

Dear Homeowner,

The Rancho Highlands Board of Directors has established the following Policy regarding requests for common-area tree removals and extraordinary tree trimming requests

This policy is in acknowledgement and supports the valuable environmental and aesthetic value the common area trees provide to the community as a resource, as well as the substantial investment that has been made over the last 30 years in maintaining these trees. These trees belong to all of us, and not any individual homeowner whose property they may be in proximity to.

#### Extraordinary Trimming

All mature common area trees are trimmed on a 3-year rotating schedule, with the exception of the “freeway slope trees”, non-adjacent to the homeowners rear property lines. Any request for out-of-rotation trimming will be evaluated by the Community’s arborist who will make a recommendation back to the Board.

Unless there is a verifiable need for additional trimming, or immediate action, the request will be denied.

#### Tree Removal

Tree removals will only be considered under the following special conditions:

1. The tree is dead, diseased, dying, or causing significant verifiable property damage either to HOA infrastructure, or a homeowner’s property. This damage must be clear, verifiable, and proven to exist before a tree removal will be authorized. The community’s arborist must make a recommendation in the affirmative and be in agreement for the necessity of the tree’s removal.

The common area trees with the exception of the “freeway slope” rear property-line adjacent trees **will not** be removed by the Association simply for the convenience of the homeowner. Every prospective homeowner had the opportunity at the time of purchase to evaluate the benefits and possible drawbacks of any common area trees in proximity to their potential property. Leaves and debris are not justifiable reasons for a tree’s removal by the Association.

Under special circumstances, and for the “freeway slope” rear property line adjacent trees, the Association will consider removal of a tree by the Association’s tree trimming contractor, with the homeowner responsible for all removal costs being paid in advance of all work performed.

A failed common area tree endangering life or property will be immediately removed by the Association.

If you have any questions or concerns regarding this policy, please do not hesitate to contact management at [RanchoHighlands@avalonweb.com](mailto:RanchoHighlands@avalonweb.com).