

## **Tree Removal**

### ***General Considerations***

Trees are an integral part of the overall image and character of Broadlands and must be protected. Trees located on lots, within woods, buffer easements, other natural areas such as tree save areas may not be disturbed without specific approval.

Certain trees were placed throughout Broadlands to contribute to the overall look of the community and are often referred to as “street trees.” As these were placed by the Declarant or Builder, they may not be cut or relocated without prior written approval. Removal of a street tree in the front yard will require a replacement tree of significant size (minimum 2” caliper or 12’ in height) if there are no other remaining trees in the front yard.

In general, the removal of trees will be approved if the tree is dead, no longer viable, or if there is danger to people or property or if detrimental conditions exist. Detrimental conditions include the physical intrusions by roots and branches on houses in a way that causes damage, excessive shade or block views and sight lines. Overgrowth may also be considered detrimental.

Due to the proximity of units, the removal of trees on individual properties in **attached housing** will be reviewed on a case-by-case basis.

### ***Specific Guidelines***

- Approval is required to remove any tree, either deciduous or evergreen whose trunk measures 4” or more in diameter (or 12 ½” in circumference) when measured at a height of 4’ from the ground.
- Approval must be obtained to remove any live ornamental tree (dogwood, holly, cherry, etc.) larger than 2” in diameter (or 6 ¼” in circumference).
- The installation of an appropriate replacement tree may be required as a stipulation for allowing removal of a tree.
- Tree stumps must be removed or ground below ground level and the area reestablished.
- Synthetic trees or other unnatural plant material are prohibited.

### ***Submission Requirements***

- Signed and dated application form.
- Description of the project.
- A copy of the existing property plat showing the house, driveway, easements and property lines with the location of the proposed tree(s) to be removed clearly illustrated on the property plat as well the location of any remaining trees.
- A description of the tree(s) to be removed and the reason for removal.

**BROADLANDS**  
*Modifications Subcommittee Design Guidelines*

**Tree Removal** – *continued*

- Photographs showing the house and the property identifying the tree(s) to be removed and trees that will remain.
- If tree removal location is in front yard provide pictures of the entire yard.
- The tree(s) should be marked with a ribbon or spray paint or marked in the photographs for easy identification.
- Information regarding any replacement plantings, if applicable.