

The Glenshire/Devonshire Residents' Association, Inc.
Updated Defensible Space Rules
(Notice Posted August 6, 2026)

The purpose of this written notice is to inform you that the Board of Directors is considering the adoption of updated GDRA Defensible Space Rules listed below.

The Glenshire/Devonshire Residents' Association Defensible Space Rules

1. **Text of the Proposed Rule (Policy):** A copy of the proposed updated Defensible Space Rules is attached.
2. **Purpose and Effect of the Updates:** The Association has performed an analysis of how these rules can reduce wildfire risk, improve structure survivability, and protect life and property by establishing minimum vegetation management and defensible space standards within the Association. These Rules are intended to complement, and not replace, applicable state law and local fire regulations. Nothing in these Rules shall be construed to permit or require an Owner to violate any applicable federal, state, or local law. In the event of a conflict between these Rules and applicable fire safety regulations, the more restrictive fire safety standard shall govern.

Proposed changes include but are not limited to:

- Defined areas on individual properties for defensible space maintenance.
- Defined Zones 0, 1 and 2, and clarified required maintenance items within each zone.
- Defined clearance around sheds and stacked firewood, specified mesh requirements for spark arrestors and detailed requirements for address numbers on the home.

3. **Notice of Meeting of the Board of Directors to Consider Adoption of the (1) Updated Rules listed above:** The Board of Directors will hold a meeting to consider the adoption of the proposed updated Defensible Space Rules as indicated below. The Board of Directors intends to make its decision at this meeting following consideration of any member comments.

Date: September 3, 2026

Time: 5:00 pm

Video Meeting: meet.google.com/uup-wksk-goh

OR Phone [\(US\)+1 609-438-1384](tel:+16094381384) **PIN:** [254 516 657#](https://meet.google.com/uup-wksk-goh)

THE GLENSHIRE/DEVONSHIRE RESIDENTS' ASSOCIATION, INC.
Government Code §12956.1

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a "Restrictive Covenant Modification" form, together with a copy of the attached document with the unlawful provision redacted to the county recorder's office. The "Restrictive Covenant Modification" form can be obtained from the county recorder's office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

Notice. After January 1, 2022, a Restrictive Covenant Modification form with procedural information for appropriate processing with the Nevada County Clerk- Recorder may be found at the following link:

[https://www.mynevadacounty.com/3438/Restrictive-Covenant-Modification-
Inform](https://www.mynevadacounty.com/3438/Restrictive-Covenant-Modification-
Inform)

GLENSHIRE/DEVONSHIRE RESIDENTS' ASSOCIATION, INC.
PROPOSED UPDATED DEFENSIBLE SPACE RULES

Purpose

The purpose of these Rules is to reduce wildfire risk, improve structure survivability, and protect life and property by establishing minimum vegetation management and defensible space standards within the Association. These Rules are intended to complement, and not replace, applicable state law and local fire regulations. Nothing in these Rules shall be construed to permit or require an Owner to violate any applicable federal, state, or local law. In the event of a conflict between these Rules and applicable fire safety regulations, the more restrictive fire safety standard shall govern.

Vegetation Management

CC&R Section 8.01 (d) - The vegetation and landscaping on any Lot shall be planted or maintained by the Owner or resident in such a manner as to reduce the risk of fire. CC&R Article VIII, Section 8.09 - No Owner or resident shall permit any condition to exist on his or her Lot, including, without limitation, trash piles or weeds, which create a fire hazard or is in violation of local fire regulations.

Defensible Space Inspections

The Association may enter the property, as outlined in the Association's governing documents, particularly Section 3.04 of the CC&Rs.

All Owners shall maintain their developed lots and vacant parcels in full compliance with applicable state laws, Truckee Fire Protection District Ordinances, California Public Resources Code §4291, California Government Code §51182, Title 14 California Code of Regulations §1299.03, GDRA governing documents, and any other applicable state or local fire safety laws. In the event of a conflict between GDRA governing documents and local fire regulations, the more restrictive fire safety standard shall apply.

Around structures, 100-foot defensible space. Property owners of all lots are responsible for maintaining defensible space for 100 feet (or to the property line, whichever is closer) from all structures. For the purpose of these defensible space rules, structures include, but are not limited to, residences, accessory dwelling units (ADUs), garages, barns, and attached decks subject to defensible space requirements under applicable law.

Property owners of applicable larger parcels are responsible for maintaining defensible space for 100 feet inward from all property lines. Additional vegetation management beyond the minimum 100-foot defensible space may be required where hazardous fuel conditions exist or where neighboring structures are within 100' of the property line.

Zones and general items to be inspected:

Zone 0 (Extends 0-5 feet from any structure)

- No combustible bark, wood chips or mulch allowed.
- Remove all dead and dying vegetative debris.
- Remove all woody shrubs, plants or landscaping. (Non-woody plants are allowed in Zone 0)
- Remove all combustible items.
- Remove dead or dry leaves and pine needles from roofs, gutters, decks and stairways.
- Remove combustible items and vegetative material from under decks and stairways.
- Remove all branches within 10 feet of any chimney, stovepipe, eaves and roof. Prune tree branches or portions of woody plants that extend to within 5 feet of structures.
- Limit combustible items (outdoor furniture, planters, etc.) on decks.
- Remove combustible materials stored against exterior walls

Zone 1 (Extends from 5 to 30 feet from any structure)

- Maintain dry plants grass and weed growth to a maximum height of four (4) inches during fire season. The cuttings must be removed.
- Reduce pine needles to 1 inch in depth.
- Remove vegetative debris between ½ inch and 12 inches in diameter from the forest floor. Vegetative debris includes portions of tree branches, limbs, cones, tree trunks, and other *dead* woody materials. Trim tree branches to a minimum of 6 feet from the ground. For trees <18 feet tall, remove branches from the lower 1/3 of the height of the tree.
- Create a separation between trees, shrubs and items that could catch fire. For brush, 2 and ½ times the height of brush between bushes. A few 5-foot diameter groupings of brush may be left. Prune dead parts and remove combustible vegetation from under bushes. No native brush is allowed under trees. For coniferous (pines, firs, and other evergreen trees), the branches of one tree should not be in contact with the branches of adjacent trees unless the trees are larger than 12 inches in diameter measured at four and a half feet from the ground.
- No shrubby junipers or arborvitae are allowed in zone 1.
- Relocate firewood and lumber 30 feet from structures, including garages. Remove decomposing firewood and unusable lumber. Firewood must be split and neatly stacked.

