

PINE KNOB MANOR HOMES III

Pursuant to Article VI, Section 11, and Article X, Section 3H of the amended and restated Bylaws of Pine Knob Manor Homes III, the Board of Directors has adopted the following Rules and Regulations.

Rule 3.0 – Clarification of Tree Policy

A. One of the beauties of PKIII is the presence of many mature trees. It is in the interest of all Co-Owners to retain as many trees as possible. The following Rule applies to the removal and replacement of trees by the Association and Co-Owners. It is a clarification of the policy established in the By-Laws.

B. New Construction

1. All trees over twenty inches (20”) in circumference measured one foot (1’) from the ground must be shown on the site plan. If any tree meeting these criteria must be removed for construction of the residence, it/they must be shown in the site plan, a pre-construction requirement. Smaller trees do not have to be shown.
2. Item B-1 applies to the Limits of Ownership, Limited General Common Elements, and the General Common Elements.
3. All trees that are removed must be approved by the Board.

C. Current Home Sites

1. It is the Co-Owner’s responsibility to maintain all trees and shrubbery in their Limits of Ownership and Limited Common Element in good condition and proportionally sized. Limited Common Element is defined as 10 feet in front of the unit, 10 feet on either side of the unit, and 25 feet in back of the unit.

2. Co-Owners must not remove any tree anywhere in the community that has grown in size to 12 inches (12”) in circumference measured 1 foot (1’) from the ground without the Board’s prior approval. If such approval is given, the Co-Owner will be responsible for the cost of the removal and replacement of the tree(s). Failure of a Co-Owner to comply with this Rule will subject the Co-Owner to the assessment of a fine as determined by the Board of Directors.
3. If the Co-Owner chooses to remove a tree after Board approval, the co-owner may solicit quotations on their own.

D. Common Elements

The Association will be responsible for the removal and possible replacement of trees in the Common Elements that have died, or are dying, or have become diseased and could affect other trees in the area, subject to board approval and within budgetary restraints.