

Deerfield Village Property Owners' Association
Policy Resolution Number Three A (3A)
Non-Common Area Trees/Shrubs

Whereas Article Seven (VII) of the By-Laws for Deerfield Village Property Owners' Association grants the Board of Directors the power to conduct POA business and to protect community harmony by providing guidelines and a procedure to address conditions that disrupt that harmony.

Let it be Resolved that the following guidelines will be followed in the approval process to allow new trees/shrubs to be planted on individual homeowner's properties:

- a. Trees/shrubs planted with the intent to form a barrier for the purpose of isolating one's property or obstructing the view into or out of one's property will be reviewed on a case by case basis by the Board of Directors based on the following guidelines. Trees/shrubs planted in a row and/or in close proximity to each other will constitute such a barrier. Each application for planting multiple trees or groups of trees will be evaluated by the Board to determine if they create such a barrier.
 - i The width of the tree at maturity will determine how close together the trees/shrubs may be planted. Trees/shrubs shall be planted so that at maturity there is a 2 foot gap between edges of the plants.
 - ii No more than 5 trees/shrubs may be planted along any one property line.
 - iii The affected neighbor must be made aware of the proposed planting **prior** to submission of a Property Improvement Form to the POA Board of Directors. Trees and/or shrubs become a permanent addition to your property and Deerfield Village, and *directly* affect all your neighbors. Please be considerate and keep them informed of your plans.
 - iv Trees/shrubs cannot be planted as a barrier in the front yard of the lot unless the lot is a corner lot. Corner lots may plant along the side or rear street lines.
- b. It is suggested that residents consider choosing native trees or shrubs. Planting native species offers a number of benefits. Generally, these species are adapted to regional conditions, so they require little maintenance and upkeep but have better survival success. Links to websites listing trees and shrubs native to our area are located on the Deerfield Village website.
- c. Homeowners are encouraged to choose trees/shrubs that will enhance the esthetics of Deerfield Village. We also encourage homeowners to think about the long-term care of the trees/shrubs and plan for proper maintenance, pruning, etc.

(Note: Signed copy of this document is on file with the Deerfield Village Board of Directors Secretary.)

Adopted Date: 12/6/2016

Effective Date: 12/6/2016