

**EAGLE HUNT COMMUNITY ASSOCIATION, INC.**

**RULES AND REGULATIONS  
UNIT OWNER TREE/S**

**WHEREAS**, the Declaration of EAGLE HUNT COMMUNITY ASSOCIATION, INC. (the "Declaration"), the By-Laws (the "By-Laws"), the Uniform Planned Community Act, of Pennsylvania, 68 PA.C.S. §5101 et. seq. (the "Act") authorized the Executive Board (the "Board") of the EAGLE HUNT COMMUNITY ASSOCIATION, INC. (the "Association") to manage the business, operation and affairs of the Community; and

**WITNESSETH:**

**WHEREAS**, the Association has the authority and power to adopt and amend Rules and Regulations governing the subject Property (as that term is defined in Article I. (Definitions)), of the Declaration of Covenants and Restrictions for Eagle Hunt Community Association – A Planned Community ("Declaration").

**WHEREAS**, Article VII "Restrictions" section 7.03 "Rules and Regulations" of the Declaration of Covenants and Restrictions; Article III Eagle Hunt Community Association, Inc.), Section 3.05; Article III (Executive Board), Section 3.2.2 of the By-laws of Eagle Hunt Community Association ("By-laws"); and Section 5302(a)(1) of the Uniform Planned Community Act (the "Act"), 68 P.S. '5101, et seq. **and**

**WHEREAS**, the Board will identify if the tree/s is a Unit Tree (Unit Owner responsibility) or Association Tree (Association responsibility) via the Association landscaping site plan, and

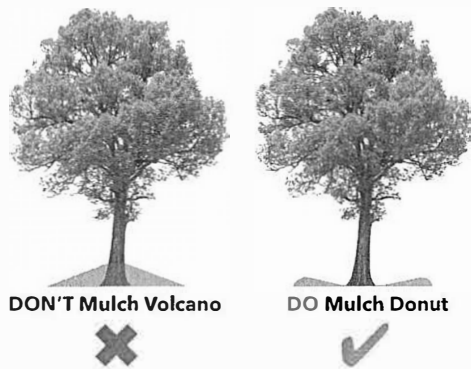
**WHEREAS**, the Board has determined that it is in the best interest of the Association to adopt these Rules and Regulations and clarify the maintenance, repair, and replacement of Unit Owner's tree/s versus Association tree/s, and

**NOW, THEREFORE, BE IT RESOLVED THAT** the following Rules and Regulations are hereby adopted by the Board of Directors and shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors:

**Street Tree Maintenance:**

Street trees are the responsibility of each homeowner to maintain and replace, if necessary.

- Homeowners should edge and mulch street trees once yearly. When mulching, **do not** create a "mulch volcano," but instead create a "mulch donut" so the mulch does not touch the trunk of the tree. The mulch circle should be no more than 1-3" deep and begin at least 6" from the trunk of the tree. This will help prevent rot, girdling, and failure of the tree.



- Your lot and the street in front of your lot should be cleared of debris and fallen branches at all times.
- In the Fall, your lot and the street in front of your lot should be cleared of fallen leaves within a reasonable period of time and no later than mid-November. When possible, mulch fallen leaves into your lawn with your lawn mower.
- To ensure the health and safety of your street trees, it is advisable to consult with an arborist who can assist with ongoing tree maintenance and structural pruning if necessary. If your street tree is next to a street light, you must ensure the branches have at least a 12" clearance from the globe.

#### **Street Tree Replacement Guidelines:**

Street trees are a township requirement in Eagle Hunt. If a street tree is removed, it must be replaced. In this event, an ARC request must be submitted outlining the plans for removal and replanting. It is the homeowner's responsibility to follow guidelines on the selection of the tree species according to the space limitations on their lot and soil/sun conditions.

#### **Removing a dead tree:**

Dead trees can be a liability and should be removed promptly. To avoid damage to your property or neighbor's property, trees must be removed by a licensed and insured contractor. Tree stumps must be ground to 6" - 8" below ground level.

#### **Selecting a new tree:**

Eagle Hunt has an **Approved Street Tree List**, (attached) with tree species organized by height class. Every effort should be made to choose a native tree species. The homeowner **does not** have to replant with the same tree species that was removed, and no more than 3 trees of the same species should be planted in a row to avoid mass removal in the event of a disease or pest targeting a specific tree species in the future.

