

ATTACHMENT "A"
to
Lake Shore Harbour
Section One
Declaration of Covenants, Conditions and Restrictions

STREET TREE GUIDELINES

***FOR RESIDENTIAL AND NON-RESIDENTIAL
URBAN DESIGN***

July 25, 2001
Revised August 17, 2001

TBG
PARTNERS

STREET TREE GUIDELINES

Goals for street tree use:

1. Define pedestrian and vehicular space
2. Provide a sense of visual unity
3. Provide shade and limited noise abatement
4. Reduce impact of pavement surface, thus reducing heat and glare
5. Provide a palette of appropriate plant material for street tree planting
6. Establish criteria for continued maintenance and mitigation of conflict with
 - Pavement
 - Utilities
 - Traffic Control Devices
 - Street Lighting
 - Vehicles
 - Visual Obstruction

Attachment A

STREET TREE GUIDELINES GOALS

The following is a list of trees considered to be appropriate for street tree planting in urban and residential environments. Minimum distances from curb and street lights shall be followed as specified.

Canopy Trees

Common Name	Botanical Name	Min. Planting Distance from Street Light	Distance from Back of Curb Required Without Root Barrier	Distance from Edge of Sidewalk Required Without Root Barrier
American Sycamore	<i>Platanus occidentalis</i>	40'	8'	8'
Baldcypress	<i>Taxodium distichum</i>	25'	10'	10'
Common Hackberry	<i>Celtis occidentalis</i>	30'	4'	4'
Chinese Elm	<i>Ulmus parvifolia</i>	25'	4'	4'
Drake Elm	<i>Ulmus parvifolia</i> 'Drake'	25'	4'	4'
Eastern Redcedar	<i>Juniperus virginiana</i>	8'	8'	8'
Ginkgo	<i>Ginkgo biloba</i>	15'	4'	4'
Green Ash	<i>Fraxinus pennsylvanica</i>	15'	4'	4'
Pecan	<i>Carya illinoensis</i>	40'	4'	4'
Red Maple	<i>Acer rubrum</i>	25'	4'	4'
River Birch	<i>Betula nigra</i>	20'	4'	4'
Shagbark Hickory	<i>Carya ovata</i>	35'	4'	4'
Southern Magnolia	<i>Magnolia grandiflora</i>	15'	6'	6'
Bur Oak	<i>Quercus macrocarpa</i>	35'	4'	4'
Live Oak	<i>Quercus virginiana</i>	35'	4'	4'
Shumard Oak	<i>Quercus shumardii</i>	25'	4'	4'
Pin Oak	<i>Quercus palustris</i>	15'	4'	4'
Texas Red Oak	<i>Quercus texana</i>	30'	4'	4'
Water Oak	<i>Quercus nigra</i>	30'	4'	4'
Willow Oak	<i>Quercus phellos</i>	20'	4'	4'

* In no case shall any tree be planted closer than 3' from back of curb or closer than 2' from sidewalks.

Ornamental Trees

Common Name	Botanical Name	Min. Planting Distance from Street Light	Distance from Back of Curb Required Without Root Barrier	Distance from Edge of Sidewalk Required Without Root Barrier
American Holly	<i>Ilex opaca</i>	4'	3'	3'
Callery Pear	<i>Pyrus calleryana</i>	5'	3'	3'
Chinese Pistache	<i>Pistacia chinensis</i>	4'	3'	3'
Golden Rain Tree	<i>Koelreuteria bipinnata</i>	5'	3'	3'
Chinese Fringe Tree	<i>Chionanthus virginicus</i>	4'	3'	3'
Crabapple	<i>Malus spp.</i>	4'	3'	3'
Crape Myrtle	<i>Lagerstroemia Indica</i>	4'	3'	3'
Japanese Persimmon	<i>Diospyros kaki</i>	4'	3'	3'
Mexican Plum	<i>Prunus mexicana</i>	4'	3'	3'
Parsley Hawthorn	<i>Crataegus marshallii</i>	4'	3'	3'
Savannah Holly	<i>Ilex opaca 'Savannah'</i>	4'	3'	3'
Sweet Bay Magnolia	<i>Magnolia virginiana</i>	5'	6'	6'
Lily Magnolia	<i>Magnolia liliiflora</i>	5'	6'	6'
Saucer Magnolia	<i>Magnolia x soulangiana</i>	5'	6'	6'
Star Magnolia	<i>Magnolia stellata</i>	5'	6'	6'

* In no case shall any tree be planted closer than 3' from back of curb or closer than 2' from sidewalks.

MAINTENANCE

The homeowner will be required to maintain street trees by incorporating maintenance requirements into the community's deed restrictions. The homeowner's association will enforce these requirements giving the homeowner written notice to address the issues of maintenance. If the homeowner fails to comply within the specified time period, the homeowners association has the authority to perform the necessary maintenance work at the homeowner's expense.

Maintenance will include the following:

1. Tree pruning will be performed in accordance with city standards when trees block or touch any light pole fixtures, traffic signal, or street signage.
2. Tree pruning will be performed in accordance with city standards if any trees overhang the street causing a conflict with vehicles or pedestrians.
3. Tree pruning will be performed in accordance with city standards when trees block visibility to traffic control devices or signage.
4. Trees will require root pruning if any heaving of sidewalks or pavement occurs and/or tree roots surface.
5. Installation of irrigation systems will be encouraged throughout the development.

ROOT BARRIERS

Root barrier installation shall be required as follows:

1. If any type of tree is installed in less than a 6'X6' root area.
2. If any type of tree is planted closer than 3' from sidewalk.
3. Canopy trees will require a root barrier if planted closer than the distances shown on page 2.
4. Ornamental trees will require a root barrier if planted closer than the distances shown on page 3.
5. No tree shall be planted closer than 3' from curb or 2' from sidewalk with or without root barrier.

CONFLICTS WITH INFRASTRUCTURE

If a tree is damaged due to utility, street, or sidewalk repair, the city will not be held responsible for replacement of the tree or the tree's value. The homeowner and/or homeowners association will not be reimbursed for damage to trees or for tree removal as necessary to facilitate infrastructure repair.