

Timber Ridge Homeowners Association

Amendment to the Rules & Regulations, Section 20.

20) The membership of the Timber Ridge neighborhood recognizes the intrinsic beauty of the native trees (Ponderosa Pine and Juniper) and the value which preservation of native trees adds to our property and neighborhood. Article VI, Section 3 of the Timber Ridges CC&Rs prohibits the cutting of living trees 6 inches or more in diameter at the base without the written consent of the Association. No major trimming of living native tree branches greater than 3” in diameter shall be permitted without permission of the Architectural Committee through HOA Management. Common area and right of way trees will be given the same consideration.

- a) Removal of native trees greater than 6” in diameter must be approved by the Board. In keeping with the goals of maintaining the beauty, health and value of a forested community, initially the following factors will be taken into consideration prior to allowing a native tree to be removed:
 - 1) Threat to person or property such as a leaning, damaged or split top trees.
 - 2) Health of the tree.
 - 3) Roots impacting foundations, paved areas, decking, etc.
 - 4) Trees proximity to a house with canopy overhanging the house.
 - 5) Dead or unsightly trees.
 - 6) Number of trees in the area.
 - 7) Opportunity for starting new trees.
 - 8) Neighbor or community impact.
- b) Trimming of living native tree branches greater than 3” in diameter must be approved by the Architectural Control Committee. Dead limbs do not need approval.
- c) Non-native tree removal must be requested but will be automatically approved by the management company. Notice of major trimming of non-native trees is not required.
- d) Topping of any trees is not permitted.

Request for all tree removal or major trimming of native trees must be submitted to HOA Management. They will obtain approval or denial and communicate the results with the homeowner. Prior to sending the request, flag all trees or major branches with some identification. Flags, ribbons, or paint is appropriate. If possible include photos that show where the tree is located on the property. For native tree removal indicate which conditions from the above list apply to each tree.

It is the responsibility of the homeowner to ensure that all work is completed in accordance with the Timber Ridge CCRs, Rules & Regulations. The homeowner is responsible for obtaining locator services for potential utilities in the area if digging. The homeowner is responsible for moving, repairing or replacing lawn or irrigation resulting from this work. Be aware that there is potable water and non-potable water on the property, and in many cases, in the same ditch and in similar pipes.