

MAPLE RIDGE CREEK VILLAGE

CONDOMINIUM ASSOCIATION POLICIES

POLICY NUMBER: MRC003B
POLICY TITLE: EXTERIOR PLANTINGS – TREES*
POLICY ADOPTED: SEPTEMBER 16, 2004
POLICY REVIEWED: FEBRUARY 18, 2019
POLICY REVISED: JULY 16, 2007, MAY 21, 2012,
OCTOBER 17, 2016

POLICY STATEMENT:

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 distance of trees from the building or deck, plants, other trees; as well as, 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. The Association has developed a list of acceptable trees, a copy of which can be obtained from the Management Company. Trees that produce seeds, fruits, berries etc. are not acceptable. Before approving a tree, the mature height of the requested tree will be considered in relation to location of the tree, the building and other trees.
4. Co-owners of Cape Cod units may plant one tree of a dwarf variety in the circular area of the flowerbed that is in front of the garage and adjacent to the driveway. The co-owner must maintain the dwarf tree so that the mature height of the tree will not be more than 6 to 8 feet and will not obscure the engraved house numbers.
5. 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.)
6. Co-owners must contact “Miss Dig” to have utilities marked before having a tree planted.
7. Trees must be planted **at least 8 feet** from existing plants or trees so that the wide lawnmowers can easily maneuver between them.

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8. Evergreen trees must be planted with consideration of the **expected mature width** of the bottom of the tree, its proximity to existing plants and trees, and the sprinkler spray pattern.
9. 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 (with the exclusion of #4). The Association will have no responsibility to replace the tree should it need to be removed. See Policy Number MRC003C.
10. A co-owner request which involves the trimming or limbing up of trees planted near their unit must be made by submitting a Modification Request to the Management Company. A detailed description of the work being requested must be included. The approved modification will be performed or commissioned by the Association.
11. To avoid damage to the sprinkler system, the Association recommends that the co-owner's contractor carefully hand dig when planting trees.
12. Co-owners shall be absolutely liable for the cost of any damages resulting from the tree planting, regardless of fault.
13. Cross reference --See Policy Number MRC003C

***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.**