

Hilton Lake Homeowners Association Procedures for Tree Maintenance

A. Trees may be removed from the common area for a number of reasons:

1. The tree is deemed high-risk to homeowner property by a certified arborist, and the contributing factors cannot be corrected through other reasonable arboricultural practices.
2. The furtherance of HLHOA common area restoration related activities.
3. When trees are not deemed dead, dying or high-risk, the following factors will be considered:
 - a) Life expectancy of the tree.
 - b) Desirability of the tree species.
 - c) Space allowable for tree, roots and limb growth without undue encroachment to residence property.
 - d) Overall quality, growth form and structural integrity of the tree..
 - e) Persistent and uncontrollable insect, disease, or decay causing fungal problems.
 - f) Frequency and extensiveness of the tree's maintenance requirements.
 - g) Feasibility and timeliness in which a replacement tree will be planted.
 - h) Proximity and quality of trees and species near the one considered for removal.
 - i) Extent and frequency of damage the tree is causing to adjacent residences and surrounding infrastructure such as sidewalks, streets, sewers, etc.
 - j. Other negative impacts

B. Conditions That May Not Warrant Tree Removal:

Generally, HLHOA does not allow trees to be removed in the following situations:

1. Trees that may be considered a nuisance due to natural dropping of flowers, pine cones, braches, leaves and needles
2. Trees that are dead and/or are dying that serve as a habitat within the forest and pose no apparent risk to a homeowner or users of the common areas;
3. Trees and their limbs that are perceived as too tall/large, obstructs views or making too much shade

C. Costs for Vegetation Management or Tree Removal and Replacement:

Generally, HLHOA will be responsible for maintenance costs of common area trees, and budgets when available, are often limited to hazardous tree removal. When Board approved HLHOA funds are not available for Hazardous Tree Removal the following option is available to Homeowner affected and at the Homeowner affected own costs. Replacement trees and/or vegetation to also be provided by homeowner.

1. Conditions stated in sections **A** and **B** above have been met, homeowner may have common area trees that are adjacent to homeowner property removed using a licensed and bonded tree service. Plan to include replacement trees or vegetation.
2. Homeowner to provide board with written request and cost proposal for work to be done. Lot plan and tree location diagram to be included. Description of replacement vegetation to be include with timeline for replacement.
3. Board will have three months to respond to homeowner request.
4. Board may share in costs as budget or funds allow.