

Date: September 4, 2007 (Revised)

The Landings Association Tree Preservation Policy

The following represents the procedures, policies and guidelines for the management of our urban forest, to include maintenance, protection, removal and renewal of trees within the Landings community.

For inclusion in the TLA policy manual:

IX. COMMON PROPERTY

D. Tree Management

1 .The Landings Association shall provide for the management, control and maintenance of our urban forest through good forest management techniques on common property and private property where there is no construction. The Association in conjunction with the Tree Resource Group shall also provide education of and communications with residents to create a canopy of desirable trees consistent with overall landscape objectives of the community.

2. The General Manager will be responsible for implementation and administration of this policy for common areas and for developed property where construction is not involved. The Architectural Review Committee will be responsible for implementation and administration of this policy for all new construction sites and where there is structural change to developed property which involves tree removal.

3. A Tree Resource Group is hereby established to assist the Public Works Department and the Architectural Review Department as requested. The Tree Resource Group will prepare communications and educational material to be used in a proactive manner with residents, and work with the staff to resolve any disputes between residents and The Landings Association.

4. Detailed implementation of this policy shall be as proscribed in the Architectural Guidelines and in the Landscape Manual of the Association.

NEW CONSTRUCTION POLICY

The Community Development Department will continue to review and approve trees to be removed in conjunction with construction or the modification of developed property.

Penalties for removal of trees not approved for removal should be changed as follows:

Live Oak: up to \$4000 per tree

Other hardwood: up to \$2000 per tree

Pine: up to \$1000 per tree

The ARC will make every effort, within practical limits, to save significant, desirable trees on all lots to be cleared for new construction, additions, pools, decks and patios.

Requests for the removal of any significant, desirable trees outside the house footprint may be reviewed and judged by the CDD with assistance from the TRG as requested.

All significant live oaks, magnolia grandiflora and long leaf pine trees outside the footprint shall be protected by batter boards on all sides half the distance between the trunk and the drip line.

The ARC shall have the responsibility of reviewing the landscape plans and may request the removal of additional trees prior to final approval of plans.

Include Appendices A, B, and C are correctly placed and labeled in the Architectural Guidelines.

COMMON PROPERTY

Maintenance

1. Vines growing on any tree should be cut at their roots and removed from the tree where practical.
2. Overgrown areas should be opened up to improve air circulation and prevent scrub and weed trees from crowding out more desirable trees.
3. Seedling pines, water oaks and sweetgums should be selectively thinned to permit sun penetration to encourage development of more desirable species.

4. Dead palm fronds should be removed a minimum of every third year.
5. Diseased trees should be analyzed for cause. For fungus or similar problems, the tree should be sprayed. Trees should be fertilized if lacking nutrients. A professional arborist should be consulted if a significant, desirable tree is distressed.
6. Where trees are intertwined or interfere with each other, the less desirable species should be removed.
7. All trees referenced in Appendix B will be referred to The Tree Resource Group.

Trimming

1. Trees should be pruned of dead and diseased branches.
2. Trees should be pruned to open the tree canopy and promote better air circulation.

Removal

1. Severely diseased or irreversibly damaged by lightning strike.
2. Dead and/or pose a threat to people or property.
3. Public Works Department will review homeowner requests for tree removal on common property not covered by items 1 and 2 and, if approved, will remove the tree/s at the homeowner's expense.

Approval will depend upon:

- A. Species
 - B. Size
 - C. Form or shape
 - D. Canopy density
 - E. Tree/s interference with other tree/s
4. The PWD will use criteria in A through E above to address areas which are determined to have excessive tree population.
 5. All trees to be removed by the PWD will be posted with a removal notice for a minimum of 10 days to give residents an opportunity to voice concerns.

Renewal

The PWD will continue to plant desirable species of trees where need or opportunity exists.

DEVELOPED PROPERTY

Guidelines for Trimming and Removal

Trimming

The Public Works Department will encourage homeowners to trim trees of dead and diseased branches.

Removal

1. The homeowner must request approval from the PWD (598-2520 ext. 400) before contacting a tree removal contractor for the removal of any tree larger than 20" in circumference as measured 36" above grade.

