

PINEBROOK HOMEOWNERS ASSOCIATION
617 NE 127th Avenue * Vancouver, WA 98684* (360-892-2028)
TREE REPLACEMENT AND ESTABLISHMENT GUIDELINES
AND
TREE PLANTING GUIDELINES – PRIVATE LOTS

Tree Replacement and Establishment Guidelines – Private Lots

- A) Any tree removed, requires a healthy tree to be replanted on the homeowner’s property. The homeowner is responsible for purchasing and planting the new tree.
- B) In the event the tree cannot or should not be replanted, the homeowner shall donate a tree to be planted in the common area. Planting will be done by Pinebrook HOA.
- C) Exception to replacement of a tree on homeowner property will require approval of the ACC.
- D) The type and location of the replacement tree requires approval by the ACC.

Tree Planting Guidelines – Private Lots

- A) Homeowners must request in writing to the ACC to add trees to their lot. The written request is to include variety of tree and a diagram showing location on lot in conjunction to existing landscaping, structures, driveway, street, irrigation and water lines.
- B) Any tree removed, requires a healthy tree to be replanted on the homeowner’s property.
- C) In the event the tree cannot or should not be replanted, the homeowner shall donate a tree to be planted in the common area. Planting will be done by Pinebrook HOA. Exception to replacement of a tree on homeowner property will require approval of the ACC.
- D) “Call Before You Dig” 811 or 1-800-424-5555 at least two working days before you plan to dig, and all affected utilities will send workers to mark underground lines with color-coded paint.
- E) Approval of planting of the tree will be based on Rules of Pinebrook (Article XI Yearly Plantings, dated January 28, 2020).
 - 1. Location
 - 2. Room to grow
 - 3. Impact on view rights of others
 - 4. Impact on landscape maintenance
 - 5. Screening
 - 6. Appropriate for Pinebrook’s landscape layout
- F) The homeowner is responsible for:
 - 1. Purchasing tree
 - 2. Planting tree
 - 3. Watering and fertilizing tree until established for the first three years
 - 4. Staking tree if necessary
 - 5. Spraying for pest control as deemed appropriate for first three years