

MONUMENT TREE RESOLUTION
Eagle Point Golf Community HOA

The following guidelines are hereby adopted as the architectural design guidelines and standards for the modification and maintenance of all Monument Trees by any Owner other than the Declarant. A copy of this Resolution shall be sent to all owners whose property contains Monument Trees at their address as shown in the records of the Association. The provisions of this resolution replace and supersede the provisions of any previous resolutions.

ARTICLE 1

1. DEFINITIONS

- 1.1. Monument Trees: Birch trees planted by the developers in small groupings in high visibility areas throughout the Eagle Point Golf Community (See Exhibit A). Also, trees planted as replacements in Monument Tree areas.

ARTICLE 2

2. PURPOSE

- 2.1. Monument Trees were planted by the original EPGC developers on properties where they would be seen by all who entered the community. They were planted to provide beauty, continuity, and identity to the Eagle Point Golf Community. They are, therefore, part of our physical infrastructure and as such should be maintained and cared for as a physical asset. Recent problems with bronze birch borers in our area have resulted in the loss of some of the Monument Trees. A similar variety of birch tree, the Heritage River Birch (a North American Native Tree), was selected by the Modification Committee as an excellent replacement because it is not only resistant to the borer, but is also heat and drought tolerant.

(Visit https://www.canr.msu.edu/news/all_season_trees_river_birch to find out more information about the Heritage River Birch.)

ARTICLE 3

- 3. GUIDANCE FOR TREE SERVICE SELECTION:** Hiring a tree service professional deserves careful consideration. The provisions of this Article 3 are provided as guidance for Owners, but are not mandatory.

- 3.1. Ask for local references.

- 3.2. Obtaining at least two written estimates is recommended.
- 3.3. Be sure your contract includes the following provisions:
 - 3.3.1. Service providers are required to follow the specific instructions in the Monument Tree Resolution;
 - 3.3.2. Dates work will begin and end;
 - 3.3.3. Clean-up procedures-firewood and lengths to be cut or removal;
 - 3.3.4. Grinding the stump, surface roots and hole backfilling;
 - 3.3.5. Irrigation system modification costs;
 - 3.3.6. The total dollar amount you will be charged for the project; and
 - 3.3.7. Specifically clarifies the scope of work, including the work that is not included in the contract.

ARTICLE 4

4. APPROVAL REQUIRED:

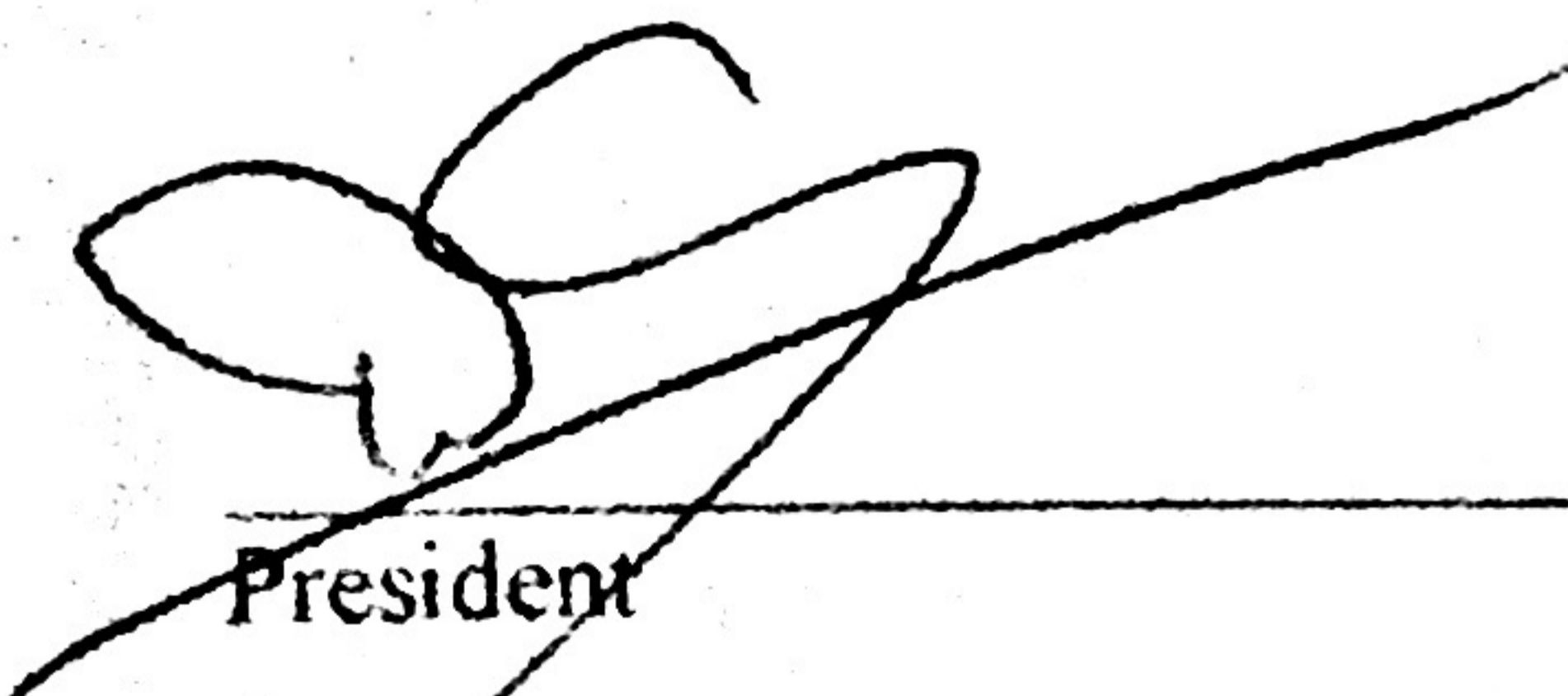
- 4.1. Applications to remove and replace Monument Trees on your property must be submitted and approved by the Modification Committee prior to starting the homeowner's project.
- 4.2. Owners may apply by submitting the Modification Request Form. For expedient project approval please include measurements, drawings, maps, and color photos.
- 4.3. The Modification Committee will respond to all applications within 45 days of receipt of a complete application along with all supporting documentation.

