

GREENBRIER TREE POLICY

It has been the intent of the developer of Greenbrier to create and maintain a very wooded looking streetscape. In order to accomplish this goal, special development techniques have been used in constructing the roads and preparing the building lots. Cooperation from the builders and property owners as well is needed to fulfill and protect this desired result. It was initially the responsibility of the developer to make all prospective property owners aware of the desired wooded look for the community, but it is now the responsibility of each individual property owner to abide by the published tree policy and the recorded covenants and restrictions that speak to the tree policy under the category of Lot Clearing. It is the intention of the Greenbrier Property Owners Association to continue the developer's policy that as many trees as practical, considering the intended use of the property, remain on the lots.

No living tree having a diameter of six (6) inches at a height of twelve (12) inches above the ground may be cut on any lot, subject to these restrictions, without the prior written consent of the Board of Directors, except such trees as may be growing in the area upon which the residence is to be built or within ten (10) feet of that area.*

The review process by the Architectural and Covenant Committee shall be as follows:

Each tree that is to be considered for removal (*i.e.*, in the building envelope, driveway, or walkway area, drainage areas, landscaping area with a plan, dead, injured, leaning, or diseased trees) shall be flagged for identification purposes before an on-site inspection is requested. General thinning of plantation stands will be allowed by thinning every other tree in the row. Clear-cutting (removal of all trees in a row or grove) will not be allowed on the perimeter of any lot.

An on-site meeting with the Committee will be necessary for final approval. Approval shall be presented in writing to the owner and builder before any tree removal takes place. Criteria for approval include consideration of sun filtering and privacy screening on surrounding neighbors. The building pad for the home shall be shifted in order to preserve either the quality or quantity of trees on the lot.

In acknowledgment, however, that particular types of trees, regardless of size or location, can pose a problem for homeowners, exceptions to this policy may be made. Removal of such trees may be permitted on a case by case, tree by tree basis. Criteria will include threat of storm damage, allergies by owner, squirrel infestation, and damage to sewer lines, septic fields, or utilities.

*In Section I, there is no minimum distance from the house or deck. In Section II, the proximity to the house and deck allowed by the covenants is 20 feet.