

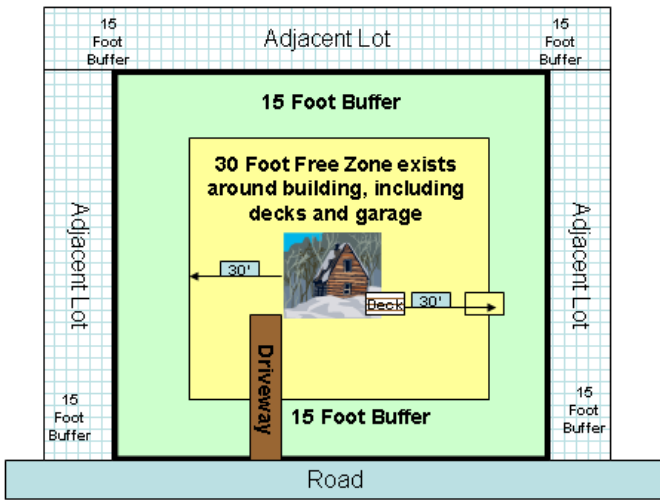
Waterville Estates Association Tree Cutting Policy

- (1) No Clear cutting shall be allowed. **Clear cutting** is defined as the felling and removal of all trees from any Homesite, Cluster Homesite, or Condominium site.
- (2) It is required that approximately 25-30% of the Homesite, Cluster Homesite, or Condominium site remain in a natural setting, i.e., undisturbed.
- (3) No cutting of trees shall be allowed in a 15' zone around the perimeter of any Homesite, Cluster Homesite, or Condominium site unless otherwise specified and approved through the permit process.
- (4) A proper permit application and approval is required for removal of trees on any Homesite, Cluster Homesite, or Condominium site, unless it is a listed exception (see item G-8).
- (5) The permit process shall require notification and approval of owners of abutting properties.
- (6) The permit application shall require details to indicate proper detail of lot lines and number, location and approximate size of trees to be cut.
- (7) The permit application for development of new Homesite, Cluster Homesite, or Condominium site shall require a comprehensive tree cutting and clearing plan.
- (8) Trees within 30' of the main structure (including deck structures) of any home structure can be cut without permit unless the trees are within the 15' buffer zone as described in Article V1, Section G part 3. (see Item 3 above) in which case proper permit application and approval shall be required.
- (9) Dead trees may be cut down at any time as long as they are on the owners' property. Trees must be completely dead with no living leaves from the past season.
- (10) In the event of removal of trees in violation of as described in G. (1-8), the Association may, upon its own initiative or upon request of the Building Committee, assess a penalty against the Owner of up to \$2500 per tree. Such assessment shall constitute a lien on the property and may be made a matter of record at the Grafton County Registry of Deeds in accordance with the Declaration.
- (11) All appeals regarding the Building Committee decisions must be directed to the Board of Directors



WEA Tree Policy Diagram

Single Home Lot *for illustrative purposes*



Specifications

- A 30 foot zone surrounds the building where the owner can remove trees.
- A peripheral 15 foot buffer exists around lots where restrictions apply. This provides 30 feet of protected area between lots.
- Trees may be removed to enable construction. The builder must leave 25-30% of the lot wooded.