

## **Lake Swannanoa Homeowners Association Tree Policy (5/28/2020)**

As Lake Swannanoa Homeowners Association (LSHA) owns the 10-foot strip around the lake, any activity in the 10-foot strip may be governed by LSHA.

- Property owners of lots adjacent to common properties owned by LSHA, and including but not limited to the lake, the 10-foot strip surrounding the lake and other common properties, are responsible for the removal of a tree which has fallen from their properties onto LSHA property.
- Property owners shall be responsible to notify LSHA in writing in the event a tree falls from their property onto the common properties of LSHA and their proposal for its removal.
- In the removal of a fallen tree, property owners must comply with all applicable laws, ordinances and regulations including but not limited to all as applicable regulatory, statutory, environmental and safety requirements, at their sole cost and expense.
- Property owners must promptly repair and restore to its original condition any of LSHA's property that may be altered, damaged or destroyed in connection with damage due to the fallen tree, or its subsequent removal.
- In addition, property owners owning property immediately adjacent to the 10-foot strip which separates their property from the lake are responsible for the removal of any tree that falls from the 10-foot strip onto their property or onto the adjacent LSHA property upon the same terms and conditions as listed above.
- LSHA reserves the right at its sole discretion to remove any trees from its property or from the 10-foot strip at its election, and charge the adjacent property owner for the cost of the removal.
- In the event a property owner seeks the removal of any tree or trees from the 10-foot strip, such proposal must be made to the Board in writing, with a description of the number and location of trees proposed for removal, and the reason for the request. Board approval, if any, and any conditions of approval will be issued in writing to the property owner.
- Property owner is responsible to adhere to all applicable Township code and ordinances regarding tree removal.

