**Proposed Canyon Ferry Crossing modifications to Covenants and Design Standards for fire protection and mitigation.**

**Creating a Defensible Space around Buildings for Wildfire Mitigation**

With the drier and hotter weather conditions, combined with extensive growth since Canyon Ferry Crossing was created, it is recommended that property owners seriously create a fire-resistant zone around any structure that is free of leaves, debris, pine needles, brush, tall grass, wood piles or other flammable materials for at least thirty (30) feet from any dwelling. This change allows Lot owners to cut down trees within 30 feet of any structure with needing permission of the ARC or the need to replace cut down trees within the 30 foot area.

Outside the (30) foot area around any structure, 30 to 100 feet, additional actions to improve the defensible space around structures on CFC properties, may be deemed reasonable by property owners. This may include areas of dense tree or shrub growth, dense tree areas on sloping ground leading up to a structure, shrub height reaching lower branches of trees, etc.

This rule change allows Lot owners to cut down trees within 30 feet of any structure for fire mitigation without needing the permission of the ARC or the need to replace cut down trees.

Trees in dense tree areas beyond 30 feet from a structure, may be cut down without the requirement to replace them with equal caliber diameter trees **- with the prior approval of the Architectural Review Committee**. The request for tree cutting should be submitted to the ARC with a description and sketch to what is planned for a property.

Canyon Ferry Crossing Home Owners Board