#### **How and where to plant:**


Replacement trees must be at least 6' - 8' tall (1.5" - 2" caliper) and be planted according to **ANSI A300 standards**, preferably by an **ISA Certified Arborist**. The new tree should be planted at least 3' from the removed tree. Replanting in the exact same spot that a tree was removed is not advised. Homeowners may have up to 1 year to replace a street tree to plant it at the most optimal time of the year (usually Spring or Fall). Homeowners should water new street trees according to the watering requirements of the tree species.

**Replacing street trees near sidewalks:**

If a tree needs to be replaced that is currently between the street and a sidewalk, it is recommended that the homeowner plant the new tree on the lawn side of the sidewalk. This tree must be planted at least 3', but no more than 5' from the sidewalk to be considered a street tree. The homeowner may also choose to replant a tree within the lawn area between the street and sidewalk, but must choose a small to medium height species of tree to help avoid root damage to the sidewalk.

The foregoing Rules and Regulations is hereby adopted by the Association's Executive Board on this 6th day of February 2023 and shall be inserted and incorporated into the Association's current or future Rules and Regulations and published to all members of the Association by due notice.

**EAGLE HUNT COMMUNITY ASSOCIATION, INC.**


  
Anand Balasubramanian (Feb 4, 2023 07:30 EST)

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Anand Balasubramanian

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Date

  
Melissa Boss

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Date

  
Raghu Gonihalli (Feb 7, 2023 07:09 EST)

\_\_\_\_\_  
Date

## Approved Native Tree List

Small trees (native)	
<i>Amelanchier laevis</i>	Allegheny Serviceberry
<i>Carpinus caroliniana</i>	American Hornbeam
<i>Cercis canadensis</i>	Eastern Redbud
Medium trees (native)	
<i>Celtis occidentalis</i>	Common Hackberry
<i>Cladrastis kentukea</i>	American Yellowwood
<i>Nyssa sylvatica</i>	Black Gum, Black Tupelo
<i>Quercus muehlenbergii</i>	Chinkapin Oak
<i>Quercus nuttallii</i>	Nuttall Oak
Large trees (native)	
<i>Quercus falcata</i>	Southern Red Oak
<i>Quercus coccinea</i>	Scarlet Oak
<i>Quercus alba</i>	White Oak
<i>Quercus bicolor</i>	Swamp White Oak
<i>Quercus shumardii</i>	Shumard Oak
<i>Quercus imbricaria</i>	Shingle Oak
<i>Quercus macrocarpa</i>	Burr Oak
<i>Quercus phellos</i>	Willow Oak
<i>Robinia pseudoacacia</i>	Black Locust
<i>Taxodium distichum</i>	Common Bald Cypress
<i>Tilia americana</i>	American Linden/Basswood
<i>Gleditsia triacanthos</i>	Honey Locust
<i>Acer rubrum</i>	Red Maple
<i>Catalpa speciosa</i>	Northern Catalpa

## Approved Pseudo Native Tree List

Large trees (pseudo native)	
<i>Ulmus americana x Jefferson</i>	Jefferson American Elm
<i>Ulmus americana x New Harmony</i>	New Harmony American Elm
<i>Ulmus americana x Valley Forge</i>	Valley Forge American Elm
<i>Ulmus americana x Accolade</i>	Accolade American Elm

## Approved Non Native Tree List

<b>Small trees (non native)</b>	
<i>Chionanthus retusus</i>	Chinese Fringetree
<i>Cornus kousa</i>	Kousa Dogwood
<i>Ilex x attenuata 'Fosteri #2'</i>	Foster's Holly
<i>Ostrya virginiana</i>	American Hophornbeam
<i>Prunus x 'Okame'</i>	Okame Cherry
<i>Acer buergerianum</i>	Trident Maple
<i>Acer tataricum</i>	Tatarian Maple
<i>Cornus mas</i>	Cornelian Cherry Dogwood
<i>Crataegus crus-galli x 'Inermis'</i>	Thornless Cockspur Hawthorn
<i>Crataegus flava</i>	Yellowleaf Hawthorn
<i>Crataegus laevigata x 'Superba'</i>	English Hawthorn
<i>Crataegus viridis</i>	Green Hawthorn
<i>Malus x 'Prairie fire'</i>	Prairiefire Crabapple
<i>Malus x 'Sugar Tyme'</i>	Sugar Tyme Crabapple
<i>Styrax japonicus</i>	Japanese Snowbell
<i>Acer campestre</i>	Hedge Maple
<i>Stewartia koreana</i>	Korean Stewartia
<i>Stewartia monadelpha</i>	Tall Stewartia

