

HIGHLANDS FALLS COMMUNITY ASSOCIATION

LANDSCAPE, ROCK WALL, TREE REMOVAL / CUTTING PERMIT

DATE: _____

I, _____ hereby request approval of the following at my home located on: _____
Lot and Block #: _____ Telephone _____

DESCRIPTION OF INTENDED WORK: _____

In the event that a tree is larger than six (6) inches in diameter or (20) inches circumference measured at chest level or the tree poses a threat of damage to structures, driveways, or streets, the contractor **MUST** provide proof of general liability insurance. Proof of general liability insurance must be on file in the HFCA office before any approval will be considered. [TREE POLICY ON REVERSE SIDE]. (NO ARTIFICIAL TURF IS ALLOWED).

SCHEDULED DATE(S) OF WORK: _____

IF THE WORK ABUTS THE GOLF COURSE, THE GOLF COURSE SUPERINTENDENT SHOULD BE CONSULTED REGARDING BOUNDARY LINES.

**SIGNATURES ARE REQUIRED BEFORE APPROVAL WILL BE GRANTED.
NO WORK MAY BEGIN UNTIL HFCA HAS GIVEN APPROVAL.**

ANY other activities above and beyond the description must be approved in writing as a new request. Failure to do so will result in fines of \$500 per occurrence to both the property owner and the contractor, in addition, the contractor may permanently jeopardize their privilege to do tree work in Highlands Falls. PERMIT EXPIRES 90 DAYS FROM THE DATE OF ISSUE AND/OR IF A DIFFERENT CONTRACTOR IS SELECTED. PERMIT MUST BE IN-HAND PRIOR TO ANY TRIMMING. Your signature indicates your understanding and cooperation with this permit.

CONTRACTOR NAME/PHONE CONTRACTOR SIGNATURE DATE

PROPERTY OWNER DATE

(IF APPLICABLE) OTHER ASSOCIATION REPRESENTATIVE SIGNATURE DATE

HFCA REP DATE

(See Reverse Side for Tree POLICY)

Tree Policy

A homeowner requesting permission for a contractor to cut or otherwise alter a tree greater than 6 inches in diameter (or 20 inches in circumference) as measured at chest level or a tree that could pose a threat of damage to structures, driveways, or streets, must ascertain that the contractor has the required insurance.

For trees on homeowners' property: Proof of current general liability insurance is required and must be submitted to the HFCA office prior to work being approved by HFCA.

For trees on HFCA property: Proof of current general liability insurance and current workers' compensation insurance is required and must be submitted to the HFCA office prior to work commencing.

Tree topping is not permitted except in very limited circumstances such as hedge maintenance for a privacy screen.

If tree removal is the only alternative for view enhancement, a replacement tree of a lower growing variety is to be planted in that approximate area.

Any pruning, thinning, or removal of trees must be approved in writing by HFCA.

3. When soil is disturbed, appropriate silt and erosion control measures must be taken as required by HFCA Protective Covenants and North Carolina State law. ARC and the Landscape Committee will do periodic inspections during a landscaping project; state or county inspectors may inspect areas where the potential for erosion or siltation exists.

4. Water conservation is imperative and the responsibility of each property owner. The following rules apply:

- Permanent yard sprinkler systems, hose sprinklers or soaker hoses are NOT permitted.
- Grass, if included in the landscape plan must not exceed 25% of the total footprint area of the house, including the garage (excluding porches).
- Installation of a water feature requires installation of a water meter by HFCA at the owner's expense. (1-2-09)

5. A five-foot right-of-way, from the edge of the blacktop, must be reserved with no obstructions, such as rock columns or landscape plantings. If obstructions, existing prior to May, 2004, must be removed for HFCA improvements or maintenance, they will be removed at the owner's expense. Existing landscaped areas on this right-of-way may not be "donated" to HFCA and shall be maintained by the property owner. Any additional areas to be landscaped and maintained by HFCA will need the recommendation of the Landscape Committee and the approval of the HFCA Board of Directors.