

STEDWICK HOMES CORPORATION

TREE MAINTENANCE POLICY

LANDSCAPE TREES

The Stedwick Homes Corporation will maintain trees that meet the following conditions:

1. The tree is not planted on homeowner property.
2. The tree was planted by the Stedwick Homes Corporation or the builder.
3. The tree was planted on Stedwick Homes Corporation common property (owned by the homes corporation).
4. The tree is not part of an area generally considered to be forest-like.
5. The tree is planted in an area that is accessible to maintenance equipment and crews.
6. For the purposes of this policy, shrubs, hedges or bushes may be considered trees.

A tree that meets all of the conditions above will be considered a "Landscape Tree."

Removal and Replacement

1. The Stedwick Homes Corporation will remove Landscape Trees that become damaged, diseased and no longer appear visually appealing, as determined by the maintenance inspection committee and/or tree experts hired by the Stedwick Homes Corporation.
2. Trees to be removed will be identified with a clear marking that it is apparent to both the homeowner and to the company hired to remove the tree. The homeowner whose property adjoins the location of a landscape tree shall be notified in writing of the decision to remove the tree at least 30 days prior to the scheduled tree removal, and also as to whether or not the tree will be replaced.
3. Trees may be removed without prior notice in the event of an emergency.
4. Trees that are in declining health may be permitted to remain in the community until such time as they are deemed a safety hazard.
5. Replacement trees will not be planted on homeowner property under any circumstances.
6. Trees located at the rear of private properties, and not within 25 feet of streets, will be replaced under exceptional circumstances only and only with the approval of the Maintenance Committee.
7. Trees will not be planted within four (4) feet of a street or path.
8. Residents are not permitted to plant trees on community property without prior permission from the Stedwick Homes Corporation. Such permission is available through the use of the Community Property Improvement Request (CPIR) form, available through community management. This agreement becomes part of the unit owner's permanent file and assigns responsibility for all future maintenance and liability associated with the tree to the unit owner.

Pruning

1. Stedwick has implemented a multi-year schedule for pruning Landscape Trees.
2. Stedwick will not prune a tree off-cycle except in unusual and extreme circumstances. The off-cycle pruning must be approved by the Maintenance Committee.
3. Residents may request permission to prune street trees at their expense, using a certified tree specialist who meets the insurance and licensure requirements of the Stedwick Homes Corporation.
4. Residents may prune any natural growth (limbs or roots) that encroaches on private property at the property line, on the condition that the removal of this natural growth does not damage the overall health of the tree. It is recommended that residents contact the Stedwick Community Manager prior to performing such pruning.
5. Trees on islands and jut-outs that have grown to block street lights, post lamps, and vehicular access may be pruned off-cycle with the specific authorization of the Maintenance Committee.

Pest Management

Insects and other damaging influences will be managed using integrated pest management (IPM) techniques and/or environmentally sound chemical applications, as determined by the Maintenance Committee.

FOREST TREES

Stedwick community property also includes trees that meet the following conditions:

1. The tree is part of an area generally considered to be forest-like.
2. The tree was not planted by a resident.
3. The tree is planted on Stedwick Homes Corporation common property (owned by the homes corporation).

A tree that meets all of the conditions above will be a "Forest Tree". Forest Trees are not routinely maintained by the Stedwick Homes Corporation. Forest Trees are not pruned, mulched, or treated for pests.

Removal

1. Stedwick will take down Forest Trees that become damaged and present a significant safety hazard. Stumps may not be ground and wood may be left in the forested area.
2. Trees that are in declining health or dead may be permitted to remain in the forested areas until such time as they are deemed a significant safety hazard.
3. Forest Trees may or may not be replaced, at the discretion of the Board.

DAMAGE TO TREES

1. Residents may prune natural growth that encroaches onto private property at their property line, to the extent that this does not harm the health of the tree. It is recommended that residents contact the Stedwick Community Manager prior to performing such pruning. Unauthorized pruning of tree material on community property will be considered vandalism by the homes corporation and perpetrators may be required to repay the cost of remedial work on the tree(s).
2. A tree damaged by weather will be cared for or removed by the homes corporation as appropriate. Residents are encouraged to report damaged trees to community management in order for the Maintenance Committee to follow up.

DAMAGE CAUSED BY TREES

1. Stedwick does not generally accept responsibility for damage caused by trees to private property. This includes, but is not limited to, the following situations:
 - a. Leaf drop onto private property.
 - b. Fruit drop onto private property.
 - c. Sap damage to vehicles or fences.
 - d. Tree growth that encroaches onto private property. Residents are permitted to cut branches and roots where they cross private property lines. It is recommended that residents contact the Community Manager prior to performing such pruning.
 - e. Trees that fall on a structure, vehicle or private planting.

If a tree falls on private property, removal of that part of the tree is the responsibility of the homeowner

Adopted: 5/19/04

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Reaffirmed: 5/18/05, 4/19/06, 5/16/07, 4/16/08, 4/15/09, 4/21/10, 6/15/11, 4/16/14