

RANCHO DORADO OWNERS ASSOCIATION

TREE TRIMMING POLICY

This Tree Trimming Policy "Policy" is being adopted to enable more frequent trimming than Rancho Dorado Owners Association ("RDOA") would otherwise undertake for the maintenance of certain trees/shrubbery located on RDOA property. This policy is intended specifically to enable homeowners who wish to preserve or enhance their views to contribute to the maintenance of trees/shrubbery in such a way that their view is maintained or improved without burdening the RDOA and its other members with the cost associated with this additional maintenance.

This policy pertains only to the conditions by which homeowners may request that RDOA perform supplemental trimming in accordance with guidelines provided by RDOA's selected certified arborist and or Landscape Service Provider, and at the expense of the homeowner.

The Association will continue to routinely inspect trees/shrubbery and perform any trimming needed, along with all other trees/shrubbery located within the Common Maintenance Area and Community Association Property, to preserve the health and appearance of the same. The maintenance performed by the Association will still be treated as a common expense paid for by RDOA in accordance with sections 1.7, 4.2 and 5.7 of the Covenants, Conditions and Restrictions ("CC&R's").

Nothing in this Policy is interpreted as amending or limiting any provision of the Covenants, Conditions and Restrictions ("CC&R's"). There is no right to a view within the RDOA community and this policy is not intended to create one.

Notwithstanding the foregoing, the Board of RDOA wishes to enable individual homeowners who are concerned about one or more tree/shrubbery to submit a request to the Board for additional trimming for which the homeowner would pay.

A. SCOPE OF THIS POLICY

- (i) All RDOA homeowners are eligible to make a request pertaining to trees/shrubbery that they would like trimmed more frequently than needed to preserve the health and appearance of the trees, so as to preserve or enhance the view from their property. This request must be made using the form included with this policy or available for download on the community website.
- (ii) No trimming shall take place without the prior authorization of the RDOA Board. All trimming shall be performed in strict accordance with all conditions and limitations imposed by this policy and in the notice of authorization provided by RDOA.
- (iii) No trimming will occur more than once in any twelve-month period and such trimming will take place in that part of the year recommended by RDOA's selected Arborist or Landscape Service Provider for such trimming.
- (iv) RDOA will contract for the performance of any work authorized to be undertaken.
- (v) This policy may be amended or repealed upon thirty day's written notice to homeowners in accordance with California Civil Code 4355.

- (vi) This policy does not constitute a guarantee that the Board will approve every homeowner's application. Each application will be duly considered based on the location, type, size and health of the trees/shrubbery, as well as any other factors deemed pertinent to the Board.

B. APPLICATION SUBMITTAL REQUIREMENTS

- (i) Homeowners interested in having a tree/shrubbery trimmed at that homeowner's expense must submit an application identifying the location and type of tree/shrubbery. A schematic showing the location or photo of the location should be submitted with the application.
- (ii) Applications submitted without the required signatures of neighbors of whom the tree/shrubbery is visible from their lot will be deemed as incomplete and will require the application to be resubmitted. The Board reserves the right to review and request additional signatures, should it be determined that there are other impacted neighbors that are not included on the application.
- (iii) Upon receipt of an application, it may be reviewed by the Landscape Committee, RDOA Arborist and/or the Landscape Service Provider to provide additional feedback and any concerns related to the request. A cost associated for completion of the request will be submitted to the Board for review/approval as part of the application review process.
- (iv) Following the review/approval of the Board, the homeowner will be provided with a response indicating the cost of associated trimming and will be provided a deadline in which to respond in writing indicating their desire to withdraw or proceed with the request. If no written response is received, the request will be cancelled and no further action will be taken.

**RANCHO DORADO OWNERS ASSOCIATION
TREE/SHRUBBERY TRIMMING REQUEST FORM**

Date: _____

Homeowners Name: _____

RDOA Address: _____

Phone Number: _____ Email: _____

Tree/Shrubbery Type and Location: _____

(please attached a photo or schematic showing the location of the tree/shrubbery being requested)

In accordance with the Tree Trimming Policy, I hereby request trimming of the following identified trees/shrubbery at my expense. I have read and understand the requirements of the Tree Trimming Policy, and agree to comply with all requirements thereof, including but not limited to paying fees as set forth in the policy.

Homeowner Signature: _____

Confirmation of affected neighbors being aware of your application for tree/shrubbery request. This should include neighbor who may be impacted by the request.

Homeowner Name: _____ Address: _____

Phone/Email: _____

Signature: _____

Homeowner Name: _____ Address: _____

Phone/Email: _____

Signature: _____

Homeowner Name: _____ Address: _____

Phone/Email: _____

Signature: _____

Any neighbor who objects to the proposed trimming may submit a written response to Management outlining their opposition.

Applications may be submitted by:

Email: RanchoDorado@AvalonWeb.com
Fax: (800) 646-1887

Mail: Rancho Dorado Owners Association
c/o Avalon Management
3618 Ocean Ranch Blvd
Oceanside, Ca 92056