<b>Medium Trees (non native)</b>	
<i>Parrotia persica</i>	Persian Parrotia
<i>Carpinus betulus</i>	European Hornbeam
<i>Maclura pomifera x White Shield</i>	White Shield Osage Orange
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Prunus x yedoensis</i>	Yoshino Cherry

<b>Large Trees (non native)</b>	
<i>Sophora japonica</i>	Japanese Pagoda Tree
<i>Tilia cordata</i>	Little Leaf Linden
<i>Tilia tomentosa</i>	Silver Linden
<i>Ulmus parvifolia</i>	Lacebark Elm
<i>Zelkova serrata</i>	Japanese Zelkova
<i>Platanus occidentalis x Bloodgood</i>	Bloodgood London Planetree
<i>Platanus occidentalis x acerifolia</i>	London Planetree
<i>Zelkova serrata x Green Vase</i>	Green Vase Zelkova
<i>Liquidambar styraciflua x Rotundiloba</i>	Low Fruiting Sweetgum
<i>Gymnocladus dioicus x Stately Manor</i>	Fruitless Kentucky Coffee Tree
<i>Cercidiphyllum japonicum</i>	Katsura
<i>Ginkgo biloba</i>	Ginkgo Tree












# Tree Resolution 2.2.23


Final Audit Report

2023-02-07


Created:	2023-02-03
By:	Robyn Kelley (robynk@ccrmanagement.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAch02Kkms3uc6idYJq1nDPx8TgRyNdb7

## "Tree Resolution 2.2.23" History

-  Document created by Robyn Kelley (robynk@ccrmanagement.com)  
2023-02-03 - 8:25:24 PM GMT- IP address: 75.151.170.221
-  Document emailed to anandbala74@gmail.com for signature  
2023-02-03 - 8:31:00 PM GMT
-  Email viewed by anandbala74@gmail.com  
2023-02-04 - 1:02:27 AM GMT- IP address: 71.255.106.48
-  Signer anandbala74@gmail.com entered name at signing as Anand Balasubramanian  
2023-02-04 - 12:30:16 PM GMT- IP address: 71.255.106.48
-  Document e-signed by Anand Balasubramanian (anandbala74@gmail.com)  
Signature Date: 2023-02-04 - 12:30:18 PM GMT - Time Source: server- IP address: 71.255.106.48
-  Document emailed to hoa.melissa.boss@gmail.com for signature  
2023-02-04 - 12:30:19 PM GMT
-  Email viewed by hoa.melissa.boss@gmail.com  
2023-02-04 - 2:52:02 PM GMT- IP address: 74.109.108.72
-  Signer hoa.melissa.boss@gmail.com entered name at signing as Melissa Boss  
2023-02-04 - 2:57:00 PM GMT- IP address: 74.109.108.72
-  Document e-signed by Melissa Boss (hoa.melissa.boss@gmail.com)  
Signature Date: 2023-02-04 - 2:57:02 PM GMT - Time Source: server- IP address: 74.109.108.72
-  Document emailed to raghugonihalli@gmail.com for signature  
2023-02-04 - 2:57:03 PM GMT
-  Email viewed by raghugonihalli@gmail.com  
2023-02-07 - 12:09:10 PM GMT- IP address: 96.245.181.76

 Signer raghugonihalli@gmail.com entered name at signing as Raghu gonihalli

2023-02-07 - 12:09:41 PM GMT- IP address: 96.245.181.76

 Document e-signed by Raghu gonihalli (raghugonihalli@gmail.com)

Signature Date: 2023-02-07 - 12:09:43 PM GMT - Time Source: server- IP address: 96.245.181.76

 Agreement completed.

2023-02-07 - 12:09:43 PM GMT