

Fountains at Raintree Lake Homeowners Association

Tree Planting Policy

The Fountains at Raintree Lake Homeowners Association encourages the planting of trees on both the Common Ground and individual Villa Units to enhance the beauty of our community and improve the general environment. Our goal is to ensure that trees placed on the Common Ground and individual Villa Units are disease resistant, insect resistant, do not have noxious odors or fruit or leaves that are toxic or a nuisance, and generally improve the overall appearance of the Fountains at Raintree Lake.

The Declaration of Covenants, Conditions and Restrictions address the planting of trees on both the Common Ground and individual Villa Units.

Article 4, 4: Alterations to Common Area

No alterations or improvements shall be made to the Common Area by anyone other than the Declarant or the Board of Directors without the prior written approval of the Board of Directors.

Article 11, 11: Planting and Gardening

No planting or gardening outside of the rock or mulch perimeter around each Villa Unit shall be done, and no fences, hedges or walls shall be erected or maintained upon Villa Property, except as installed by Declarant in connection with the initial construction of buildings or Villa Units or as approved by the Board of Directors. No chain link boundary fences shall be allowed upon any Lot.

The purpose of this policy is to outline the procedure for gaining approval for tree planting on the Common Ground and individual Villa Units. The procedure is as follows:

1. Notify the chairperson of the Grounds Committee using the attached application forms indicating your desire to plant a tree on the Common Ground or your Villa Unit.
2. Select the area where you would like to place the tree(s) keeping in mind:
 - a. Check your plat to ensure that the location is within your property lines when planting at a Villa Unit.
 - b. Tree(s) on the Common Ground must be at least three feet inside the Common Ground boundary and must be immediately adjacent to the property of the Homeowner making the request.
 - c. All trees must be planted to allow five feet of clearance from other trees, shrubs, above ground utility service installations, pond perimeters, drainage inlets or any other stationary object that would impede the passing of a lawn mower or snow removal tractor. The distance should also account for mulched areas or tree rings placed around the tree base.

- d. Tree(s) must not interfere with any public utility service lines and sprinkler heads or irrigation service lines.
3. Requestor is responsible for the cost of purchasing and planting tree(s). In the case of Common Ground tree(s), the requestor agrees to aid in keeping the newly planted tree alive by watering the tree for a minimum of two (2) years.
4. Requestor is responsible for the cost of moving sprinkler heads or repairing damaged irrigation lines because of planting.

After receiving an application, the Grounds Committee will approve, modify or disapprove, in writing, the application. If the Grounds Committee fails to act within 30 days after the completed application is received, approval will be deemed granted. In the case of a request being disapproved by the Grounds Committee, an Applicant may appeal to the Board of Directors.

The Missouri Department of Conservation has produced a publication, “Missouri Urban Trees Booklet” (<https://mdc.mo.gov/trees-plants/tree-care>) which identifies several desirable species of trees that should grow well in this hardiness zone when properly planted and cared for. That publication is attached as a part of this policy and will guide the Grounds Committee when considering a tree planting request.

Fountains at Raintree Lake Homeowners Association

Application to Plant a Tree on Homeowner's Property

Date _____

Name _____

Address _____

Phone # _____

Type of Tree to be planted: _____

Location: _____

I have reviewed the Tree Planting Policy and agree to abide by the guidelines.

Applicant's signature

Please draw a sketch or attach a map marking the location on your property.

Approved ____ Not approved ____ Date _____

Grounds Committee Chairperson's signature

Fountains at Raintree Lake Homeowners Association

Application to Plant a Tree on Common Ground

Date _____

Name _____

Address _____

Phone # _____

Type of Tree to be planted: _____

Location: _____

I have reviewed the Tree Planting Policy and agree to abide by the guidelines.

Applicant's signature

Please draw a sketch or attach a map marking the location on the Common Ground.

Approved ____ Not approved ____ Date _____

Grounds Committee Chairperson's signature