

JUG MOUNTAIN RANCH  
Tree Health / Fire Mitigation  
Rules and Regulations  
April 2019

1. Trees in Jug Mountain Ranch are potentially susceptible to infestation by bugs or other pests. Additionally, downed trees and debris cause a fire risk. In an effort to prevent infestation and reduce fire risk, the Jug Mountain Ranch Design Review Committee (“DRC”) may from time to time inspect the trees on Lots in the Subdivision, and may consult with professional foresters regarding the same.
2. The tree health standards for which Lots will be reviewed include the following: removal of down and dead or dying or infested trees, removal of flammable slash and other debris, limbing up trees (so that a small grass fire doesn’t jump to the tree tops), and thinning the density of the trees (to allow for their on-going health and to retard potential fire).
3. In the event that any trees or brush on any Lot in Jug Mountain Ranch are found to be diseased, infested, or otherwise constitute a hazard to the other trees or property in the Subdivision, or if the lot is otherwise found to be in violation of the Tree Health / Fire Mitigation Rules, the following shall occur:
  - a. The DRC shall give a Tree Health / Fire Mitigation Violation Notice to the Owner of the property, describing the work that needs to be done, and providing a timeline for completion of the work.
  - b. The Owner shall have 15 days from the date of the Tree Health / Fire Mitigation Violation Notice to object to the same and request a hearing before the Board, or to agree to complete the work within the timeline specified by the DRC. In the event that the Owner requests a hearing, a Hearing Notice will be sent to the Owner by the Board at least 15 days prior to the date of the hearing, which hearing may be held in person, or by conference call, or a combination of both methods. Decisions of the Board are final in all cases.
  - c. If the Owner does not object to the Tree Health / Fire Mitigation Violation Notice and does not correct the problem within the timeline given, or if after a hearing the Owner does not correct the problem as required by the Board at the hearing within the timeline given, the Board shall have the right to perform the work and charge the cost thereof to the owner, which cost shall become a lien on the property.
4. Amendment. The JMR POA Board of Directors may modify these Rules and Regulations from time to time in accordance with the JMR CC&Rs and Bylaws, as the same may be amended. In such instance, modifications shall be mailed to all homeowners. A current copy of these Rules and Regulations shall be available on the JMR website.