

Hidden Springs Town Association, Inc.

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Association Policy 600

Parking Strip Trees

During the original development of Hidden Springs, the developer installed trees in the parking strips (landscaped area between sidewalk and curb). These are areas for which maintenance responsibility rests on the adjacent property owners under the terms of the CC&Rs, design guidelines, and agreements with the ACHD. This policy is adopted to clarify the maintenance and care responsibilities for parking strip trees in Hidden Springs.

Maintaining and Replacing Trees in the Parking Strips

1. Property owners are responsible for all aspects of maintaining trees in the parking strip adjacent to their home or lot; to include watering, fertilization, insect control, and pruning.
2. Property owners are responsible for removing any diseased or unhealthy tree with limited prospect for recovery, dying or dead tree (collectively "failing trees") and replacing it within 30 days with a species of their choice from the parking strip approved trees list adopted by Town Design Review Board (TDRB).
3. This policy does not apply to trees the HSTA has the responsibility to maintain under agreements applicable to the development. These include the trees along Hidden Springs Drive from the Seaman's Gulch entrance to Park Lane Drive (the "public trees"). HSTA has full responsibility to maintain the public trees as well as parking strip trees adjacent to other HSTA owned property.
4. HSTA and property owners are encouraged to follow organic principles and use organic products in maintaining trees to the greatest extent practicable.

Number of Trees Required on the Parking Strip

1. Home sites will typically have a minimum of two trees in the parking strip.
2. For corner lots, each home site will typically have a minimum of four trees (2 trees per street side).
3. Property owners are responsible for insuring that the required trees are present and maintained on the parking strips adjacent to their home site.
4. Where there is a right-of-way issue that precludes a provision of this section from being upheld a different number of trees or spacing will be allowed if approved by the Town Management.

Type of Trees Allowed in the Parking Strip

1. Property owners can plant only a species of tree on the list of approved parking strip trees adopted by the TDRB.

2. A tree can be replaced only if it is a failing tree or the species is impractical or inappropriate to that specific site.
3. If a property owner wishes to replace a tree because the property owner believes the species to be impractical or inappropriate, approval for removal and replanting must be obtained from the Town Management.
4. Newly planted trees on the parking strip must be a minimum 2" caliper as measured 6" from the ground for deciduous species.

Tree Monitoring

HSTA will work to inform property owners if they do not meet the minimum number of trees or if trees are failing, diseased or dead and therefore require removal and replacement.

Review of Decisions

If a property owner disagrees with a decision of the Town Management or TDRB under any provision of this policy, the property owner may request a review of the decision by the Hidden Springs Town Council.

Approved Parking Strip Trees for Hidden Springs

Norway Maple	<i>Acer platanoides</i>
Sweetgum	<i>Liquidamber styraciflua</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Greenspire Linden	<i>Tilla Cordata</i>
Shademaster Honeylocust	<i>Glenitsia triacanthos</i>
Red Oak	<i>Quercus rubra</i>
Autumn Blaze Maple	<i>Acer x freemanni</i>
Amur Maple	<i>Acer ginnala</i>
Pacific Sunset Maple	<i>Acer truncatum</i>
White Ash	<i>Fraxnius americana</i>
American Elm	<i>Ulmus Americana</i>