

Proposed Timber and Vegetation Removal Policy

Revised October, 2021

Useful Background Information:

EXCLUSIVE LANDS shall mean the lands not to exceed one acre, that may be placed under fence by Owner for his exclusive use and shall include the Homesite.

OPEN LAND shall mean all lands in Tracts 1 and 2 not under fence as Exclusive Lands, excluding also main and/or secondary access road rights of way.

RANCHING OPERATION shall mean use or leasing out of open lands for cattle ranching operations as contemplated herein

Section 2.02 FENCING. In Pine Lakes Ranch not to exceed one acre, including the homesite, may be placed under one perimeter fence by the Owner for the exclusive use of Owner, which is defined herein as Exclusive lands, except that when a block therein is divided, not to exceed one acre in each half. Including the homesite, may be placed under one perimeter fence, for the exclusive use of the owner.

In Pine Lakes Ranch addition No. 2, and in proposed Pine Lakes Ranch Addition No. 1, not to exceed one half acre including the homesite may be placed under one perimeter fence by the Owner for the exclusive use of the owner, except that when a block therein is divided, not to exceed one half acre in each half thereof, including the homesite, may be placed under one perimeter fence for the exclusive use of the Owner.

Section 3.12 VEGETATION. No trees or other natural vegetation, except noxious weeds, shall be cut, removed, poisoned or otherwise damaged or molested without prior written permission of the Home Owners Association.

Pine Lakes Ranch (PLR) is a working cattle ranch. A working cattle ranch requires feed. Feed, on PLR, primarily consists of the grasses that grow across the ranch on open land. Open land is not fenced and thus open to cattle grazing. Trees or other natural vegetation may or may not be used for cattle feed. The Pine Lakes Ranch Board of Directors has assigned the responsibility for reviewing tree and natural vegetation removal to the Architectural Committee. To this end the following rules have been adopted:

If the homeowner has permanently fenced their exclusive lands, the Architectural Committee waives any requirement for approval or notification of small tree and vegetation removal within their permanent fenced area. This includes:

- Removing trees four inches or less in diameter when measured four feet from the ground.
- Removing lower limbs of trees up to 10 feet from ground level.
- Removing brush such as sage brush, wild rose bushes, serviceberry bushes and other prolific brush from under the canopy of trees (ladder fuels).

The homeowner should advise the Committee of their intent if that work is to be done with heavy equipment (roads can be impacted by transporting of heavy equipment during inclement weather).

The homeowner can do the following on open land without the approval of the Architectural Committee. Notifying an Architectural Committee member before proceeding would be appreciated.

- Remove trees four inches or less in diameter when measured four feet from the ground .
- Remove lower limbs of trees up to 10 feet from ground level.
- Selective removal of brush such as sage brush, wild rose bushes, serviceberry bushes and other prolific brush from under the canopy of trees (ladder fuels.)
- Mow a ten foot wide perimeter around a permanent wood fence to mitigate pressure from grazing cattle as well as grass fire.

Homeowners are encouraged to remove all standing dead or bug infested trees from their property on either exclusive lands or open land.

It is the homeowner's responsibility to verify their property boundaries to avoid cutting trees or natural vegetation on their neighbor's property. Cutting trees on your neighbor's property can result in a felony conviction for theft and/or a substantial fine. Homeowners must provide a written statement to the Architectural Committee that they have verified the locations of their boundaries. It is highly recommended that this verification be conducted in concert with their neighbors.

Approval by the Architectural Committee is required for the removal of all trees over four inches in diameter, or if the proposed changes will cause a major disturbance to the ground in open land.

Trees that are larger than four inches in diameter at four feet height will require a plan. This plan should include:

- The tools and or equipment that will be used to cut the trees.
- The method and manner of disposal of the trees.
- The time frame from start until completion of the cutting and removal.
- Visible marking of trees to be cut.
- An inventory of the trees to be cut, i.e., the number of trees at each diameter. Example: Two trees at 12 inches in diameter, three trees at eight inches in diameter, etc.

A map or plot plan of the property may be used to describe the areas to be addressed. The Architectural Committee will review the homeowner's plan and verify the number and size of the trees to be removed. The homeowner must submit this plan to the Architectural Committee for approval prior to commencing any work.

In the case of extensive clearing and/or cleaning of natural vegetation on open lands, the homeowner must develop a plan to remove and dispose of the natural vegetation, and to repair and restore the disturbed land to an acceptable state. This plan should include:

- The tools and or equipment that will be used to clear the vegetation.
- The method and manner of disposal of the vegetation.
- How the land will be repaired after the removal.

- The time frame for land restoration.

The homeowner must submit this plan to the Architectural Committee for approval prior to commencing any work.

If you have any questions about this policy, please reach out to an Architectural Committee member to discuss your specific situation. **The Architectural Committee members are always available to consult with you on any intended changes, and to facilitate any required approvals or notifications.** A complete list of members with contact information can be found at www.pinelakesranch.com under the heading 'Architectural Committee Members'. Please feel free to contact David Price (Chairperson) directly at (208) 867-4740 or by email at dlprice01@msn.com with any questions or requests for the Architectural Committee.