

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC003C
POLICY TITLE: TREE REMOVAL/REPLACEMENT POLICY*
POLICY ADOPTED: 7/21/2008
POLICY REVIEWED: 2/7/2019; 11/1/2022
POLICY REVISED: 8/15, 2011; 5/21/2012; 10/24/2016

POLICY STATEMENT:

1. Generally, living trees will not be removed.
2. Trees that have been infested by pests or disease, and/or damaged by the elements will be appropriately treated and pruned by the Association.
3. A tree shall be defined as needing removal when:
 - It is obviously losing or devoid of leaves or needles;
 - It is under stress from disease or pests;
 - It has sustained significant damage from natural causes or
 - It has grown to a height or size which presents a risk to people, buildings or other trees.
4. Trees that meet the above criteria will be removed at the expense of the Association. The Association has no responsibility to replace any removed tree.
5. The aging and maturing of the landscape makes the tree replacement process very subjective in view of the cost/value equation. The decision to replace trees will be done on a case by case basis.
6. If, a replacement tree is necessary to maintain/enhance the beauty of the area, the Board can approve a reasonable tree replacement at Association expense, appropriate to the location of the planting and availability at local nurseries.
7. If the co-owner wishes to replace the tree with other than the one recommended by the Association, the co-owner shall:
 - Submit an appropriate Modification Request Form and a detailed landscape plan for an Association approved tree,
 - Select a tree that conforms to Policy Number MRC003B, and
 - Accepts responsibility for the difference in cost if the co-owner's choice is more than the cost of the recommended substitution.
8. If the Board deems a tree replacement unnecessary, a co-owner may plant a tree provided that the co-owner: [See Policy MRC003B]
 - Submits an appropriate Modification Request Form and a detailed landscape plan for an Association approved tree, and
 - Accepts full responsibility for all cost and planting.
9. **Cross reference—See Policy Number MRC003B**

***NOTE: Co-owners must submit a MODIFICATION REQUEST FORM and a DETAILED LANDSCAPE PLAN to the Management Company. APPROVAL must be obtained PRIOR to having this work started.**