

Estates of Little Bear Tree Policy : Updated 7.9.21

Homeowners with tree limbs that extend over an adjacent homeowner lot must submit and receive approval from the Architectural Review Committee if the homeowner wants to trim any branches. In cases where such limbs extend over the Greenbelt, the Greenbelt Committee would be the approving authority. This **MUST** be done prior to cutting or trimming any such limbs.

Prior to the removal of a tree in the front or any unfenced side yards, the homeowner must complete an ARC request form. No removal can be made before the ARC request is approved by the ARC committee. If the ARC request for a tree removal is denied, the homeowner may submit a certified arborist written report citing the recommendation by the arborist and the reasons for the removal. The request will then be reviewed again by the ARC committee. No removal can be made **BEFORE** the request is approved. Homeowners may prune their own trees that are entirely on their own lot without submitting an ARC request.

The Estates of Little Bear Declaration of Covenants states that: *'two trees of a minimum of 2 1/2 inches in diameter are required at the front/sides of each homeowner lot.'* A homeowner may request a variance to the two-tree requirement, in exceptional cases. A completed ARC request form is needed for prior approval. At **NO** time should there be less than one tree of a minimum 2 1/2 inch diameter in the front of a home. *Note:* In instances where a Crepe Myrtle tree is planted, it must satisfy the requirement of the 2 1/2 in diameter of at least one trunk base.

If a homeowner has only two qualifying trees in the front/sides of the home, and one of these trees is destroyed by natural or accidental occurrence, the ARC committee will review the situation to determine whether that tree needs to be replaced. This will depend largely on the proximity of other large trees nearby.