

Sunset Cove COA Tree and Vegetation Policy

Consolidated, revised and adopted by the Sunset Cove BOD on 1-12-21

Background

- Based upon Sunset Cove's history, it is clear that maintaining the natural attributes of our land including trees is a valued part of our heritage and desired part of our future land use.
- It is also understood that it is highly desirable to have a good view of the lake. However, the concept of view does not mandate a totally uninterrupted panoramic view.
- The Sunset Cove COA Declarations and Building Guidelines restrict single family home height to a maximum of 30' above the existing grade but do not mention any restrictions regarding tree height. Nor do the declarations provide for any view easements.
- Building guidelines require when a new home is constructed, the owner must submit a landscape plan to the Board of Directors and Grounds Committee. The Grounds Committee's job is to determine which existing trees should be saved and which could be removed as part of a landscape plan when the new home is constructed. The intent is to preserve the natural beauty of the grounds while providing the home owners the ability to construct their desired dwelling.
- In addition to the common facilities, the primary attributes of Sunset Cove are Table Rock Lake, our area's natural beauty, the views of Table Rock from our "mountain" and its proximity to the Branson area. The combination of location, beauty and view form the basis for the desirability of Sunset Cove. Trees are a major contributor to the beauty of our community.
- These attributes are a pleasant contrast to developments like Nantucket and many others around Table Rock Lake. Unfortunately, at times there is a conflict between views and trees.
- Tree topping is not an advisable option for controlling tree size. There is general agreement from professional arborists that topping should never be utilized as a primary pruning method. It should only be used if you are planning to remove an unwanted tree. The branch wounds sustained by the tree are slow to heal, making the tree susceptible to fungal decay and insect attack.

Recommendations/Guidelines for Single Family Homes

- The Sunset Cove COA Board is of the opinion issues concerning view are best worked out between the owner desiring an improved view and the owner of the property with the tree(s) in question.
- Furthermore, the Board of Directors recommends that any alterations to the tree(s) in question should be done at the expense of the requesting owner. Additionally, in some instances, it would be appropriate for the requesting owner to pay for the installation of replacement landscaping. These replacements should be reasonably advanced and selected by the affected homeowner from the recommended Tree List (attached) developed by our Grounds Committee could provide suggestions/guidance for tree replacement.

- The Board understands view impacts property values. However, the Board also knows landscaping (including trees) has a positive impact upon an owner's property values. Therefore, one owner's property value should not be enhanced at the expense of a neighbor's property value.
- It has been suggested tree height be limited to 30' or the existing roof line. Fair implementation of such a rule would have to be done across our community without restriction. Thus, a large number of trees would have to be topped or removed, and at whose expense? This would be detrimental to property values and cause a great deal of unrest in our community. Such a restriction would only be realistic if it had been included in the original building guidelines. Historically, in most instances issues regarding view has been resolved quite amicably between owners. This is the path that the Board of Directors wishes to be followed going forward.

Guidelines for Common Ground

- In general, the Board of Directors and/or the Grounds Committee will support tree trimming on Common Grounds for enhancing views as long as it's done professionally, under the direction of an arborist with the intent of protecting tree health. The intent is to preserve the natural beauty of the common grounds, thereby protecting property value. It is also understood that it is highly desirable to have a good view of the lake. However, the concept of view does not mandate a totally uninterrupted panoramic view.
- Those who wish to trim common grounds tree (property of Sunset Cove COA) must seek a company who employs an Arborist. A detailed trimming proposal must be presented to the Board of Directors and provide assurance from the Arborist that the tree is not being harmed. The proposal must stipulate which trees (species) will be trimmed and an estimate of how much will be removed. The actual tree(s) being removed must also be physically identified with flagging tape. All downed trees and brush must be removed, and the area brought back to a natural state in a timely manner. The owner(s) requesting the work are solely responsible for the cost of all work.
- Any tree trimming company doing work on Sunset Cove COA common ground must carry the proper insurance coverage with Sunset Cove COA being named as additionally insured on the Certificate of Insurance for SSSCOA's protection. Many tree trimming companies in the area have an Arborist on staff. It is not the policy of the Sunset Cove Board of Directors to make contractor recommendations.

Requirements for Corp of Engineers Vegetative Permit

- The U.S. Army Corp of Engineers issues Vegetation Permits which have strict requirements and guidelines for **all** activities on Corp property. Sunset Cove COA has such a permit. Sunset Cove COA owners should never conduct any tree trimming, brush removal or alter any vegetation (living, dormant or dead) on Corp property without first contacting the Board, Landscape Committee and/or the Maintenance Manager first.
- Any violation of Corp policies can and will result in heavy fines, loss of permits and/or boat dock removal. Sunset Cove COA has, in the past, received heavy fines in excess of \$40,000 for violating Corp policy. ***Thus, any owner violating Corp policies will***

be solely responsible for those fines and any legal ramifications of their actions.

Recommended trees and large shrubs with 10-30' height/width

Maples:

Flame Amur – red/orange fall – 15 -20' ht. & wd.

Bloodgood Japanese – red/purple spring, summer and fall – 15 -20' ht. & wd. Green Lace Japanese – light to rich green, yel/orange fall – 10' ht. & wd.

Dogwoods:

White Flowering (native) – red fall – 30' ht. & wd.

Venus – large white flrs., strawberry-like fruit, great fall color – 20' ht. 25' wd. Hybrids – white, pink, bloom 1 mo. Later than natives – 30' ht. 20' wd.

Kousa, Japanese – white flrs abundant – 30' ht. & wd.

Flowering Crabapples – many vars. – wh. , pink, or red – colorful fruit - 15 -30' ht. & wd.

Washington Hawthorn – white flrs – red fruit – some thorns – 25 – 30' ht. & wd Magnolias:

Bracken's Brown Beauty – evergreen – lg. creamy white flrs. – colorful fruit – 30' ht. & 15' wd. Saucer – deciduous many varieties – white, pink, purple – 20 – 30 ' ht. & wd.

Stellata – Royal Star – white – 15-20' ht. & wd.

Stellata – Centennial Star – white w/ pink blush – 15' ht. & wd.

Redbuds:

Oklahoma – strong dark pink w/ better green foliage – 25' ht. & wd. White – 25' ht. & wd.

Forest Pansy – red/purple foliage, pink flrs. – 15' ht. & wd

Pee Gee Hydrangea – white flrs – 15 -25' ht. & 10 – 20' wd

Hibiscus (Althea) - many vars., white, pink, lavender, & blue – 10-20' ht. & 10 – 15' wd.

Oakleaf Hydrangea Alice, 12" white flrs. turning pink as mature – red fall color 8-12' ht & wd.

Foster Holly – evergreen – red berries fall & winter – 20' ht & 10 -15' wd. Crapemyrtle – many varieties - white, pink & red – 3' – 20' ht & wd.