



**PRESCOTT LAKES**  
**COMMUNITY ASSOCIATION**

**Firewise Policy**  
*Effective June 25, 2016*

Pursuant to Article 7, Sections 7.4 and 7.5, as well as Exhibit "C", Section 3(a) of the Declaration of Covenants Conditions and Restrictions for Prescott Lakes, as amended and supplemented by resolutions adopted from time to time by the Board of Directors ("Board"), the following policy is hereby adopted by the Board of Directors of the Prescott Lakes Community Association (the "Association").

**PURPOSE**

Fires are a real and potentially devastating threat to this community. As a result, they present a significant safety concern and action is required by all owners to protect the community and its residents. Therefore, the Board has taken measures to educate Prescott Lakes' owners about fire safety and to maintain a fire safe community. The purpose of this policy is to document the steps and procedures the Prescott Lakes Community Association will follow to minimize the danger of fire within our community to the maximum extent possible.

**STANDARDS**

Prescott Lakes became a certified Firewise/USA Community as of December 2015. Please refer to the *Firewise Standards for Property Owners* attached hereto as **Exhibit A**.

**PROCEDURE**

1. The Prescott Lakes Firewise Committee through certified Firewise Inspectors, along with the Prescott Fire Department, will conduct periodic inspections of the community to determine whether dead or excessive vegetation constitutes a fire danger.
2. If the Firewise Committee determines that dead or excessive vegetation on a unit constitutes a fire danger the Community Manager will be directed to send the unit owner a letter requiring that the unit be maintained consistent with the Standards referenced above. If the unit owner does not maintain the unit, or respond in any other way required by the notice, within 30 days of the letter, the Association will enter the unit into the process detailed in the Compliance Policy.

**ENFORCEMENT**

Enforcement of this policy will follow the order of the Prescott Lakes Community Association Compliance Policy.



## COMMUNITY ASSOCIATION

# Firewise Standards for Property Owners

### REFERENCES:

- Amended Undeveloped Parcel Maintenance Policy dated February 11, 2016
- Parcel and Residential Design Guidelines dated May, 2015
- City of Prescott 2014 Amendments to the 2012 International Wildland-Urban Interface Code

### STANDARDS:

**Undeveloped Lots:** All undeveloped lot owners must ensure that their lot(s) meet the National Firewise Principles with defensible space as detailed below:

- Remove all 'ladder fuel'\* dead vegetation and trees, all vegetation under trees and trim tree branches up to 3-4 ft. from the ground. Distance to the lowest tree branches should be a minimum of 3 times the brush/shrub height.
- Preserve coniferous evergreen trees when possible. Those that cannot be limbed above 6 feet should not have other vegetation under their canopy.
- Reduce vegetation density to the lot lines by providing "corridor access" (6-8') so that firefighters can move through the property. Connect the corridors between adjacent properties when possible. Undisturbed areas and clumping of vegetation is welcomed for wildlife protection. Clumping of bushes should vary and be no larger than 200 square feet. Low groundcover bushes and shrubs such as Manzanitas that are less than 6 feet in height are allowed to keep branches all the way to the ground.
- Common areas, golf course perimeters, and undeveloped parcels adjacent to residential areas should be treated and maintained similar to undeveloped lots and Zone 3 areas. Creating defensible space pertains to protection against fire both within an area as well as spreading to outside areas.

**Lots with Structures:** These lots must comply with the "defensible space" definition of the Prescott Fire Department as described below:

- ZONE 1 - (0-10 ft. from structure) - Remove all flammable vegetation and keep trees trimmed off the structure and trim branches up at least 4' from ground with the exception of evergreen trees.
- ZONE 2 - (10-30 ft. from structure) - Remove any diseased, dead or dying trees and bushes. Thin and prune both trees and shrubs to provide "corridor access" or pathways to front, rear, and side lot lines.
- ZONE 3 - (30-150 ft. from structure) - Remove all ladder fuels\* by trimming, pruning up or removing vegetation from under trees. Remove all dead materials to lot lines.

\*Refers to flammable materials (grass, dead wood, leaves, low bushes, etc.) that would accelerate fire by moving up from ground to low branches of trees.

Note: It is recommended to allow up to 1 inch of wood chips, pine needles, leaf droppings, or grass trimmings. The decomposing material assists in preventing erosion and builds healthy soil. The reduction and removal of pack rat nests is encouraged.