

## **Sunset Ridge North Homeowners' Association**

### **Street Tree Maintenance Policy**

#### **Background**

As in years past, and because of the ever-changing conditions of our maturing neighborhood trees, the HOA Board of Directors, along with input from interested parties, determined that the existing SSRN Association Street Tree Policy (dated August 18, 2009) required modifications. We have revised and clarified the roles and responsibilities of the SSRN HOA, the Town of Holly Springs and the Homeowner's of Sunset Ridge North as related specifically to the trees located along the so-called "devil's strip," (i.e. the ten-foot strip referenced below in the **Scope** section). It has been officially determined that these trees are on a town-owned easement and therefore not the property of the Homeowner or the HOA. This policy excludes common area held by the HOA that are maintained by the HOA. In accordance with the Tree Policy that was modified in August, 2009, this Board is in agreement with the statements which reads: "The main responsibility for these trees will be with the Homeowner and not the Association as a whole."

#### **Scope**

The trees covered by this policy are all trees planted on any street right-of-way within the development of Sunset Ridge North (for convenience we will call these "Street Trees"). This includes trees on both sides of the streets, with or without sidewalks. Generally, there is a ten-foot strip (aka "devil's strip") on both sides of the street which is part of the road right-of-way and includes the sidewalk on one side and street trees on both sides. The Association will continue to be responsible for trees in the common area where it provides overall maintenance.

#### **Policy**

##### *Homeowner:*

1. **Watering** – The Homeowner is responsible for watering street trees on their property as necessary.
2. **Pruning** – The Homeowner is primarily responsible for pruning trees to maintain a healthy and consistent appearance of the street trees. If the Homeowner observes trees or limbs that create a hazardous obstruction(s) for pedestrians and motor vehicles, or restricted line-of-sight that would lead to a potential traffic safety issue, it is the Homeowner's responsibility to contact the Town of Holly Springs Public Works Department at 919-552-6221 to request that the tree(s) be serviced or, if deemed necessary, removed. The HOA will be sending out notices to homeowners if pruning is deemed necessary.

3. **General Care and Upkeep** – Homeowners are strongly encouraged to provide general care for all street trees on their property. This includes fertilizing as appropriate and mulching with regard to proper trunk exposure and uniform appearance.
4. **Treatment for Pest Damage** – The Homeowners are responsible for providing corrective treatments for any pests endangering the overall health of the street trees on their property; however, the HOA will not penalize or fine Homeowners who are unable to save an excessively sick or dying tree.
5. **Sidewalk Damage** - In case of sidewalk damage due to tree roots, please contact the Town of Holly Springs Public Works Department at 919-552-6221.
6. **Removal** – The Homeowner is responsible to report to the Town for the removal of any street tree that is dead, dying or severely damaged whether from natural causes or Homeowner neglect. Removal of any street tree regardless of size requires written approval of the Architectural Review Board. The current guidelines for removal of other trees on private property requires approval if the trunk is six inches or more in diameter and this remains in effect.
7. **Stump Removal** - The Homeowner must acquire services to grind the stump or cut it as close to the ground as safely possible, and then treated, according to manufacturer guidelines, with a chemical stump removal product. At minimum, the Homeowner must plant grass or landscape, returning the strip to an attractive appearance.
8. **Replacement** – The Homeowner Association will setup a tree replacement plan that will be managed by the ARB. This will ensure that the proper trees are replanted using the Towns guidelines and that Streets will not have an uncoordinated Tree streetscape. We highly recommend consulting with all local utility providers to ensure a safe digging location for the new tree. The HOA will not penalize or fine anyone who does not replant a tree; however, there is a town ordinance stating that any removed street trees be replaced using an approved list provided by the town.

HOA Board of Directors & Association Management Company (Charleston Management, 2014):

1. The Association is responsible for all trees in the common areas where it provides overall maintenance.
2. The Association will continue to assess the impact of the tree policy and make changes where appropriate.

Town of Holly Springs:

1. The Town will cut down any street trees that have died and impose an imminent danger to the public.
2. The Town will trim any limbs that pose an imminent danger to the public, either pedestrians or drivers.
3. The Town will provide a list of approved street trees should the Homeowner decide to replace a tree that has died and been removed.

**Period**

This policy shall remain in effect until changed, modified or otherwise rescinded by the Board of Directors.

**Endorsement**

The Board of Directors for the Homeowners Association is empowered to manage the affairs of the Association, and to adopt and publish rules and regulations for the neighborhood that are consistent with the provisions of its Declaration of Covenants, Conditions and Restrictions.

The Board of Directors hereby adopts this policy for the Sunset Ridge North Homeowners Association on Oct. 8, 2014.

President:

Brian K. Flatley  
(Print Name)  
Oct. 8 2014  
(Date)

B. K. Flatley  
(Signature)

Vice President:

Kristen P. Stocking  
(Print Name)  
10/8/14  
(Date)

Kristen P. Stocking  
(Signature)

Secretary:

CHRISTINE TOWN  
(Print Name)  
10/8/14  
(Date)

Christine Town  
(Signature)