



## Hilltop HOA Street Tree Policy

Upon review, the HOA Board has confirmed that the Original Documents and Rules and Regulations does not require the property owner to incur the expense for replacing original street trees or any original plantings.

Street Tree or landscaping removal of any kind requires HOA approval via the Property Manager and shall be granted should the homeowner have liability or maintenance concerns. These concerns could include but are not limited to trees being planted too close to utility boxes or underground lines and other liability concerns such as damage to property, sidewalks, underground lines, or vehicles, and maintenance issues such as falling limbs/ branches and messy fruit/ berries.

After researching thoroughly, the HOA acknowledges that tree re-planting may **NOT** be recommended in some locations. For example, some interior units may require street tree planting within 4-8 feet of a water/ sewer line or driveway which is not an ideal offset for most medium to large trees.

The HOA Board also acknowledges that the landscaping and street trees add valuable curb appeal to the streetscape, general desirability, and are part of the original neighborhood character. The HOA strongly encourages owners with end units or larger front yard space to strongly consider street tree replacement where feasible or in a new location that may be preferred where there is sufficient space.

A professional landscaper should always perform a PA one-call "mark before you dig" to have underground utility lines prior to removal (stump grinding) or digging holes for new plantings.

**All costs or coordination related to tree removal, fallen limbs/ branches, associated liability, or damages are the responsibility of the homeowner or their insurance coverage. East Hempfield Township may monitor or require street tree replacement. The Hilltop HOA is not responsible for managing, researching, or advising on street tree replacement which is solely the responsibility of the lot owner.**