

THE POINT AT LAKE JEANETTE ASSOCIATION, INC.

Guidelines for Maintenance and Preservation of Zelkova Trees

The Checkerberry Square Committee recognizes the importance of maintaining common areas of The Point at Lake Jeanette and specifically Checkerberry Square, consisting of Thimbleberry Square and Checkerberry Square and a portion of Checkerberry Lane.

The Square is a unique community within the Point with harmonious amenities which enhance appearance and maintain property values. It is the desire of the Checkerberry Square Committee to preserve these amenities as much as possible.

After consideration of information provided by residents, arborists, landscape presentation and neighborhood petition, the committee proposes the following guidelines with respect to Zelkova trees, sidewalks, fencing, storm drainage and root encroachments.

1. Zelkova trees, which are healthy with no significant visible root intrusion or encroachment, and not causing significant damage to sidewalks, fencing, storm drains nor threaten resident's lawns or foundations are not to be disturbed.
2. Zelkova trees shall be replaced ONLY if there is significant visible evidence of root damage to sidewalks, fencing, storm drains, root intrusion that threatens resident's lawn or foundation or tree is dying or determined a safety hazard. Fence and sidewalks repaired appropriately.
3. Zelkova trees that are replaced will be replaced with another Zelkova tree with root guard and relocated as near as possible to the original spot.
4. If no significant evidence of damage to sidewalks, fencing, storm drains, but only intrusion within resident's lawn, then the root may be cut at a point nearest the tree on common area ground or cut on resident property with written permission of the owner.
5. Individual residents who have petitioned, in writing, for tree removal/replacement or residents who may petition in writing at a later date, must adhere to these guidelines, as determined by a certified arborist.
6. Annual inspections of Zelkova trees by a certified arborist, engaged by the HOA but not associated with selected tree servicer, to determine and identify any Zelkova tree that should be replaced in accordance with these guidelines.
7. Maintain periodic tree trimming service.
8. Fencing and walks may be reworked around trees and modified to root intrusion. Use of low maintenance composite or other material for fencing is acceptable but must be approved in advance by the Architectural Control Committee, such approval subject to review and approval by the Board of Directors.