

**Rancho Casa Blanca**  
**Tree Maintenance/Removal/Replacement Policy**  
March 2003

Trees must be approved by the Landscape Committee before planting.

Trees must be 10 feet apart and located away from structures.

Trees must be planted at sites that will not interfere with a neighbor's view.

Fruit bearing trees: mature fruit must be removed from trees. Owners leaving the park must remove or make arrangements to have the fruit removed so that additional labor is not created for maintenance crews.

Trees that are planted in tubs and containers must be maintained by the owner. During the time owners are away, arrangements for container maintenance is the responsibility of the owner.

Trees that become diseased or infected with insects must be sprayed with pesticides, or in some cases, removed by the owner.

Owners who plant trees are responsible for their proper pruning!

- a. Trees must be pruned in a manner that allows easy access of maintenance crews. On large trees the tree canopy must be pruned high enough to allow lawnmowers access under the tree.
- b. Trees must never be topped unless approval is received from the Landscape Committee.
- c. Dead or diseased wood, suckers and wayward branches must be removed.
- d. Branches must be pruned away from sheds, decks, park models and trailer sites.
- e. To maintain safety, split and broken branches must be removed.
- f. When pruning trees, always cut back to a lateral branch that will continue to grow.

The above standards are the responsibility of the owner. In some cases the park maintenance crew will maintain or assist. (An example is that park maintenance crews will remove an immediate hazard in the absence of the owner.) Owners of trees that are not maintained consistent with the above standards will be sent a letter regarding compliance. After a period of 30 days, trees not in compliance will be removed or brought into compliance at the owner's expense.

No tree shall be removed/replaced from the common property within RCB unless the subject tree is:

- Diseased, and judged to be too diseased to cure.

- Subject tree is dying.

- Subject tree is causing structural damage to common area property or common area structures.

- Subject tree is causing structural damage to an owner's property; i.e., lifting the owner's cement slab or otherwise causing damage

- Overcrowding

In the event an owner wishes a tree removed on common property, they will fill out a Tree Removal Request Form. The General Manager, Grounds Supervisor and the Landscape Chairperson, (if available) will review the request and inform the owner of the decision. If the subject tree meets any or all of the above conditions, all other owners in the immediate vicinity of the tree will be notified and allowed to express their comments within ten days. If no valid objections are received, the tree will be removed at the expense of RCB. No replacement tree will be planted.

If an owner wishes to remove a tree on his/her lot, a Tree Removal Request Form with a \$20.00 refundable fee must be submitted. The Landscape Committee will review the request and advise the owner of its determination. Such tree removal will be at the expense of the owner. In addition to the above criteria for tree removal, an owner may request to have a tree removed for the pouring additional concrete, building a shed, or installing a park model or larger RV.