

**CAUGHLIN RANCH HOMEOWNERS ASSOCIATION  
COMMON AREA TREE REMOVAL & REPLACEMENT POLICY  
EFFECTIVE JULY 6, 2015**

**WHEREAS**, the Caughlin Ranch Homeowners Association (“Association”) is a Nevada Corporation duly organized and existing under the laws of the State of Nevada and the Declaration of Protective Covenants (“Declaration”) recorded for the Association grants the Executive Board certain rule making authority; and

**WHEREAS**, the Declaration gives specific provisions regarding a Lot Owner’s right to well maintained and aesthetically pleasing landscaped common areas; and

**WHEREAS**, the Association is responsible for the maintenance of the common areas as set forth in the Declarations; and

**WHEREAS**, the Board, or a committee designated by the Board (“Board”), may establish reasonable limitations regarding the frequency of maintenance, removal and replacement of common area trees; and

**WHEREAS**, the maintenance, removal and replacement of common area trees is taken into careful consideration and is based on the needs and conditions of the Association as a whole and shall not be deviated from in order to satisfy the requests of individual Lot Owners unless any such request identifies a health or safety concern; and

**NOW THEREFORE**, BE IT RESOLVED THAT the following TREE REMOVAL & REPLACEMENT POLICY is established and is applicable to all Caughlin Ranch Homeowners Association (CRHA) landscaped common areas:

**Purpose:**

1. The Association values its trees and appreciates their aesthetic contributions and overall value to the community.
2. The Association shall have the sole responsibility of maintaining, removing and/or replacing common area trees.

**Maintenance:**

1. The Association shall water, fertilize, prune, and provide proper tree maintenance of all trees in landscaped common areas.
2. The Association may direct the pruning of trees at the request of local jurisdictions where it is deemed necessary; e.g. in preparation for use of heavy equipment on streets and paths/trails for improvement purposes, etc.

**Removal:**

1. The Association may remove diseased and/or dead trees in landscaped common areas as recommended by a Certified Arborist and/or the CRHA Landscape Superintendent.
2. If a tree is removed, the Association shall also remove the tree stump and fill the hole or replace the common area tree when the Association’s crew and/or budget constraints allow.

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3. The Association may remove live, healthy common area trees that have not been recommended for removal by a Certified Arborist if such trees are deemed a nuisance or a hazard by the General Manager and/or CRHA Landscape Superintendent, in their sole and absolute discretion.

**Replacement:**

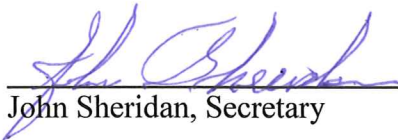
1. The Association may replace trees or elect not to replace such removed trees at the General Manager's and/or CRHA Landscape Superintendent's sole and absolute discretion.
2. If the General Manager and/or CRHA Landscape Superintendent elects to replace a tree, replacement will take place when the Association's crew and/or budget constraints allow.
3. Replacement trees shall be planted as near as possible to their original locations unless the General Manager and/or CRHA Landscape Superintendent, in their sole and absolute discretion, determines there is a reason for not doing so.
4. Replacement trees may or may not be of the same species and shall be at the sole and absolute discretion of the General Manager and/or CRHA Landscape Superintendent.

This document was approved at a duly noticed Executive Board Meeting by the Caughlin Ranch Board of Directors on May 20, 2015.



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Michael D. Chern, President



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John Sheridan, Secretary