2. Approval will depend upon:

- A. Condition of tree (health, structurally sound, disease)
- B. Species
- C. Size
- D. Canopy density
- E. Interference with other trees
- F. Threat to people or property
- G. Removal of significant, desirable species trees may require evaluation and approval of the TRG.

(If there is a question about the health of the tree, then a professional arborist may be called in for an expert opinion. Any cost for this service would be paid by the resident.)

Appeal Process

1. A representative from the Public Works Department will evaluate the tree to see if it meets the criteria set forth by TLA, if not the tree will not be approved for removal.
2. If the PWD does not approve a tree removal request, then the resident or the PWD may ask that a member of the Tree Resource Group be asked to reconsider the request and mediate the situation.
3. If both the PWD and the Tree Resource Group agree that the tree may not be removed, then the resident may appeal to the Director of Public Works for a final decision.

Education for Trimming and Removal

1. On request, the PWD will assist the homeowner in selecting those trees to be removed to achieve the desired result.
2. An educational packet will be available to assist the homeowner in evaluating the pluses and minuses of various species.
3. TLA in conjunction with the Tree Resource Group will publish articles periodically which will encourage homeowners to remove seedlings and vines.

Control of Unauthorized Tree Removal

1. TLA will advise all tree removal contractors of the tree removal policy annually.
2. Any contractor removing a tree or trees that have not been approved by the ARC or PWD will be denied access to the community.
 - A) First Offense is a 30 day access denial to The Landings Association
 - B) Second Offense is a 60 day access denial to The Landings Association
 - C) Third Offense is a permanent access denial to The Landings Association

APPENDIX A

Frequent reference is made in these policies and guidelines to desirable and/or significant trees. For reference purposes, desirable, significant trees will be defined as follows:

Group I: Live oak (*Quercus virginiana*), southern magnolia (*Magnolia grandiflora*), long leaf pine (*Pinus palustris*), Cabbage Palm (*Sabal palmetto*)

Group II: Slash pine (*Pinus elliotti*), Loblolly Pine (*Pinus taeda*), hickory (*Carya glabra*), black gum (nyesa sylvation), water oak (*Quercus nigra*), white oak (*Quercus alba*), Red Oak (*Quercus rubra*), Red Maple (*Acer rubrum*), Sweetgum (*Liquidambar*)

styraciflua)

Group III: All other species

Requests for removal of trees in these three groups will be judged as follows:

Group I: A. Dead or severely diseased
B. Constitutes a threat to people or real property
C. Impedes improvement to developed property
D. Interferes with the growth and development of nearby trees of the same group

Group II: A. Dead or severely diseased
B. Constitutes a threat to people or real property
C. Impedes improvement to developed property
D. Interferes with the growth and development of nearby trees in group I
E. Contributes to excess canopy

Group III: A. Dead or severely diseased
B. Constitutes a threat to people or real property
C. Impedes improvement to developed property
D. Interferes with the growth and development of nearby trees in group I or II
E. Contributes to excess canopy
F. Makes no aesthetic contribution to its surroundings

APPENDIX B

Trees which will receive special consideration and should be reviewed by the Tree Resource Group before removal:

Live oaks over 36" in circumference
Southern magnolia over 36" in circumference
Long leaf pine over 70" in circumference
Slash pine over 70" in circumference
Hickories over 60" in circumference
Black gum over 60" in circumference

Loblolly pine over 70" in circumference

APPENDIX C

General Pruning Recommendations

1. All cuts on live branches should be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub. Bark at the edge of the pruning cuts should remain securely attached.
2. All branches too large to support with one hand should be precut to avoid splitting or tearing of the bark.
3. Equipment which will damage the bark and cambium layer should not be used on or in the tree. For example, the use of climbing spurs, hooks, or irons is not an

acceptable work practice for pruning live trees.

4. Sharp tools shall be used to provide clean accurate cuts.
5. All cut limbs should be removed from the crown of the tree upon completion of pruning.
6. Removal of weaker, crossed, rubbing or less desirable branches is recommended. Such removal should not leave large open spaces in the general outline of the tree.
7. A maximum of one third of the total crown area should be removed in a single pruning.
8. Trees should be pruned to a shape typical of their species.
