

Black Bear Falls HOA
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Tree and Vegetation Policy

Black Bear Falls Log Cabin Community strives to maintain and enforce a 'tree friendly' policy.

Responsible and authority regarding any/all types of maintenance related to trees and vegetation is aligned with BBF HOA governing documents (Master Deed, By-Laws and Charter), which can be summarized as follows:

- Owners – are responsible for trees and vegetation located within the 10-foot boundary of their 'as built cabin' or in the case of unimproved property the boundary defined as the 'plot' or 'site' as recorded in their property deed.
- HOA – is responsible for all 'common areas'; which is effectively all areas beyond 10-feet of a cabin or unimproved 'plot' or 'site'.

BBF HOA (*acting through its employee(s), agents and contractors*) strives to maintain common area trees and vegetation in a manner that attains the following considerations in order of priority:

1. Safety – any trees or vegetation deemed by the BBF BOD or their designees to pose a risk to owners, guests, or property will be trimmed or removed to reduce/eliminate the risk
2. Erosion – trees and/or vegetation will be added and/or maintained in a manner to reduce negative impacts of erosion
3. Attractive visual appeal – trees and/or vegetation will be maintained so that the community will be viewed as well-maintained
4. Budget – trees and/or vegetation will be maintained in a manner that adheres to top 3 priorities listed above and adheres to the annual budget for landscaping related costs

Example cases and situations:

- In emergency situations, the BBF BOD and BBF HOA will waive its authority to review requests to remove trees deemed to be hazards. Example: due to occasional high winds or heavy snow, fallen trees can create hazards or risks that require immediate attention
- Owners wishing to improve their views (removal or trimming) or create a barrier (adding trees\vegetation) can request permission of the BBF BOD to have trees or vegetation removed or added in the common areas for any reason. Any and all costs related to requests such as these will be the responsibility of the requestor. BBF BOD and BBF HOA will not be liable for any costs or risks related to this type of request. Contractors performing these types of services must be properly insured and bonded.
 - In the case of tree trimming or removal, all debris must be completely removed from BBF unless alternate methods of disposal is approved in advance.
 - In the case where trees or vegetation have been approved for addition in the common areas, such additions (initially paid for by the requestor) will become the property of BBF HOA (a donation) and will be maintained by BBF HOA.