

# **Hampton Village Owners Association**

2140 Professional Drive, Suite 260 Roseville, CA 95661 (916) 784-6605

Date: November 2, 2015

To: Members, Hampton Village Owners Association

From: Hampton Village Board of Directors

RE: Landscape and Tree Maintenance Policy Resolution

---

Dear Homeowners,

The Hampton Village Landscape and Tree Maintenance Policy Resolution was officially adopted on October 29, 2015 at the Board of Directors meeting.

Enclosed is a copy of the resolution for your files. As an owner, you must ensure that a copy of the resolution is retained with the rest of the governing documents for Hampton Village and that it be turned over to the new owner should you ever sell your home.

Thank you,

The Hampton Village Owners Association  
Board of Directors

RESOLUTION OF THE BOARD OF DIRECTORS  
OF  
HAMPTON VILLAGE OWNERS ASSOCIATION  
REGARDING  
LANDSCAPE & TREE MAINTENANCE

The following action was taken at the duly held meeting of the Board of Directors (the "Board") of the Hampton Village Owners Association (the "Association") on October 29, 2015, at which at least a quorum of the Directors was present:

**WHEREAS**, Section 4.01 of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Hampton Village (the "Declaration") states that the Association shall maintain certain portions of the lots, namely, the landscaping and irrigation in the "Front Yard Areas", which generally includes all unenclosed landscaping between the street and the front of the residence or fence; and

**WHEREAS**, Section 4.02 of the Declaration states that the Owners shall maintain all other portions of their lots, except for "Rear Lot Setback Areas"; and

**WHEREAS**, the Board has determined that it is necessary to adopt uniform maintenance standards for trees in order to address the needed maintenance of the trees, to respond to owner concerns and requests, to clarify responsibility for the trees and surrounding areas, and to inform owners regarding what will and will not be done with respect to the trees on their lots.

**BE IT RESOLVED**, , the Association will continue to trim common area and Front Yard Area trees on an annual basis, during the dormant months. The annual trimming includes building clearance, as well as light, sign and street clearance. Low hanging limbs may be serviced on an as-needed basis throughout the year by contacting management. Structural and Health pruning will be performed on an as-needed basis; and

**BE IT FURTHER RESOLVED**, the Association will only remove trees if they are dead or dying, or if they are causing a negative impact to the common area or to Association-maintained components. The Association is not responsible for any damage that the trees cause to backyards, driveways, walkways, structures, or other portions of the lots. The Association, through its tree professionals, routinely inspects and maintains the trees in a reasonable manner and therefore is not responsible for harm arising from those trees. The trees are the property of the owner. The Association bears only the responsibility of maintaining the common area and Front Yard Area landscape.

**BE IT FUTHRE RESOLVED**, any requests for tree removal must come in written form, delivered to Johnson Ranch Management via hard mail or email. Upon receipt of a request, the Association will evaluate the request and the condition of the tree in order to determine if any action is needed. If the Association determines that the tree needs removal, the Association will handle the physical and financial responsibility of removing the tree and remediating the area. If the Association deems that the tree that has been requested for removal does not need to be removed, the owner may then submit an ACC application pursuant to Sections 3.16 and 3.19 of the Declaration for removal of the tree and

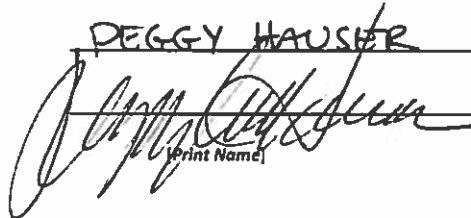
remediation of the impacted area, at the owner's expense. The owner may move forward with the removal/remediation upon approval of the Association's ACC Committee.

---

#### CERTIFICATE OF SECRETARY

The undersigned declares that he/she is the duly appointed Secretary of the Association and that the foregoing Resolution of the Board of Directors was duly approved at the regular meeting of the Board held on October 29, 2015, and that said Resolution remains in full force and effect.

Dated: 10/29, 2015

PEGGY HAUSER  
 Secretary  
(Print Name)