

MAPLE RIDGE CREEK VILLAGE CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC003D

POLICY TITLE: COMMON AREA TREES – PLANTING, REMOVAL

POLICY ADOPTED: 9/16/2004

POLICY REVIEWED: 2/18/2019; 11/1/2022, 7/29/2026

POLICY REVISED: 7/16/2007; 5/21/2012; 10/17/2016, 8/17/2026

POLICY STATEMENT: To provide guidelines for planting, removing, and maintaining trees to enhance the space and value of the community.

PLANTING

1. Co-owners may, at their expense, have a limited number of approved trees professionally planted in the common areas. Before any trees are planted, co-owners must **receive Board approval by submitting:**
 - A Modification Request Form.
 - A detailed landscape diagram that stipulates:
 - the mature height; and
 - the distance of trees from the building or deck, plants, other trees; and
 - the location of sprinkler heads.
2. Co-owners may plant one tree in the front of their unit if there is currently no tree. Its expected mature height may not exceed 25 feet.
3. A list of acceptable trees-may be obtained from the Management Company. Trees that produce seeds, fruits, berries etc. are not acceptable.
4. When having a tree planted, the distance from the building must be at least half the width of the spread of the tree at maturity, plus 5 feet. (For example – a maple tree that is expected to grow to a width or spread of 40 feet at maturity must be planted at least 25 feet from the building.) When planting conifers, the mature width at the bottom of the tree must be considered in determining the location.
5. A licensed contractor must contact “MISS DIG” to have utilities marked before having a tree planted.
6. Trees must be planted **at least 15 feet** from existing trees, depending on the species, so that the wide lawnmowers can easily maneuver between them.

7. Once planted, the tree becomes the property of the Association and will be maintained by the Association as other trees found in the common areas.
8. Co-owners shall be absolutely liable for the cost of any damages resulting from the tree planting, regardless of fault.

REMOVAL

1. Generally, living trees will not be removed.
2. The Association will determine if and when a tree needs to be removed at the Association's expense. Conditions for removal of a tree may include, but are not limited to:
 - 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.
3. The Association has no responsibility to replace any removed tree. The Board may choose to replace a tree at the Association's expense.
4. A co-owner may submit a Modification Request Form to propose an alternative replacement tree from the Association's approved list. The difference for any additional cost for the alternative replacement tree is the responsibility of the co-owner.
5. If the Board deems a tree replacement unnecessary, a co-owner may plant a tree per the guidelines for PLANTING under this policy.

TREE MAINTENANCE

1. A co-owner may request the trimming or limbing up of trees planted near their unit by submitting a Work Order.

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.