

Winslow Farm Community Association, Inc.

Common Property Landscaping Policy

PURPOSE

To identify the policy and procedure concerning planting, maintenance and/or removal of trees and other plantings on Winslow Farm Community Association (WFCA) Common Property

POLICY

1. It is the policy of the Winslow Farm Community Association (WFCA) to oversee Common Property landscaping to include:
 - a. Approval of any and all planting of trees or other foliage to include, but not be limited to: shrubs, vines, ornamental grasses, perennials, flowers and vegetables.
 - b. Maintenance of trees and other foliage planted by WFCA.
 - c. Provide for the removal of any dangerous, diseased or otherwise threatening trees or vegetation.
2. The Winslow Farm Board of Directors, or its representative, will periodically inspect the Common Property trees and foliage to assess maintenance needs.
3. The Winslow Farm Board of Directors reviews all related expenditures for approval or denial during its monthly board meetings.
4. The Winslow Farm Board of Directors will accept and consider written requests from individual homeowners for changes in common property landscaping.

HOMEOWNER RESPONSIBILITIES AND REQUESTS

1. No individual or group of homeowners may plant any vegetation on WFCA Common Property without prior approval from the WFCA Board of Directors.
 - a. Requests to do so are to be submitted with diagrams and specific descriptions for the item(s) to be planted and the plan for on-going maintenance.
 - b. Maintenance of such plantings will be the responsibility of the individual or group of individuals making the request.
 - c. Under no circumstances will any invasive species be permitted on WFCA Common Property.
 - d. Should a planting be made without prior approval, the WFCA Board of Directors will have the option to require the removal of the planting. The responsibility and/or cost of the removal will be that of the party initiating the planting.
2. An individual or group of homeowners may submit a written request to the WFCA Board of Directors with what may be identified as an unsafe/undesirable situation. The following would apply:

- a. A tree situated on WFCA Common Property that is dead, diseased or growing in such a state as to threaten a home and/or individual(s).
 - b. A plant or shrub that may cause harm to an individual, or pose a threat to the community such as an invasive species.
 - c. The WFCA Board of Directors or its representative will evaluate the situation to determine if action is required. If a solution is warranted, the WFCA Board may elect to have the offending tree or plant, removed, trimmed, contained or destroyed.
 - d. If the individual homeowner or group of homeowners disagrees with the decision of the WFCA Board of Directors, they may appeal the decision. At the expense of the requesting party, the opinion of a professional may be obtained to substantiate concerns in the appeal.
3. If an individual or group of homeowners wants to have a tree removed because they do not like a tree in a particular area or they do not like the leaves from the tree falling onto their property, the homeowner(s) must first request approval to remove the tree. If approved by the WFCA Board of Directors, the homeowner(s) must assume the responsibility for removing the tree, stump and debris.
 - a. If an individual or group of homeowners remove a tree, proper disposal of the tree is mandatory. Removed trees should not be disposed of on Winslow Farm Common Property.
 - b. Generally, tree stumps will be removed to below grade. If the stump can remain in or at the edge of the wooded area the stump may remain above grade with permission from the WFCA Board of Directors.

TREE TRIMMING

1. The WFCA will be responsible for tree trimming and balancing (adjusting the shape of the tree to make it more stable) on Winslow Farm Common Property.
2. Street tree trimming on Winslow Farm Common property will consist of removing branches from the main trunk up to a minimum of eight (8) feet above the closest sidewalk.

REMOVAL OF PLANTS AND TREES NOT ON WFCA COMMON PROPERTY

All previous comments apply to only those trees and plantings located on WFCA Common Property. If an individual homeowner or group of homeowners wishes to remove any tree, shrub or planting from property that is NOT WFCA Common Property the entire cost of removing the item and its roots/stump will be the responsibility of the party removing the item.