

**STARWOOD HOME OWNERS ASSOCIATION, INC.**

**RESOLUTION OF THE BOARD OF TRUSTEES OF THE STARWOOD  
HOME OWNERS ASSOCIATION, INC. AMENDING THE  
ARCHITECTURAL PROCEDURES TO REGULATE WILDFIRE HAZARDS  
AND MITIGATION REQUIREMENTS**

**Resolution No. 3, Series of 2021**

WHEREAS, the Starwood Home Owners Association, Inc. (the "Association") is managed and governed by its Board of Trustees (the "Board"), whose powers include taking such actions to promote and advance the general welfare of the Starwood community;

WHEREAS, there is an increasing risk and occurrence of wildfires in the West, including those that may threaten the Starwood community;

WHEREAS, according to Pitkin County Wildfire Hazard Mapping, much of the Starwood community is in a "Severe Wildfire Hazard" area;

WHEREAS, wildfire hazards on the property in Starwood pose an unreasonable risk to the life, health, and safety of Starwood residents and property and proliferation of such hazards constitutes a nuisance under the Protective Covenants ("nothing shall be done or permitted to be done on any of said lands which is a nuisance or might become a nuisance to the Owner or Owners of any of said lands." (Art. 5, § 3));

WHEREAS, the Association's Architectural Procedures contain certain regulations concerning wildfire safety and mitigation (*see* Section 2.4.4, Section 3); however, such regulations do not adequately address when and how any wildfire hazards are assessed and mitigated;

WHEREAS, the Association wishes to encourage owners to undertake proactive wildfire mitigation steps, including appropriate vegetation removal consistent with the Association's Architectural Procedures, and previously adopted a Resolution to incentivize such work by waiving any architectural application review fees related thereto;

WHEREAS, in an ongoing effort to protect Starwood, the Association now wishes to amend the Architectural Procedures to: (a) require completion of a Wildfire Assessment upon any architectural application; and (b) adopt landscaping and defensible space standards for landscaping approvals; and

WHEREAS, the Board believes that is in the best interests of the Starwood community to amend Architectural Procedures as set forth herein.

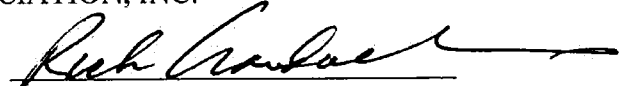
NOW, THEREFORE, be it resolved by Board of Trustees of the Starwood Home Owners Association, Inc. as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Board.
2. Architectural Standards. The Board of Trustees hereby amends the Architectural Procedures to: (a) require completion of a Wildfire Assessment upon any architectural application and completion of mitigation work proposed by homeowner and approved by the Association's Architectural Committee; and (b) adopt landscaping and defensible space standards for landscaping approvals, with the form of such amendments in substantially the same form as set forth in **Exhibit A** and in a final form to be approved by the Fire Risk Committee, upon consultation with the Association's Architectural Consultant and Association Attorney, with any reasonably necessary amendments for implementation and not inconsistent with **Exhibit A**.


THIS RESOLUTION was read, passed, and adopted by the Board of Trustees of the Starwood Home Owners Association, Inc. at regular meeting of the Board of Trustees on July 7, 2021 by a vote of 7 to 0.

STARWOOD HOME OWNERS  
ASSOCIATION, INC.

By

  
Chairman

ATTEST:

  
Secretary