

**Proposed Amendments to the Member Handbook**  
**Posted for Member Feedback**  
**February 15, 2019**

**4.4.3 (change) Dead, Dying, Insect-Infested, Downed Trees.** All dead, dying, insect-infested and downed trees must be promptly cut and removed from Lots when noticed or as required by LACC or Peninsula Fire District.

**4.4.4 (new) Tree Trimming/Ladder Fuels.** Trees between 10 feet and 50 feet tall must have all limbs removed at least 4 feet up from the ground. Trees taller than 50 feet must have limbs removed at least 10 feet up from the ground. Shrubs directly under the canopy of a larger tree must be removed or the limbs of the larger tree must be trimmed so that the lowest limb of the tree is spaced at least three (3) times the height of the underlying shrub from the top of the underlying shrub. All conifer species of trees with a diameter of 5 inches or less (measured 1 foot from the ground) that are situated under the canopy of a larger tree must be removed.

**4.4.5 (new) Tree Limbs.** Remove all tree limbs or hanging vegetation within 10 feet of your roof and/or chimney.

**4.4.6 (change) Trees on Vacant Lots.** No trees (except for those smaller trees identified in Section 4.4.4.) may be cleared from a vacant lot prior to a set of building plans for the lot being approved by the Architectural Review Committee. Clear cutting is prohibited. An exception may be made by the General Manager (based on a written request from the member) where it is clear that tree thinning is recommended for the purpose of reducing fire hazards or improving forest health (the General Manager may require written documentation from a licensed forester, Peninsula Fire District or other knowledgeable authority). Trees may not be cut on a vacant lot for the purpose of obtaining cash value for the timber.

**5.7 (new) Fire Wise Regulations.** It is the intent of the association to adopt a series of regulations and standards with the goal of reducing the possibility of a community-wide loss due to wildfires. The long-term goal is to greatly reduce the threat of wildfires by way of incorporating applicable LACC standards and specifications from agencies such as CAL FIRE, National Environmental Policy Act (NEPA) and California Department of Forestry and Fire Protection (CDF).

**5.7.1 (new) Defensible Space Zone (0 – 5 feet from home and other structures).** This zone is considered a non-combustible area. Mulch, highly flammable trees, shrubs and plants, leaves and needles must be removed from this space. Wood piles must be at least 5 feet from all structures during the fire season (or enclosed in 1/8-inch metallic mesh or other demonstratively effective method to insure embers do not make contact with the wood pile). Vegetation under the canopy of a larger tree must have proper vertical spacing (see Section 4.4.4.).

**5.7.2 (new) Lean, Clean and Green Zone (beyond 5 feet from home and other structures).** Remove all dead vegetation, plants, grass, weeds, pine needles and leaves. Vegetation under the canopy of a larger tree must have proper vertical spacing (see Section 4.4.4.).

**5.7.3 (new) Debris Piles.** All combustible debris piles must be promptly removed from all Lots.

**5.7.4 (new) Highly Flammable Plants, Shrubs and Trees.** All highly flammable plants, shrubs and trees are prohibited to be planted or maintained on any Lot. This includes, but is not limited to, Junipers, Manzanita and Scotch Broom. Any highly flammable plant, shrub or tree that currently exists on a Lot shall be promptly removed.

**5.7.5 (new) Roof/Gutter Debris.** All dead vegetation, limbs and pine needles must be removed from roofs and gutters of all structures.

**5.7.6 (new) Undeveloped Lots.** Remove all dead vegetation, plants, grass, weeds, pine needles and leaves. Duff (detritus) material not exceeding 2 inches may be maintained as an important part of the ecosystem and to help stabilize soil from runoff. Vegetation under the canopy of a larger tree must have proper vertical spacing (see Section 4.4.4.).