

Iron Horse Homeowners Association
Fine Schedule for
Violations of Tree Thinning and Removal Policy

Iron Horse is a wooded community. The various conifer trees on private and public lands within the community are a distinct value to all property owners, each of which has the responsibility to care for the trees on their property and maintain their health for the benefit of all.

Diseased, dying or dead trees pose a risk to community in various ways, including spreading disease and adding to dead fuels that could spread fires. Here the property owner has a responsibility to remove these trees in a timely manner. In other instances a property owner may wish to remove or trim trees to add to the economic enjoyment of his property by improving views. The Iron Horse Design Review Committee ("DRC") has previously established a policy for this process including the types and sizes of conifers and deciduous trees that can be removed and trimmed outside of the building envelope. That policy is set forth in Section 2.52 of the Iron Horse Design Review Guidelines.

Identifying the trees to be removed can be challenging. The Iron Horse DRC must be notified of the intent to remove trees for any of these purposes and submit a plan to do so, including marking of the subject trees, before any clearing commences. A \$250 review fee may be required. Once approved, a property owner should select their contractor carefully as mistakenly removing or damaging a tree may have severe consequences.

Damaging or removing any trees on private property in violation of the Design Review Guidelines and any rules adopted by the DRC is a serious matter. Pursuant to Section 6.8.4 of the Restated Declaration of Covenants, Conditions, Restrictions and Easements for Iron Horse, the DRC hereby adopts the following fine schedule for violations of Section 2.5.2 of the Design Guidelines:

1. Fine for the removal or destruction of the first tree in violation of Section 2.5.2 of the Design Guidelines: \$10,000.
2. Fine for the removal or destruction of each additional tree in violation of Section 2.5.2 of the Design Guidelines: Up to \$5,000 per tree.