



Carshalton by the Bay Homeowners Association, Inc
P.O. Box 1406, Lyman, SC 29365

All Carshalton by the Bay Members

March 10, 2020

RE: Trees and rail fence along Jordan Rd.

Hello Members,

In the summer of 2019, a storm passed through this area and several of the large cedar trees along Jordan Road were blown over into the yards of two lots. These trees damaged some of the property of homeowners and the owners reached out to the HOA Board to get assistance from the HOA for clean-up and repairs. The Board contacted the HOA attorney to get his thought on the actions the HOA should take. The attorney advised the HOA Board that the trees were not on the HOA property and thus not covered by the CBTB HOA property insurance. The HOA Board met and in an effort to clarify future events decided to communicate the position of the HOA Board on the following items:

1. The trees and rail fence are part of the Carshalton by the Bay identity and the preservation of these amenities is in the best interest of the entire neighborhood and community.
2. The HOA will continue to perform maintenance on the trees, landscaping and rail fence along Jordan Rd. This will include the following:
 - a. Cutting the grass.
 - b. Insect treatment on the trees.
 - c. Removal and replacement of diseased trees.
 - d. Replacing dead trees.
 - e. Replacing trees damaged by car accidents. (hopefully the auto insurance policy of the driver will cover some if not all the cost).
 - f. Repair and/or replacement of the rail fence or stone fence post.
3. The HOA will not be responsible for the following:
 - a. Cost of removing trees damaged by Acts of God (storms).
 - b. Cost of repairs to property damaged caused by trees blown over due to Acts of God. The homeowner's property insurance should cover this cost.

We hope this clarifies the position of the HOA Board.

Thank you, your HOA Board

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