



Policy ARB-13

TREE MAINTENANCE AND REMOVAL POLICY

1.0 Reference(s)

CC&Rs Article IV Section 4.07.03, RCW 35.21.310, ADM-10, COM-02

2.0 Purpose

Based on the ARB's mandate (CC&R's Article IV, Section 4.03) to preserve the architectural and aesthetic appearance of the Development, any proposed alterations or additions to a resident's property must be compatible with the architectural characteristics of the owner's home, adjoining houses and the neighborhood setting

3.0 Policy

3.1 Maintain healthy landscaping.

3.1.1 ARB application and approval must be obtained prior to removal of any trees and/or shrubs

3.1.2 Trees, hedges, and shrubs near sidewalks shall be kept trimmed so as not to interfere with pedestrian traffic on the sidewalks.

Trees to be maintained at 7ft. height above the sidewalk

3.1.3 Trees, hedges, and shrubs shall not obstruct sightlines for safe operations of motor vehicles and bicycles within the community to include (but not limited to):

3.1.3.1 Resident's cars, trucks, SUVs, motorhomes, golf carts, bikes

3.1.3.2 Delivery trucks, vans

3.1.3.3 Contractor and Maintenance vehicles

3.1.4 Limitations On Tree Removal. Unless located within five (5) feet of a Dwelling, no Owner shall be entitled to cut, remove, or mutilate any trees, shrubs, bushes, or other vegetation having a trunk diameter of six (6) inches or more at a point of four (4) feet above ground level, without obtaining the prior approval of the ARB, provided that dead or diseased trees which are inspected and certified as dead or diseased by the ARB or its representative, as well as other dead or diseased shrubs, bushes, or other vegetation, shall be cut and removed promptly from any Lot, Dwelling or Townhouse Area by the Owner.

3.1.5 Stump Removal

3.1.5.1 Stumps from any trees or vegetation which is approved for removal by the ARB must be ground or cut at or below ground level.



4.0 Fines

4.1 Compliance Issue Notification

4.1.1 Compliance notifications shall be sent to homeowners for violation of Tree Maintenance standards.

4.1.2 Fines may be imposed until violation is resolved.

5.0 Responsibility

The Board or its delegate is responsible for enforcement, maintaining and keeping this policy current and to obtain Board approval of changes, as necessary.

6.0 Effective Date and Record of Amendments