

# CORNICHE SUR MER HOMEOWNERS ASSOCIATION

## TREE REMOVAL PROGRAM

Trees, especially palm trees, are a basic part of the Mediterranean landscape motif of our view-oriented community. As trees have matured, including those originally planted by the developer, some now obstruct the ocean, hillside and/or golf course view of neighboring homeowners. Some trees planted to enhance homes and the landscape theme of our community have become an impediment to view, which is of paramount importance to all members of the association.

Loss of view reduces property values, and the enjoyment homeowners derive from their view. Our governing documents, specifically CC&R Section 7.18 and the View Amendment adopted in 2007, explicitly protect ocean, golf course and hillside views. Members with tree(s) that block a neighboring member's view are obliged and required to remove them.

The Board of Directors, recognizing the cost associated with tree removal, and the benefit of eliminating view impediments, has authorized a one-time, \$200 reimbursement per tree for any such removal. If you have been notified to remove tree(s) that impair a neighboring member's view, you are eligible for a one-time \$200 reimbursement per tree for any such removal.

While it is the responsibility of each homeowner to always maintain their property, including the trimming of trees, shrubs, bushes, and large flowering plants, the board has adopted the tree reimbursement policy to minimize the cost of tree removal. The reimbursement policy has the following procedures:

- 1) A tree owner may request reimbursement in advance of the tree removal, upon receiving a request from the affected neighbor, or notification from the association. Such request must be sent to Management, by mail, email or fax.
- 2) The board will verify the tree(s) to be removed. Upon approval, the homeowner shall have thirty (30) days to remove the tree(s) to qualify for reimbursement
- 3) Upon removal, the homeowner shall submit a copy of the paid invoice for services rendered to Progressive.
- 4) Upon receipt, the association will process a reimbursement check for the cost of removal, up to \$200 per each eligible tree removed, at the next regularly scheduled board meeting.
- 5) Any tree removed pursuant to mediation, arbitration, or litigation, is not eligible for reimbursement.

Should you have any questions, comments, or concerns, please contact Management at 949-833-2600 or attend an upcoming board meeting. We thank you for your cooperation.