PMROA Summer Fire Policy.

The ECC (Environmental Control Committee) shall govern the use of outside fires. This Policy shall apply at all times unless there is a 4 inch base of snow on the ground. With more than 4 inches of snow, the winter burn policy shall apply.

Beginning 8/22/2006, fires will be permitted only in approved fire pits and any fire pit must be built and inspected to meet the standards adopted by the ECC (*Restrictive Covenant #15). In order for the ECC to issue an approval letter for a fire pit, it must meet the Federal, State of Utah, and Summit County standards for a recreational site fire pit. The ECC approval letter must be maintained on the premises.

> **Improved Recreational Site Fire Pit Standards** as recognized by the Forest Service, State Lands, BLM & Summit County,
> [The pit] will be buried 12-15 inches below ground level with a concrete, sand or mineral soil base. There will be a screen over the top with an opening no greater than 1 inch. There will be a steel ring around the sides of the fire pit. There will be a 15 foot clearance – at least – around the fire pit. (this clearance will be mineral soil, concrete, brick or sand). In addition to that, manicured lawn grass (well kept) may be accepted. There will be no overhanging branches or any other vegetation in a 15 foot clearance around the fire pit. Responsible party will stay at the fire at all times with water and hand tools to prevent spread. Fires in any other type of fire pit will be considered illegal and are punishable with a class B misdemeanor ($1000 fine and up to 60 days in jail). Fires will be completely extinguished before leaving the fire pit area (BURN AT YOUR OWN RISK!) If a fire escapes a fire pit and resources are called to suppress the fire, responsible party will be held liable for all cost to put out the fire. Propane fires are permitted, however charcoal fires are solid fueled and regulated as wood. BE SAFE, and HAVE FUN!
>
> For the proposes of Pine Meadow Ranch regulations, a manufactured fireplace such as a pan or chiminea shall be considered the equivalent of a buried steel ring and must meet all other criteria above including clearances, screen and suppression equipment. When "No Fires" is posted, it will apply to these fireplaces.

The landowner or his adult designee shall remain in the immediate vicinity of the fire until all burning material is extinguished and cool to the touch. No burning of construction debris is allowed at any time. You must contact the North Summit Fire District before a burn and after the fire is out. In times of greater fire danger, the ECC will post a "No Fires" sign at the bottom of Tollgate Canyon which shall serve as notice that there will be no solid fueled fires of any kind allowed in Pine Meadow or Forest Meadow Ranch. Gas fueled barbecues with a shut-off valve will continue to be acceptable during these restrictions.

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To enhance public safety and as a protection of the private and community owned properties in the area, the ECC shall have the power to levy fines in the event of non- compliance with these provisions. (*Protective Covenants #15). The fine for a first offense of non-compliance is $500. Additional offenses will cause legal action against the offender and a $1,000 fine per offense. If a fire is left unattended or there is open burning, a $1500 fine applies for the first offense. Additional fines will be determined by the ECC in the event of repeat offences. When a violation occurs, proper authorities will be notified. A non-compliance notice will be recorded at the Summit County Recorders Office against the lot owner's property, and the PMROA may also pursue legal and any other remedies available to it. In addition to these fines, the State of Utah may hold a property owner liable for the costs of containing a fire along with any damages to surrounding lands and structures.
Be advised accordingly!

Updated and adopted March 11, 2008 by vote of the PMROA.

***Protective Covenants #15**:
"Extreme caution must be exercised in the handling of fire, therefore, no open fires shall be permitted except in areas and/or devices such as fire pits, approved by the ECC. An ABC 6 to 10 lb portable fire extinguisher shall be required before any fire of any size may be started(ignited), and any dwelling must have said fire extinguisher and an outside water faucet with at least 75 feet of hose. The ECC shall properly provide notice of these requirements to all property users and set up fines and penalties for their violation."

In the event you witness an unattended or out-of-control fire, please do the following:
1. Call 911
2. Notify a board member
3. Take a photo if you have the opportunity and doing so would not put you in danger
4. Record the date, time and lot number where you witnessed the occurrence

In the event you witness a controlled fire that you believe to be in noncompliance, please:
1. Notify a board member
2. Take a photo if you have the opportunity and doing so would not put you in danger
3. Record the date, time and lot number where you witnessed the occurrence

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NOTICE OF NON-COMPLIANCE

On_____ at_____, a fire was observed burning in non-compliance with the Protective Covenants imposed upon the lands governed by Pine Meadows Ranch Owners Association (Pine Meadow and Forest Meadow). In accordance with the policies of this board, you are advised that you are assessed fines and penalties as per Guidelines established 8/22/2006 and 3/11/2008.
Description of non-compliant fire:_____

Fine: _____

Payment Due _____
Please mail payment to address below or contact the office for payment.
This notice will be made of record and until payment is received a lien placed against
Lot# _____

PMROA Representative_____

Witness _____

(Deputy) Sheriff_____

Fire Official _____

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PMROA Recreational Fire Pit Approval

[The pit] will be buried 12-15 inches below ground level with a concrete, sand or mineral soil base. There will be a screen over the top with an opening no greater than 1 inch. There will be a steel ring around the sides of the fire pit. There will be a 15 foot clearance – at least – around the fire pit. (this clearance will be mineral soil, concrete, brick or sand). In addition to that, manicured lawn grass (well kept) may be accepted. There will be no overhanging branches or any other vegetation in a 15 foot clearance around the fire pit. Responsible party will stay at the fire at all times with water and hand tools to prevent spread. Fires in any other type of fire pit will be considered a violation of the PMROA Rules and Regulations. Fires will be completely extinguished before leaving the fire pit area. You must contact the North Summit Fire District before a burn and after the fire is out. BURN AT YOUR OWN RISK! If a fire escapes a fire pit and resources are called to suppress the fire, responsible party will be held liable for all cost to put out the fire. Propane fires are permitted, however charcoal fires are solid fueled and regulated as wood. BE SAFE, and HAVE FUN!

> For the proposes of Pine Meadow Ranch regulations, a manufactured fireplace such as a pan or chiminea shall be considered the equivalent of a buried steel ring and must meet <u>all</u> other criteria above including clearances, screen and suppression equipment. When "No Fires" is posted, it will apply to these fireplaces.

This inspection authorizes the use of the pit in periods of reduced fire danger. When hazard is elevated, a "No Fires" sign will be posted at the bottom of Tollgate Canyon and all solid fueled fires will be prohibited. Maintenance of this fire pit is the responsibility of the landowner and this approval may be revoked at any time if the fire pit fails to meet the above criteria.

Property Owner:_____

Property Site Address, Lot # _____ _____

Area Representative or
Executive Committee member:_____

Notes on fire pit
conditions:_____

PMROA approval:_____ Date:_____

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