

Cornwallis Hills Property Owner's Association (CHPOA)

Tree Policy

Policy & Procedure Contact: Property Manager or Chairperson, CHPOA Finance and Budget Committee

Effective Date: September 7, 2017

Approving Body: The CHPOA BOD

Approval Date: September 7, 2017

Review Date: Annually by the CHPOA Board

Amended Date: N/A

Replacing Tree Policy previously instituted in 2013

Purpose

Cornwallis Hills is a neighborhood that respects and appreciates trees. Trees provide value to our properties, control erosion, help keep cooling costs down and provide shelter for wildlife. However as time has gone on, our trees have aged. Many are very large and have become a threat to our properties. Heavy storms can make them dangerous if they fall, damaging homes and possibly causing serious injury. For these reasons we are relaxing the rules on tree removal while still endeavoring to keep the character of Cornwallis Hills, and our property values, maintained.

The intent of this policy is to preserve trees while allowing Owners to improve properties through tree removal at their discretion. This document replaces in its entirety the *Attachment to Resolution Regarding Standards and Guidelines for the Removal of Trees* approved by the CHPOA Board of Directors on April 4, 2013.

Definitions

CHPOA – Cornwallis Hills Property Owner's Association.

CHPOA BOD – Cornwallis Hills Property Owner's Association Board of Directors.

CHPOA FBC – Cornwallis Hills Property Owner's Association Finance and Budget Committee.

Document – Any hard-copy or electronic documentary material.

CHPOA Property Manager – Individual with designated the authority.

Tree Diameter measurement location – The diameter of the tree twelve (12) inches above the ground.

Diseased or dead – Trees including those that are dying or exhibit such defects.

Policy and Procedure

This updated Policy does not change/remove the right of the property owner to remove trees 8 inches or less in diameter without the need to notify any person or group. This allowance stays in place along with the definition as to how the diameter is defined and all tree stump removal requirements.

However under this new policy Owners who wish to remove trees greater than 8 inches in diameter will be allowed to do so without the requirement of an arborist's statement.

- 1) First contact the CHPOA Property Manager to request approval. It is the position of the CHPOA BOD that all requests for tree cutting above 8 inches in diameter be approved. Doing this keeps us in compliance with the Covenants.
- 2) The Property Manager will communicate the approval to the property owner.
- 3) The Property Manager will also inform owner of the requirement to remove any tree stumps.
- 4) The property owner must adhere to all guidelines provided by the Town of Hillsborough, in particular those related to erosion control to ensure that soil runoff is minimized. Owners are subject to local rules for erosion and storm water maintenance and must contact the Town of Hillsborough Department of Stormwater and Environmental Services.
- 5) Owners are responsible for verifying and marking property lines and other easements.
 - a. To remove a tree, the Owner owns and controls the tree in its entirety.
 - b. The removal process shall not encroach on another property without the permission of the other property owner.
 - c. The Owner is responsible for surveying the lot when the property boundary is in question.
- 6) Excess tree debris must be removed from the lot within 30 days, and the remaining stump(s) must be cut completely flush with the ground, or fully ground to the grade of the surface of the ground. Visible stumps are not permitted. This does not prohibit the salvage of the wood.
- 7) No Owner shall be allowed to cut trees from the common area.

Note: We are maintaining an approval process for the following reason: We want to remind the property owner of their responsibilities as to Hillsborough's soil conservation program, property lines and making sure they do not damage another neighbor's property while removing a tree.

Applicable Legislation/Regulation

None

Related References, Policies and Procedures

Amended and Restated Declaration of Covenants, Conditions and Restrictions for Cornwallis Hills Subdivision

Developing Tree Protection Ordinances in North Carolina

History

August 4, 2011 Tree Policy, Cornwallis Hills Property Owners Association.

April 4, 2013 Attachment to the Resolution Regarding Standards and Guidelines for the Removal of Trees - Cornwallis Hills Property Owners Association Board of Directors.

Reference

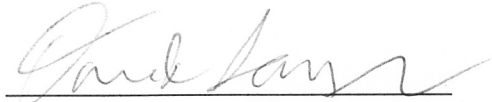
Cornwallis Hills Revised Covenants (2012) **Article VI, Section 9: Preservation of Wooded Areas**

"No healthy trees in excess of eight (8) inches in diameter shall be removed or destroyed without approval of the Board of Directors or its designated committee. The Owner of each Lot shall be responsible for the prompt removal of any diseased or dead trees. The stumps of any tree removed shall also be removed or cut to ground level."

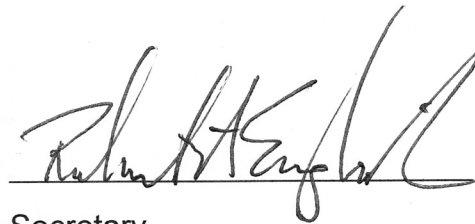
For purposes of understanding and enforcing Article VI, Section 9 of the Covenants, the following standards and guidelines shall apply:

IV. Enforcement

- a. Any Owner willfully violating the covenants after being denied approval to remove a cut tree(s) shall be subject to fines determined by the CHPOA Board.



President



Secretary



Seal