

**EXHIBIT D
FIRE PROTECTION AND
VEGETATION MANAGEMENT PLAN**

Bluestream Subdivision

The following items must be accomplished by lot owners in conjunction with the construction and occupancy of the House in order to protect all structures within the Subdivision from wildfires.

Remove all dead trees within 100 feet of the dwelling.

Fuel Break area of one hundred feet consisting of a Safety Zone and a Fuel Modification Zone shall be established around all dwellings and structures within the Subdivision.

The Safety Zone shall extend thirty feet from all dwellings and structures and except for single specimen trees, ground cover and fire resistant ornamental shrubbery, all other vegetation or other combustible materials shall be removed from the Safety Zone.

The Fuel Modification Zone of seventy feet around the Safety Zone shall also be established (see attached diagram)

Within the Fuel Modification Zone, Fuel shall be modified as follows:

Trees up to thirty feet in height shall be thinned to stand so that the crowns between trees are fifteen to twenty feet apart.

Debris, such as dead trees and brush shall be cleared as least once a year.

Solid thicket of live brush shall be modified into islands or mosaic patterns.

Where applicable, less fire prone fuel types shall replace dead or cleared vegetation.

Chimneys and vents on structures shall be equipped with a spark arrester than meets the requirements of National Fire Protection Association (NFPA) Code 211 or securely attached one half inch (1/2) woven wire mesh screen.

One quarter inch (1/4) woven wire mesh screen shall be installed to enclose open areas beneath buildings and decks to prevent debris from collecting and creating fuel.

Tile fiberglass shingle, composite and pro-panel roof materials shall be used instead of wood shake or asphalt shingle on roofs.

Exterior walls of structures and any balconies cantilevered decks and supporting structures shall consist of one hour fire resistant materials, except for accessory buildings of one hundred (100) sq. ft or less.

Debris from roofs gutters and under decks shall be removed at least twice a year.

Roads, driveway and bridge construction shall be as follows;

- Bridges shall be designed to sustain a minimum load of fifty thousand (25,000) pounds (12.5 tons) for fire pumper trucks.
- Grades of driveways shall not exceed eleven percent (15%) unless residential sprinkler systems are installed.
- Gates shall be a minimum of fourteen feet (14') wide.

Building site areas shall be as follows:

- Propane tanks shall be buried, and tanks shall be designed and manufactured from material suitable for underground storage pursuant to relevant codes, regulations and standards, including the Liquid Petroleum Code.
- Wood piles shall be located at least twenty-five feet (25') from structures.
- Barbecue pits shall be located in areas cleared of fuels.
- Fireplace and barbecue pit ashes shall be disposed of in stationary, secured and non-combustible containers which shall be maintained at a distance of at least ten feet (10') from all fuels.

Definitions

Fuel - *Fire prone native vegetation or other combustible material, such as any wood pile, any wood structure or any parts of structures or debris.*

Fuel modification – *the removal of fuels, conversion of vegetation to fire resistant species, increased spacing of individual plants or reduction of fuel.*

Safety Zone – *An area around a structure where fuel has been removed and modified.*