

**Porter Place Homeowners Association
Policy Regarding Trees and Landscaping in the Common Areas
Adopted June 27, 2006**

On January 31, 2006 the Porter Place Homeowners Association Board received a legal opinion stating that it is the responsibility of the Association to maintain the sidewalks and the trees that fall within the "Common Area". The "Common Area" in front of each home can be determined by measuring 25 feet from the centerline of the road. Therefore, the Board establishes the following policy:

1. To help preserve sidewalks, no new trees may be planted within 5 feet of any "Common Area" sidewalk. Further, it is preferable that any new trees be planted within the homeowner property and not in the "Common Area". Homeowner ownership of trees will encourage proper care, watering and maintenance. To enhance and maintain our tree canopy, the Board suggests planting Live Oak trees.
2. Only Live Oak trees will be allowed to be planted should it fall within the "Common Area" 25 feet from the centerline of the road.
3. With the exception of decorative plantings around mailboxes and trees, only St. Augustine sod/grass is allowed in the "Common Area" between the curb and the sidewalk and the homeowner is responsible for care and irrigation in accordance with the DC&R's, Exhibit B, 11 B. and C.
4. Permission must be received from the Porter Place Board before any tree that falls within the "Common Area" is removed by a homeowner.
5. Permission must be received from the Porter Place Board before any new trees or landscaping are planted within the "Common Area".
6. The Board appeals to all homeowners to assist in keeping our community beautiful and safe. Please continue to trim your trees to a level sufficient for safe pedestrian clearance on the sidewalk and vehicle clearance on the road until the Board, in future years, can establish funding to take on these on-going maintenance items.