



PHEASANT VIEW HOMEOWNERS' ASSOCIATION

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IMPORTANT NOTICE: STREET TREE MAINTENANCE POLICY Effective: January 1, 2016

The Pheasant View Subdivision Board of Directors is unveiling a new policy regarding street trees throughout the subdivision commencing January 1, 2016. The authority granted the *Association* through the *Governing Documents* allows for the maintenance of the Common Areas, Roadways, and Storm Drainage Facilities throughout the subdivision.

(See Article 1, "Roadway Area"; Article 5, section 2, sub-section f; Article 7, section 14; Article 7, section 22 – Declaration of Covenants and Restrictions. Article 9, section 1, sub-section (c) and (f) – Pheasant View Association Bylaws.)

As it is incumbent upon every homeowner within the subdivision to maintain the area between the street and front sidewalk, the Board of Directors wishes to expressly remind everyone that this maintenance also includes the health, wellbeing, pruning and trimming of the street trees planted between the street and sidewalk on each lot. The type, size, location, and number of street trees required on each lot was determined by Canton Township at the time of subdivision development. These regulations may be viewed on the Canton Charter Township Code of Ordinances, supplement 36, update 1 of November 23, 2015; Article 6, Section 3, sub-section F9; Article 3, Chapter 110, Section 148.

Therefore in accordance with Canton Township Planning Commission and Board of Trustees in approving site plans for the development of our Planned Development District, and in keeping the spirit and intent of same, the Pheasant View Board of Directors does hereby enact the following policy effective upon this printing, regarding the maintenance and/or replacement of subdivision street trees:

EFFECTIVE January 1, 2016:

- a. Every Lot must have the required number of *proper trees* planted between the street and sidewalk.
- b. A \$100 annual fee will be imposed upon a Lot per missing tree or tree not meeting Canton Township specifications assessed on October 1 of every calendar year.
- c. No fee shall be imposed upon a Lot if at least one (1) tree meeting Canton Township Municipal Code of Ordinances, has been replaced in the calendar year.
- d. Minimum tree size must be two and one half (2.5) inches in diameter as measured six (6) inches above the ground in keeping with Canton Township Municipal Code of Ordinances, Article 3, Chapter 110, Section 148.
- e. All homeowners with trees that are considered to be "non-compliant" will be receiving written notification this spring. Direct information will be included in this communication.