

To: All Pine Meadows Homeowners:

Subject: Policy to Ensure Compliance with the Telluride Fire Protection District Fire Suppression Regulations

The Pine Meadows Homeowner's Board of Directors is undertaking this policy for several reasons. Compliance with Telluride's fire regulations is a serious matter and is compounded by the severe drought conditions which exist in southwestern Colorado. Several underwriters are now refusing to write insurance in the Town of Telluride and the Town of Mountain Village due to the drought conditions and the increased frequency of forest fires. The safety of our homeowners and guests is critical. Also, protecting our property is one of the primary functions of the Board. Pine Meadows is composed of thirteen units in five buildings. If one unit is not in compliance with the fire codes, all the units are threatened in the event of a fire.

The Telluride Fire Protection District requires structures greater than 3600 gross square feet in Telluride and Mountain Village to have fire suppression systems pursuant the International Fire Code. All Pine Meadow's structures exceed 3600 gross square feet and must comply.

In addition, all fire suppression systems in Mountain Village are required to have a Pilot Operated Cla-Valve or the equivalent to prevent sudden and extreme water pressure surges on automatic fire suppression systems. (See Sections 8.16.12 and 8.16.1.2.1 of The Town of Mountain Village Water Department, 2009 Code Revision.)

As stated on the Town of Mountain Village web page, Community Resources, Utilities, Water & Sewer, Water Pressure "Due to the elevation change that occurs between the upper levels of the town to the lower areas, our complex water system is comprised of pressure zones. The pressures are regulated by a series of pressure regulating valves (PRV), and depending on your location to a particular zone, the pressure can vary from 40 pounds per square inch (psi) to 250 psi. Every building and residence is required to have its own PRV to protect its system from high pressure and expected to regulate it at a usable level. Since PVRs can wear out over time, you should check it regularly for proper operation. Your system may also be equipped with a backflow prevention device requiring an annual inspection. If your pressure is too low, you may boost it to a preferred level."

Effective immediately, in compliance with the Telluride Fire Protection District regulations, the Pine Meadows Homeowners Association Board of Directors is requiring all units to be inspected annually for compliance with the fire suppression regulations. There are several licensed companies in Telluride qualified to do the annual inspections and to make any repairs needed to bring the individual systems up to code. If you have any question or would like a list of recommended companies, please contact Sherry Reese at slim8750@outlook.com.

Inspections are required annually by The Town of Mountain Village and the HOA will monitor the status of compliance by each unit annually.

Requirements of Homeowners for Compliance with Fire Suppression Regulations:

1. If your unit has been inspected during 2019 and/or 2020, please provide a copy of the written results of that inspection by US mail or email to the address below on or before December 1, 2020.
2. If you have not had an inspection, please schedule an inspection and provide evidence of the pending inspection by US mail or email to the address below on or before December 1, 2020.
3. If you have failed the critical components of the inspection and/or have not made recommended repairs to bring your system into compliance, please provide evidence of a pending inspection or evidence of an undertaking of the recommended repairs to the address below on or before December 1, 2020.
4. Once the necessary repairs, if any, are completed please provide evidence of completion of the work to the address below.

Pine Meadows HOA
c/o Property Management of Telluride
PO Box 2520
Telluride, CO 81435
email at info@propertymanagementoftelluride.com

Fines: For those homeowners who do not comply with any or all of the applicable above requirements by December 1, 2020, a penalty of one thousand dollars (\$1,000) per month will be charged, commencing February 1, 2021 until evidence is provided to the Board that the required repairs to bring your fire suppression system up to code have been completed. After three months of accumulated penalties the HOA reserves the right to enter any non-compliant unit and undertake any necessary inspection and repairs to the fire suppression system. Non-compliant homeowners will be charged the penalties plus the cost of any inspection and repairs.

Beginning in 2021, Homeowners will be contacted annually to send in written proof of compliance with the Town of Mountain Village's annual inspection requirement as well as evidence that each unit is in compliance. If proof is not provided, the above fines will be levied against the non-compliant homeowner.