

FALLS CREEK RANCH ASSOCIATION
OUTDOOR AND RECREATIONAL FIRES POLICY
SEPTEMBER 2020

I. **Overview:** Falls Creek Ranch Association (“FCRA”) is a proven leader in fire mitigation and implementation of fire safety efforts for the protection of homeowner lots (“Private Property”), Falls Creek Ranch common property (“Common Property”) and the neighboring forest lands. The FCRA Board (“the Board”) is authorized under the Association governing documents to enact restrictions and policies and procedures as deemed necessary to protect the health, safety and welfare of FCR owners and property. Falls Creek Ranch (FCR) is located in a dry, fire-prone environment, and it takes a minimum 30 minutes for emergency responders to reach FCR. Therefore, the Board deems it necessary to enact the following policy related to outdoor recreational burning within FCR. FCR Owners, their guests and renters must comply with all levels of fire restrictions, bans, fire watches, yellow and red flag warnings as determined by La Plata County, the U.S. Forest Service and the National Weather Service.

A. The following fire restrictions shall apply at all times and are not affected by restrictions imposed by federal, state or local government:

1. ***Wood burning fires are strongly discouraged anywhere on FCR Private Property at all times.***
2. No smoking allowed outside on Common Property at any time.
3. No smoking by visitors, contractors or workmen on Private Property unless inside a vehicle or enclosed building.
4. No open burning of candles, torches, decorative lighting with a flame, luminarias or similar items is allowed anywhere on FCR Property at any time.
5. No hand-dug fire pits are allowed.
6. No fireworks, rockets or explosives are allowed.
7. No outdoor wood burning is allowed by renters without written permission of the FCR Owner in the lease agreement. No outdoor wood burning fire units are allowed by guests unless accompanied by the FCR Owner.
8. All outdoor fire-burning units must be attended and supervised by an adult until the fire is extinguished.
9. All outdoor fire-burning units must be used on hard, level, non-combustible surfaces and shall be placed a minimum of 15 feet from combustible materials and structures.
10. An appropriate fire extinguisher (A-B-C rated) or other extinguishing material/device must be readily available for immediate use as needed.

B. Restrictions During Low or Moderate Fire Danger Warnings:

1. Outdoor wood burning is only allowed under the following conditions when **LOW OR MODERATE** fire danger restrictions are in effect:

- a. in permanent, built-in fireplaces, grills, kilns, stoves or ovens in compliance with La Plata County building codes and fire safety standards;
 - b. in certified portable outdoor firepits or chimeneas used in accordance with the manufacturer's instructions;
 - c. all outdoor wood burning units shall have a UL or ICC-ES certified arrestor (metal mesh screening with openings of 1/4 in. or less) in place to assure fire embers and sparks do not escape or blow into nearby structures or vegetation;
 - d. charcoal grills are allowed in permanent, built-in approved structures or when secured to a non-flammable surface, and
 - e. self-contained wood pellet smokers/grills are allowed for cooking purposes only.
2. Propane gas fire-burning units are allowed under the following conditions when **LOW OR MODERATE** fire danger restrictions are in effect:
- a. in permanent, built-in fireplaces compliant with La Plata County building Codes and fire safety standards, made of non-combustible materials and located at least 15 ft. from combustible materials;
 - b. in portable outdoor firepits/chimeneas used in accordance with the manufacturer's instructions and fire safety standards. All units must be equipped with a flame-height adjustment and shutoff valve. Flame height must be 1 ft. or less;
 - c. gas barbecues, stoves and grills are permitted in non-combustible areas with covering lids and always attended and supervised by an adult, and
 - d. outside standing propane gas heaters are permitted in accordance with the manufacturer's instructions and fire safety standards.

C. Restrictions During High Fire Danger Warnings:

1. All outdoor fires must be exclusively gas or artificial log-burning grills, fireplaces, firepits, chimenea, kilns, ovens or heaters.
2. No wood or charcoal burning in fireplaces, firepits, chimeneas, kilns, ovens, stoves, grills or heaters.
3. Self-contained wood pellet smokers are permitted for cooking purposes only.
4. No outdoor smoking on Private or Common Property.
5. All spark-producing machinery or devices used outside must have a working spark arrestor.

D. Restrictions During Red Flag and Very High/Extreme Fire Danger Warnings or County Fire Restrictions:

1. No gas, artificial fire log, or wood burning fires, portable firepits/chimeneas, kilns, ovens, charcoal or gas grills or propane gas heaters are allowed. .
2. No outdoor smoking on Private Property or Common Property.
3. No spark-producing machinery or devices (e.g., chain saws, welding equipment) may be used outdoors.
4. Self-contained wood pellet smokers are permitted for cooking purposes only.

II. FCR Architectural Control Committee (ACC) Approval:

New, permanent, built-in burning units of any kind must be reviewed and approved by the ACC according to current building codes, FCRA covenants and ACC rules. All burning units shall be constructed of stone, steel, concrete, metal, or other non-combustible material. The protections and restrictions set forth in this policy are in addition to and supplement the existing covenants, restrictions and obligations contained in the FCR governing documents and architectural rules. Violations of this policy may result in the imposition of a fine or other enforcement action as provided under FCR governing documents and/or Colorado law.

Falls Creek Ranch Association, Inc.

By:

Date:_____