

CHUMASH VILLAGE HOMEOWNER'S ASSOCIATION INC.

TREE POLICY

ADOPTED MARCH 18, 1998

Due to the large number of trees in the Park that are overgrown and the invasive root structure that has developed, it is evident that there is an urgent need for a policy governing ownership, type, size and location of all trees in the Park.

In light of the fact that very few of the present owners in Chumash Village planted the trees that exist in the Park today, it is proposed that the Association bear the cost of removing the unwanted or intrusive trees. The trees will be classified into four categories.

1. The trees that present a danger or are causing damage to any portion of the common area.
2. The trees that are overgrown and present a danger or nuisance to a neighbor's property.
3. The trees that are just too large for the space and can't be pruned to an acceptable size.
4. The trees that can be pruned and maintained without damaging the trees.

It is estimated that this program will take about four years to complete. The trees in Category 1 will be removed in the first year. The trees in Category 2 will be removed in the second year. The trees in Category 3 will be removed in the third and fourth year.

There will be no stump removal under this program.

On written request from a space owner, the Architectural Review Committee will classify the tree or trees to be removed. The Committee will make recommendations to the Board of Directors for further action. If a tenant wishes to have a tree removed, he or she must first obtain the written approval of the space owner before presenting a written request to the Architectural Review Committee.

If, after notification, a space owner refuses or neglects to request the removal of a tree that is causing damage to the common area, the Board of Directors will seek remedies in accordance with the C.C.&Rs

PLANTING OF NEW TREES

New trees may be planted by the space owner, or the tenant with the space owner's written permission. Care should be given to the location of any new tree. No branches will be allowed to overhang the centerline for a vertical height of 15 feet on any area facing the streets. No trees should be planted over the utility trench. (ask the Architectural Review Committee) Consider your neighbor before planting a tree close to the property line.

A list of approved trees has been prepared by an arborist, and is available in the office. There is also a list of trees that are not approved.

All new trees and those trees that were not removed must be kept pruned and not allowed to grow over 30 feet in height.

Upon completion of this program, it shall be the responsibility of each space owner to maintain all trees in his or her space in a manner to meet the approval of the Board of Directors. See Section 7.18 of the C.C.&Rs.