Zone 2 (Extends from 30 feet to no less than 100 feet from any structure)

Follow Zone 1 above, with the following exceptions:

- The cuttings of grasses and weeds do not need to be removed.
- Reduce pine needles to 2 inches in depth.

- In modifying brush-covered areas, a few 10-foot diameter groupings of brush may be left.
- Junipers and arborvitae are allowed but must be spaced at 2 and a half times the height of the plants.

Other items

- All wood piles, propane tanks, and sheds must have a minimum of 10 feet of clearance, down to bare mineral soil, in all directions.
- Chimney must have an approved spark arrestor, with ½ inch mesh.
- Address numbers should be located on the structure in contrasting colors with a minimum of 4 inches in height.

Association Enforcement and Maintenance

GDRA will generally provide Owners 30 days from the date of a violation letter to correct defensible space and fire safety violations. Extensions may be granted upon reasonable requests, including winter weather.

2026 Facilities Policy Adopted at the _____ Board Meeting.

GDRA Board Secretary _____ Date _____
Signature

Enclosure: GDRA Schedule of Fines and Enforcement

The Glenshire/Devonshire Residents' Association, Inc.
Schedule of Fines and Enforcement Procedures

1. Purpose and Authority. This Schedule of Fines and Enforcement Procedures ("Rules") is adopted by the Board of Directors pursuant to the Association's governing documents and Civil Code sections 5850 *et seq.* Its purpose is to encourage compliance through fair and consistent enforcement and to establish a lawful process for disciplinary actions.

2. Notice and Hearing Requirements. Before any fine or disciplinary action is imposed, the Owner shall be provided notice and an opportunity to be heard by the Board of Directors, consistent with Civil Code section 5855, including:

- (a) Written notice of the alleged violation at least ten (10) days before the hearing.
- (b) A hearing before the Board (or a committee appointed by the Board) in executive session, unless the Owner requests otherwise.
- (c) An opportunity for the Owner to attend and address the Board.
- (d) Written notice of the Board's decision within fourteen (14) days after the hearing.
- (e) A right to request internal dispute resolution if the Owner disagrees with the outcome.

3. Right to Cure Before Hearing. The Board shall not impose discipline under either of the following circumstances:

- (a) The Owner cures the violation to the Board's satisfaction before the hearing; or
- (b) The Board may not impose discipline if the violation is not reasonably cured before the hearing and the Owner provides satisfactory written documentation to the Association of a good faith financial commitment to correct the violation within a reasonable time.

A *financial commitment* to cure may include, but is not limited to, a signed contract, invoice, deposit receipt, or other written proof that the Owner has retained a qualified service provider to complete the required work.

4. Fine Schedule. Except as provided in Section 5, the maximum fine that may be imposed for any violation is one hundred dollars (\$100) per violation. Fines may only be imposed after notice and hearing, and only for violations that are separate and distinct in nature.

Each fine must be based on a new and separate violation. A single, ongoing condition may not be fined more than once unless a new and distinct act or omission occurs. Repeated violations of the same type on different dates (such as separate noise disturbances or unauthorized parking incidents) may be subject to additional fines, provided that each occurrence constitutes a separate and distinct event.

5. Health or Safety Violations; Exception to Fine Cap. In the Board's discretion, a fine up to \$5,000 per violation may be imposed only if both of the following conditions are met:

- (a) The violation may result in an adverse health or safety impact to the common area or another member's property.

The Glenshire/Devonshire Residents' Association, Inc.
Schedule of Fines and Enforcement Procedures

(b) The Board makes a written finding specifying the nature of the health or safety impact in a board meeting open to the members.

6. Reimbursement Assessments. In addition to disciplinary fines, the Board may impose an Special Individual Assessment to recover actual costs caused by a violation, including but not limited to:

- (a) Repair of damage to the common area; or
- (b) Administrative or legal expenses incurred to enforce compliance; or
- (c) Costs to remedy the violation or bring the property into compliance.

7. Suspension of Privileges. Following notice and hearing, the Board may suspend the Owner's right to use common area recreational facilities, as permitted by law and the governing documents.

8. Non-Exclusive Remedies. These enforcement measures do not limit the Association's right to pursue other legal or equitable remedies, including internal dispute resolution or injunctive relief.

9. No Late Fees or Interest for Fines. Pursuant to Civil Code section 5850(e), the Association shall not charge any late fee, interest, or finance charge on unpaid fines.

10. Member Access to Fine Schedule. A copy of the current Schedule of Fines and any applicable supplement shall be included in the annual policy statement and made available to any member upon request.

CERTIFICATE OF APPROVAL

The undersigned declares that they are the duly elected Secretary of the Association, and that the foregoing Rules were approved by the required vote of the Directors following member comments at the Board meeting held on November 14, 2025. The Rules remain in full force and effect.

Dated: November 14, 2025

By: _____



Carol Freeman, Secretary