ARTICLE 5

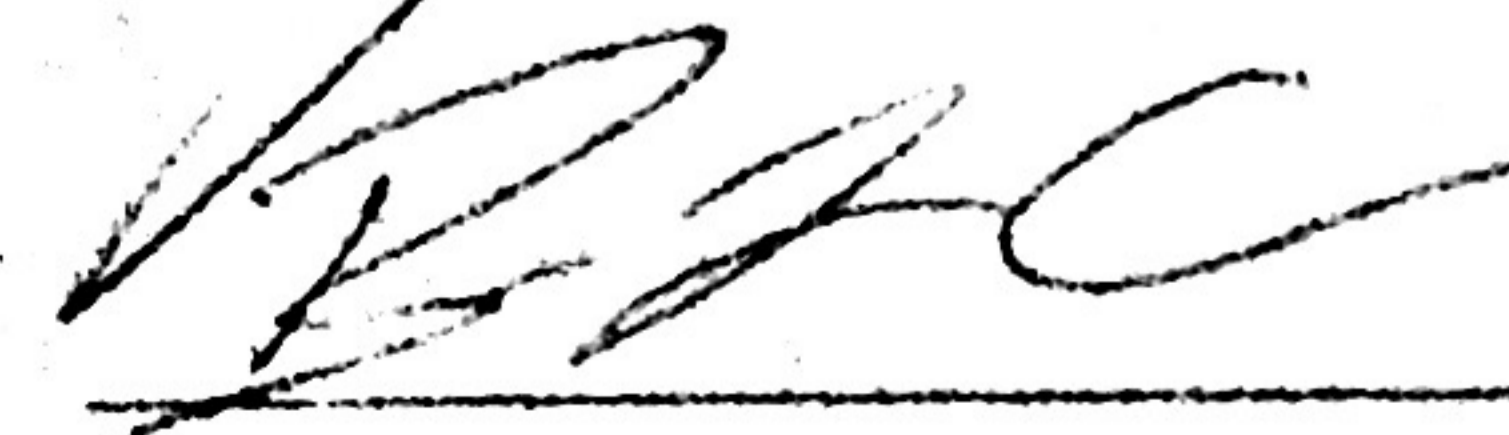
5. DESIGN STANDARDS AND REQUIREMENTS:

- 5.1. Replacement Monument Trees must be either the same type of birch tree as originally planted or the approved Heritage River Birch variety.

- 5.2 Replacement of Monument Trees must be performed by either the Owner or by a tree service provider. It is recommended that the provider is licensed by the Oregon Landscape Contractors Board (check here: <https://www.oregonlcb.com/contractorsearch.aspx>) and insured.
- 5.3. The Owner or contractor must call 811-underground utilities locator to have all utilities identified and marked before beginning work.
- 5.4. Tree stumps and roots must be removed or ground down below the soil level.
- 5.5. New trees must be healthy grown nursery stock with a single straight trunk (the multi-trunk variety is also acceptable), a well-developed leader, and with tops and roots characteristic of the species cultivar.
- 5.6. All new trees must be free of insects and diseases.
- 5.7. Tree should be planted in the Fall to allow roots to mature during the winter; however, early Spring planting is acceptable.
- 5.8. All Monument Trees must be planted according to the following specifications:
 - 5.8.1. It is recommended that new Monument Trees have a 2.5" caliper or larger, measured from trunk flange, at the time of planting;
 - 5.8.2. Hole length and width, must be at least 2 times the diameter of the root ball. The hole's depth must be no deeper than tree's root ball;
 - 5.8.3. Root top crown must be set approximately 2" above the grade;
 - 5.8.4. To stabilize the new tree, use wooden stakes and tree-tie webbing.



President



Secretary

7-29-21
Date

7-29-21
Date

Exhibit A – Locations of Monument Trees

1098 Coral Ridge
509 Robert Trent Jones
495 Robert Trent Jones
494 Robert Trent Jones
1205 Poppy Ridge Drive
403 Robert Trent Jones
397 Robert Trent Jones
375 Robert Trent Jones
606 Silverado Way
105 Spanish Bay Court