

Toxaway Views HOA

Tree Trimming Policy

(Adopted 10/19/2013)

(Revised Jan 2016)

(Revised 20 Oct 2018)

Owner(s) desiring to trim trees for view must submit a request to the Architectural Review Committee (ARC) which will review and forward, with their recommendations, to the Association's Board of Directors (BODs) for approval consideration. The ARC submittal shall identify number, types, and sizes of trees, including which are being proposed to be completely removed vs. limbed. Owner(s) must remain on-site during all tree trimming work to insure that no deviation from the approved ARC authorization be permitted, without prior approval of the Association's BODs.

As a general rule, trees (especially pine trees) are NEVER to be topped or "crowned", but may be considered for complete removal. Hardwood trees shall not be topped, but can be limbed at major branches or branch junctures and shall not leave unsightly "limb stubs". A concerted effort shall be made to preserve hardwood trees with preference to retaining the most noteworthy types. I.E., a White Oak tree preferred over a Red Oak tree. North Carolina trees can be identified in *A POCKET MANUAL - North Carolina Forest Service, COMMON FOREST TREES OF NORTH CAROLINA - How to Know Them*, (Twenty-First Edition 2015 – attached/[link](#)).

Sapling* or "sucker" trees may only be considered for complete removal and not trimming. Tree removal for views shall not leave open spaces allowing unsightly views; I.E., neighboring roadways. If unsightly views remain, the subject owner(s) shall re-plant with appropriate (limited height) trees or other suitable/acceptable screening plants.

All/any authorized tree trimming/removal "for view", located on TVHOA property, shall be at the requesting owner(s)' expense and all residue must be completely removed from the property. Trees removed shall be cut as close to ground level as feasible, in any case, stumps in open areas are to be no higher than 6" above ground level. As a general rule, only licensed and insured tree service personnel are permitted to perform the work. Requestor(s) is/are financially responsible for any consequential damages to the property including future removal of any trees that may die, or become dangerous, or unsightly as a result of the trimming.

The Association has no obligation to provide any owner with a "view" nor is in any way is financially responsible therefor.

The desire for mountain views in Toxaway Views is very important to most owners and tenants; and is a major consideration in resale value of the properties. The number, density, and height (many 60 feet or taller) of these trees continue to grow and at some point will require removal by a professional tree service at considerable expense to TV owners. Considering the high cost of professional licensed tree removal services, some owners are capable of, and desire to, voluntarily remove trees themselves. There may be trees among such growth that we would want to allow to continue to grow as long as they are not a danger to building, removal of trees 3" or less in diameter does not require ARC approval. Trees with diameters larger than 3" must have ARC and Board approval and must be removed completely.

Adopted by TVHOA BODs 20 Oct 2018

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The removal of the surrounding trees will allow for a normal, healthy growth. Owner-removal of any trees shall be done under the direct supervision of the ARC and/or Board member(s) and follow the Tree Trimming Policy mitigating open spaces allowing unsightly views or stump heights higher than 6" above ground. Additionally, with approval, trees with diameters up to 12" may be removed as long as damage to persons, buildings, and vehicles is mitigated. All voluntary participants in such tree removals must sign an approved **Liability Release and Assumption of Risk Form** prior to performing subject activities. (Added 20 Oct 2018)

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* A tree sapling is an immature tree with a slender trunk. Depending on the species of tree, a sapling can be between three and 15 years old, and range in height from 2 to 10 feet or more. Saplings differ from seedlings, which are trees that are less than three years old. The principal attributes of a tree sapling, aside from its age, are trunk flexibility and smooth bark; mature trees generally have thicker, darker outer bark. Ordinarily, saplings do not produce fruit or flowers.