

## **AUTUMN ESTATES TREE REPLACEMENT AND CARE POLICY**

This policy has been adopted by the Association to give clarity to the Association's obligations to maintain a reasonable level and quality of landscaping as contemplated by Section 6.3 (b) (ii) of the Association's Declaration.

Except as specifically described herein, the Association will not be responsible for the replacement of any trees, plants, or shrubbery, and, acting through the Board of Directors, will determine whether to replace any dead, diseased, or damaged trees, plants, or shrubbery located within the Association.

- Any tree originally planted by Carrier directly along the streets (within 20 feet of the sidewalk or road, whichever is closer, and if between Units there is more than one tree in a row towards the rear of the Unit, only that tree closest to the road) will be replaced by the Association if dead, diseased or damaged beyond repair. Determination for replacement (and species of tree) will be in the sole judgment of the Board of Directors.
- Any trees planted by Carrier for privacy or noise abatement purposes will be replaced (type of tree to be determined by the Board of Directors) by the Association if dead, diseased or damaged, as determined in the sole judgement of the Board of Directors.
- The Board of Directors will choose replacement trees (species that will grow to healthy maturity in various soils/conditions present in the development) that are recommended by an arborist of the Board of Directors choosing. Replacement trees will be selected from the available stock and usually will not be of the same size or species as the dead, diseased or damaged tree being replaced.

- All trees may, in the sole judgment of the Board of Directors, be topped/trimmed by our landscaper or arborist to maintain a height of 15' or less and a girth appropriate for the surroundings.

**Note:** having trees close to or constantly shading the Unit's siding will cause mildew which must be removed at the Unit Owners expense. Trees planted at the Unit Owner's expense will also be subject to this sizing requirement.

- Trees located in the forested areas will not be maintained unless they have fallen on to mulched or grassed areas surrounding individual Units or create a hazard.
- All trees, plants, or shrubbery planted by a Unit Owner must be maintained by such Owner at his or her expense. In addition, such Owner will be responsible for any topping, trimming, pruning, spraying, removal, etc. of such trees, plants or shrubbery which may be required by the Board of Directors in its sole judgment.

Rev. November 2020