

Aspen Mountain View Homeowners Association

Fire Mitigation Policy and Procedures For Written Wildfire Defensible Space Plan

June 2026

A. Applicable State Law.

Pursuant to Colorado State Law, C.R.S. 38-33.3-106.5 (e), Colorado HOAs (Homeowners Associations) may not prohibit a homeowner from removing vegetation (landscaping or native) around a dwelling to create a defensible space for fire mitigation provided:

1. Prior to the commencement of any vegetation removal, the homeowner files a written, site specific defensible space plan for vegetation removal with the Aspen Mountain View Homeowners Association's (HOA) Design Review Board (DRB)); and,
2. The homeowner plan complies with a defensible space guidelines created by the Colorado State Forest Service, an individual or company certified by a local governmental entity to create such a plan, or the fire chief, fire marshal, or fire protection district within whose jurisdiction the unit is located, and is no more extensive than necessary to comply with such plan; and,
3. The vegetation removal complies with applicable HOA standards regarding removal of cut or trimmed vegetation debris, stump height, revegetation, and contractor requirements.

B. Fire Mitigation Policy.

The Aspen Mountain View (AMV) HOA Board of Directors (BOD) recognizes the increasing risk and concern about wildfires and seeks to balance the desire for homeowner's wildfire defense with conserving the native landscape as enshrined in the Master Declaration of Protective Covenants.

Accordingly, to provide homeowners information and guidelines on preparing their home for wildfire, creating a defensible space and submitting fire mitigation plans, the BOD hereby adopts the standards and guidelines described by the Colorado State Forest Service in their booklet [*The Home Ignition Zone*](#). This is not intended to be the exclusive guideline for plans and homeowners may also follow the defensible space standards in the Eagle County Building regulations or a wildfire risk assessment and written report prepared through Eagle County or Roaring Fork Fire and Rescue (contact information provided below).

C. Fire Zones and Plan Review.

The Home Ignition Zone guide establishes three defensible space zones for fire mitigation. Each zone is based on distances from dwellings or structures. These zones provide fire risk

reduction while recognizing that some regulated and controlled vegetation may safely remain around dwellings and structures. The guidelines for vegetation removal and maintenance in each zone are fully described in The Home Ignition Zone guide. A summary of these zone guidelines and the DRB review process is as follows:

1. Zone 1: 0-5 feet. The most intensive vegetation removal to prevent flames from meeting dwellings or structures. All vegetation and organic matter may be removed.
No defensible space plan needs to be submitted to the DRB for vegetative fire mitigation in this Zone. Additions or changes to structures (including concrete work) require the existing DRB change application/approval process.
2. Zone 2: 5-30 feet. Vegetation modification designed to minimize fire intensity as it approaches a dwelling or structure. Trees and shrubs may be removed subject to specific separation requirements and the reduction of grasses and low vegetation which may enable a fire “ladder” up into trees or large shrubs.
Homeowner fire mitigation and defensible space plans must be submitted to, and will be reviewed by, the DRB. The DRB will review the plan within seven days (except for holiday periods). Plans should be submitted on the forms provided below.
3. Zone 3: 30-100 feet. Less intensive fire mitigation. Reduced separation of trees and shrubs. Mowing grasses is not necessary as long as they do not provide a fire ladder beneath trees or shrubs. Homeowner fire mitigation and defensible space plans must be submitted to, and will be reviewed by, the DRB. The DRB will review the plan within seven days (except for holiday periods). Plans should be submitted on the forms provided below.

Special note: Defensible space is limited by the Homeowner’s property lines. Homeowners in the Sopris Mesa Subdivision portion of Aspen Mountain View are subject to a 1998 Wildlife Mitigation Agreement limiting any activity outside of their building envelope. The HOA BOD understands that Colorado State Law, C.R.S. 38-33.3-106.5 overrides the building envelope limit for wildfire mitigation.

D. Plan Review and Defensible Space Plan Requests in Excess of Guidelines

On review, the DRB can require a more detailed site-specific plan if there are questions about compliance of the vegetative fire mitigation plan with previously referenced guidelines (e.g., excessive vegetative matter and/or substantial slope terrain requiring mitigation beyond normal zone boundaries).

Should the Homeowner submit a Defensible Space Plan requesting mitigation actions in excess of previously referenced guidelines, the DRB’s request for additional information may include a site-specific, written certified provider’s wildfire assessment explaining the need for the proposed wildfire mitigation actions.

E. Plan Review Goals.

The Aspen Mountain View Master Declaration of Protective Covenants has always emphasized the protection of natural vegetation to promote a desirable, rural residential community within a living pinyon-juniper shrubland area. Specifically, as residential development was established, the covenants emphasized the value of native vegetation and that homeowners avoid creating a sharp boundary between native and modified vegetation.

The goal of DRB review will be to balance maximum fire risk reduction with minimizing destruction of native vegetation.

Accordingly, the BOD and DRB requests that homeowner fire mitigation and defensible space plans remove no more vegetation than as suggested in the Home Ignition Zone guide and that mitigation actions do not result in sharp vegetation boundaries. The DRB encourages activities focused on higher-level risks near buildings rather than those dealing with lower-level risks posed by more-distant vegetation. Finally, the homeowner or their contractor commits to removal of cut vegetation (referred to as “slash removal” in the Home Ignition Zone guide) within 30 days following completion of the fire mitigation project.

F. Individual Wildfire Assessments.

Homeowners may submit written wildfire mitigation and defensible space plans for review based on a written fire assessment for their specific property.

Free assessments can be arranged by contacting Eagle County wildfire mitigation experts: Eric Lovgren: 970-328-8742 or Katie Jenkins: 970-328-8816, or Roaring Fork Fire Rescue (RFFR).

To request a no cost (subject to change) wildfire assessment and written follow-up report see:

- Eagle County – <https://realfire.net/application> , select “Download Application Form.”
Eric Lovgren 970-328-8742 or Katie Jenkins 970-328-8816.
- Roaring Fork Fire Rescue and Wildfire Collaborative, Roaring Fork Valley:
<https://www.rfvwildfire.org> , select “Home Wildfire Assessment.”
Kelsey Been 970-379-1249.

The two websites listed above contain a significant amount of information about wildfire mitigation.

Request for Defensible Space for Fire Mitigation Plan Review

Homeowner Name & Address:

Date:

Mitigation in zone (check all that apply): ☐ Zone 1 ☐ Zone 2 ☐ Zone 3

Name and address of any contractor performing the mitigation work. Note that you are responsible for all actions of your contractors:

1. Brief description of proposed changes and timelines for slash removal. Please include proposed vegetation mitigation, landscaping mitigation, and any building modifications. If you have one, please attach your written defensible space plan provided by Eagle County – <https://www.realfire.net> , Roaring Fork Fire Rescue/Wildfire Collaborative Roaring Fork – <https://www.rfvwildfire.org>, or other certified source.

2. Extent/location. For Zone 2 and 3 requests, please provide a **sketch plan** that clearly shows the intended extent and location of actions, with dimensions. Use a separate sheet for the sketch plan.

Send completed form to: Aspen Mountain View Design Review Board (DRB) using www.admin@smprop.com

DRB confirmation of receipt of Homeowner's Written Defensible Space for Fire Mitigation Plan

Owner / Property:

Application date:

Date received by DRB:

DRB review completed by (sign)

DRB comments (Rationale for recommended changes; information/clarification requested).

