

JR Community Owners Association Tree Removal Policy

1. INTRODUCTION

JR Community Owners Association (the "Association") is a non-profit mutual benefit corporation charged with executing and enforcing the provisions of the Amended and Restated Master Landscaping Declaration of Covenants, Conditions and Restrictions for Johnson Ranch Community Zone (the "Declaration").

This Tree Removal Policy (the "Policy") relates only to trees maintained by JR Community Association and subject to the Declaration. The Association has an Urban Forest Master Plan (the "Master Plan") that, over time, will renew the landscape along the scenic corridor. Many trees, mainly redwoods, will be removed and replaced in accordance with the Master Plan. However, the Association has received several requests from Owners seeking to have trees removed outside of this plan. This Policy will set a uniform standard for how the Association will handle Owner requests to have trees removed outside of the Master Plan.

2. Tree Removal

2.1 Removal of Trees within the Urban Forest Master Plan. The Association, at its own expense, will have trees removed in accordance with the Master Plan.

2.2 Removal of Trees outside of the Urban Forest Master Plan. An Owner may request, in writing, removal of a tree outside of the Master Plan stating the reasons for the request. Within 60 days of receiving such a request, the Association, the Board, or a Committee will then investigate the request and issue a determination as to whether or not removal is necessary to prevent damage to the common area or Owner property. If the Association, its Board, or Committee deems that removal is necessary to prevent damage to common area or Owner property, the Association will bear the cost of removal. However, if the Association, the Board, or a Committee deems that removal is not necessary, they will then assess the reasons for the Owners request and can either choose not to allow removal or require Owner contribution of a percentage of the costs of removal.

2.3 Decision not to Remove or to Require Contribution. The Association or its Committee may require an Owner requesting tree removal to cover up to 100% of the cost of the tree removal. If the Owner elects not pay the percentage required, the tree will not be removed at that time. When determining whether the tree may be removed, or the amount of contribution to be required of the Owner, the Association or Committee will consider the following factors:

- (a) The reasons for and the validity of the request;
- (b) The effect, if any, on the overall aesthetics of the community;

(c) The cost of removal; and

(d) The effect on the Urban Forest Master Plan.

2.3 Sole Discretion and Finality. All decisions made regarding tree removal outside of the Master Plan are final and within the sole discretion of the Association, its Board of Directors, and any Committee designated by the Board or the Association.

2.4 Liability. The Association shall not be liable for any damages resulting from any decision pertaining to tree removal. Nothing in this Policy shall be read to increase the Association's liability as it relates to landscaping.

CERTIFICATE OF ADOPTION

I hereby certify that:

A. I am the Secretary of the JR Community Owners Association.

B. The foregoing Tree Removal Policy was adopted by the Board of Directors on

July 17, 2014.

Dated: 7/17/14

JERRI DAVIS
[Signature], Secretary