

## **TREE PRESERVATION & PLANTING POLICY FOR THE WOODS – DEPT. 78**

### **PURPOSE**

In accordance with the Declaration of Covenants, Conditions & Restrictions, Article III, Section 3.02 (P) REMOVAL OF TREES, the Board of Directors of the Lake Forest II Master Homeowners Association hereby establishes the procedures set forth below to insure that the natural beauty of Lake Forest II is preserved.

### **GENERAL**

1. No living tree having a height of six (6') feet or more shall be destroyed or removed from any property without the prior written consent of the Master Architectural Committee (MAC).
2. In the event a tree is removed in violation of Item 1 above, the Board of Directors shall cause such tree to be replaced with another tree of similar type and size.
3. The owner of the property where a tree is replaced shall reimburse the Master Association for all expenses incurred by it in performing its obligations under Paragraph P of Section 3.02 cited above.
4. In accordance with the Association's CC&R's, beginning October 1, 2002, homeowners are required to remove any and all dead trees, shrubs, and greenery within 60 days after the trees/plants die.

### **THE WOODS**

Because of the unique environment created by the eucalyptus forest in The Woods tracts and the devastation caused by various insects and diseases attacking these eucalyptus trees, and in order to maintain the integrity of this urban forest, the Board of Directors has set forth the formula below to determine the number of trees required on each lot in The Woods.

1. A plot plan showing the location of existing trees and those to be removed is required by the Master Architectural Committee (MAC) with the submittal of an application for tree removal. This plot plan should show the dimensions of any open space on the lot in order for

the homeowner to determine the size and number of replacement trees he may request.

2. Trees are required on seventy (70%) percent of the square footage available for planting in accordance with the guidelines set below for each size tree.
3. It is recommended that trees be planted at least ten (10') feet from the house foundation and any hardscape in order to prevent root damage. MAC guidelines require a five (5') foot setback from fences as well.
4. The following trees have been selected by the Board of Directors, based on the expertise of certified arborists and input from The Woods' residents, to provide diversity to the forest and to ensure that the integrity of the forest is aesthetically maintained.

**COMMON PROPERTY**

<b>Tree</b>	<b>Size</b>	<b>Space Required</b>
California Sycamore	Large	400 Square Feet
Coast Live Oak	Medium	225 Square Feet
Brisbane Box	Medium	225 Square Feet
Torrey or Canary Island Pine	Medium	225 Square Feet
Western Cottonwood	Medium	225 Square Feet
Willows	Medium	225 Square Feet
Eucalyptus	Medium	225 Square Feet

**PRIVATE PROPERTY (In addition to the trees listed above)**

Japanese Maple	Small	100 Square Feet
Crape Myrtle	Small	100 Square Feet
Melaleuca	Medium	225 Square Feet
Birch	Small	100 Square Feet
Pines – Homeowner's choice	Medium	225 Square Feet
Carolina Laurel Cherry	Small	100 Square Feet

Other varieties of trees may be considered on a case-by-case basis by the Master Architectural Committee.

5. Depending upon the size of the trees chosen by the homeowner for his/her lot, the following square footage is required:
 

Large	1 per 20' x 20' open area or 400 square feet
Medium	1 per 15' x 15' open area or 225 square feet

Small                    1 per 10' x 10' open area or 100 square feet

The minimum size tree to be planted is 15 gallons. At least two varieties of trees, in addition to the eucalyptus trees, will be planted on each lot in The Woods tracts. The minimum number of trees required is based upon 70% of the available area for planting as outlined in Item 2 above.

6. The above requirements will be applied to those properties where trees have been removed without permission from the Master Architectural Committee. Upon the sale of a property, the owner will be required to comply with the above policy. Failure to comply with a request to replant trees within sixty (60) days of notification by the Association will result in the Board's causing such trees to be replaced. The owner of the property shall reimburse the Master Association for all expenses incurred by it in performing its obligations.

**NOTE:**                    Trees need proper spacing and enough nutrients and water to survive.