

Tree/Planting Guidelines for CVE HOA (2016)

Any tree or planting that blocks the view corridor of another owner must be replaced or cut back to fit the following guidelines:

1 All side yard setback plantings must be less than 5 feet high. [*Landscaping Guidelines 3b*] (*Side yard setback is defined as 5 feet from the side lot line for single family residences. - Chelan municipal code 17.20.040*)

2. Any trees planted outside of the side yard setbacks but within a potential view corridor for adjacent lots must be less than 10 feet high. [*Architectural Review Process, Site Design section, page 6*]

3. All trees on the lot must be shorter than maximum roof height unless those trees do not block any view corridors. [*Landscaping Guidelines 3a*]

(The full text of the guidelines are included on the next page.)

The process for filing a complaint is:

1. Impacted homeowner identifies owner of offending tree/planting and requests resolution (removal, trim, replacement, etc.)
2. If the owner of the offending tree/planting refuses or fails to comply with this request, the impacted homeowner should contact the CVE Board with a formal request for review, identifying the impacted lot, the offending lot, and documentation of the offending tree/planting and the attempt to resolve with offending homeowner.
3. Board will review and take action with offending homeowner as necessary.

From the Landscaping Guidelines, Sections 2/3:

2. *Trees/landscape components that block view corridors for adjacent homes as well as other homes/lots in CVE will either need to be replaced or cut back at the owners' expense. If the owner of the trees/landscape components does not address the blocked view corridor as stated above, the impacted owner may refer the matter to the CVE Board of Directors for review and potential action.*

3. *Trees and Plantings:*

a. *No trees, at maturity, shall exceed the maximum permissible roof heights of the home under construction as well as all adjacent homes, unless such trees do not block the view corridors of adjacent homes as well as other homes in CVE.*

b. *No plantings in the side yard setbacks shall exceed 5' at maturity.*

From the Architectural Review Process document (page 6, Site Design Standards):

View corridors: View corridors (generally 180 degrees) for the lot under review/construction, as well as adjacent homes/lots, must be maintained, especially regarding height of landscaping components which should, in general, be less than 10' at maturity.

Landscaping: Tree height/location shall not block view corridors for the lot under review as well as all adjacent homes/