

RED CEDAR CANYON TOWNHOME ASSOCIATION (RCCTA)

POLICIES

Tree Replacement Policy

TREE REPLACEMENT

Definition: RCCTA trees are located on the common areas of the Association. Trees will be replaced at the discretion of the Board of Directors. When a tree is growing in the mulched areas near a homeowner's dwelling, tree replacement is restricted to the following:

1. Trees deemed unhealthy, dying, or interfering with the structural maintenance or easement requirements (water, electrical, plumbing, etc.) and which are located within the mulched area, the HOA will replace, at 100 percent, the identified tree with an approved planting and at the responsibility and cost of the HOA.
 - A. Homeowner may recommend the desired variety of tree.
 - B. Trees must be approved by the BOD in advance.
 - C. It is a priority that tree selections must not grow higher than the gutter or roof line to prevent future eaves/roof complications; width factors into the decision to ensure planting location does not contact unit. D. BOD has final approval of the choice.
 - E. HOA will replace the tree at a reasonable, stated amount, which at the time of the initial policy, is up to \$500.
 - 1) The subsidized amount of \$500 will be reviewed yearly to adjust for large changes in market prices.
 - 2) \$500 is for the cost of the tree and installation.
 - F. If the owner's selection is greater than the \$500 subsidy, and if the owner still desires the selection, they can fund the remainder of the expense.
 - a. Receipts must be submitted to the Manager for the subsidy amount.
2. Trees which are healthy and in mulched areas will not be removed by the HOA. If an owner desires a different tree, the homeowner is responsible for all associated costs.
 - A. Homeowner must submit a modification form to the BOD with the reason they are requesting the modification and the need to remove.
 - B. BOD has the right to deny, reject or approve the modification.
 - C. If BOD approves, owner accepts all liability (removal, clean up, etc.)
 - 1) Digger's hotline must be called to identify issues. 2) Irrigation must be identified, etc.
 - 3) Owner assumes all costs for repairs.
 - D. Homeowner is responsible for all future costs associated with new tree (disease prevention, removal, etc.)