

# Sterling Hills Townhome Association Street Tree and Landscape Screen Policy

This policy has been created in order to assist homeowners of Sterling Hills Townhome Association (Corporation) and explain criteria used by the Corporation in reviewing all request submitted by titleholders of the townhome properties for street tree and landscape screening replacement and/or maintenance. This policy is not meant to replace specifics outlined in the Covenants concerning street trees and landscape screening.

## Section I – Responsibility of Maintenance

The Corporation is responsible to maintain the uniformity of street trees at Sterling Hills by trimming and replacement. As elected officials of the Corporation, the Acting Board of Directors (BOD) is authorized to manage this policy for the Corporation and take administrative control over the street tree replacement. The BOD will make this policy available to all titleholders by way of publishing it in newsletters, on the Corporation website and/or meeting minutes.

## Section II – Grandfather Clause

All existing street trees and landscape screening at Sterling Hills is subject to the most current Corporation policy for street trees and landscape screening.

## Section III – Type and Size of Tree and Location

The City of Lincoln and a Professional Arborist licensed by the State of Nebraska will determine type and size of the tree to be planted and if the area is viable to plant a tree.

## Section IV – Planting and Maintenance

All planting of trees will follow City of Lincoln Standards for tree planting. Trees will be planted, mulched, staked and have water retention bags for irrigation purposes. Title holder(s) of property the tree is planted on agree to water and care for the tree during the time it needs to get established.


## Section V - Street Tree replacement and Maintenance Request

Other than routine maintenance by the Corporation, all request by titleholders must be submitted for review to the acting BOD of the Corporation and receive written approval prior to commencement of any work. The BOD will respond within 10 business days from the date they received the application.

This policy may be modified by the majority approval of the Sterling Hills Townhome Association Board of Directors. Said approval would require a meeting of the Board of Directors, open to all members of the Association to discuss the modifications.

Therefore it shall be the POLICY that the Sterling Hills Townhome Association (SHTHA) Board of Directors shall follow the above reference Street Tree and Landscape Screening policy.

Passed by the SHTHA Board of Directors on \_\_\_\_\_.

BY:  \_\_\_\_\_ Date: 8 NOV 2016

President

ATTEST:  \_\_\_\_\_ Date: 11/8/16