animals (horses, goats, etc.) up. Strongly consider moving them to other locations for the duration of the fire danger period so you are not trying to move them and yourself in a full evacuation.
- Move extra vehicles, RV's and trailers outside the fire danger area.
- Move patio furniture, BBQ's and outside containerized plants into a garage or the house.
- If you have a chain or gate on your driveway, keep it unlocked.

### **Evacuation Order**

Residents are being told to get out of the subdivision immediately. It is likely that dense smoke, ash, strong and gusty winds and dust will be present, limiting visibility. Electric power will also likely be off or will be shut down, so water delivery to residences will be limited to what is already in the water lines. Do not set up an outside sprinkler as that will exhaust the water in the lines quickly.

- Turn off propane tank(s) and any outside water faucets. If garden hoses are available leave them attached to faucets, preferably coiled in reach of firefighters.
- Load pets into animal crates, get their Go-Bag(s) and load into vehicles.
- Get your Go-Bag and load into vehicle.
- If you have not already taken large animals out after the pre-evacuation notification, load them up into the trailer or vehicle already on-site. **Do not leave to get a trailer now – you won't be allowed back in.**
- Leave driveway chains or gates open so firefighters can access your residence.
- **Vehicle lights on** as you leave. The primary egress for the subdivision is Road 35, but that is also the primary ingress for emergency vehicles, so expect two-way traffic.
- Follow emergency evacuation route signs and emergency personnel directions for evacuation routes. You may be directed to the emergency-only evacuation routes off Roads J.7 or J.9 (see Emergency Routes Map below).
- Once you are out of the subdivision be sure to notify your contact person(s) so they know you are safe.

### **Emergency Shelter Sites**

Montezuma County has several approved Emergency Shelter Sites. The sites close to Cedar Mesa Ranches are the Montezuma County Fairgrounds to the west and the Mancos Public Schools campus in Mancos to the east. It is good to know the specific locations of both those sites prior to a wildfire emergency. Either or both could be activated in a wildfire situation. The Montezuma County Fairgrounds is the shelter site for livestock such as horses, llamas, goats, etc.

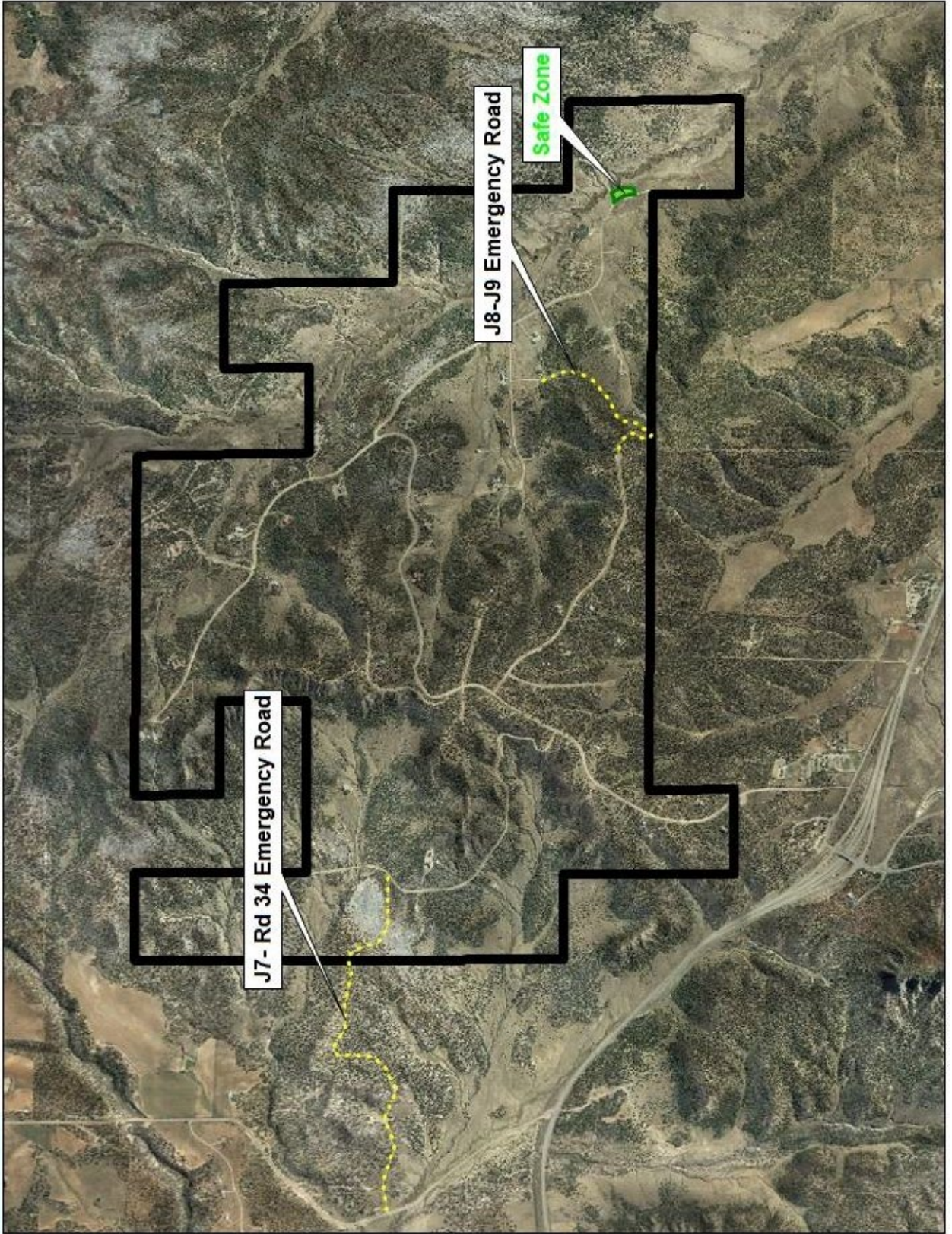
### **Safe Zone**

An area at the intersection of Road K.3 and the driveway into Tract S (Sanders), just to the west of Mud Creek is the designated Safe Zone for the east portion of the subdivision. This area is for use by evacuating residents if Road 35 between Roads K.3 and K.1 is closed to traffic and the Emergency Route between Roads J.9 and J.8 is unavailable. The Safe Zone is shown on the map below.

### **Evacuation Routes Map**

The Emergency Evacuation route between Roads J.9 and J.8 is not suitable for trailers or RV's. DO NOT try to pull any type of trailer or drive an RV up this route.





## **Appendix D**

### **CMR Wildfire Risk Assessment Report**