

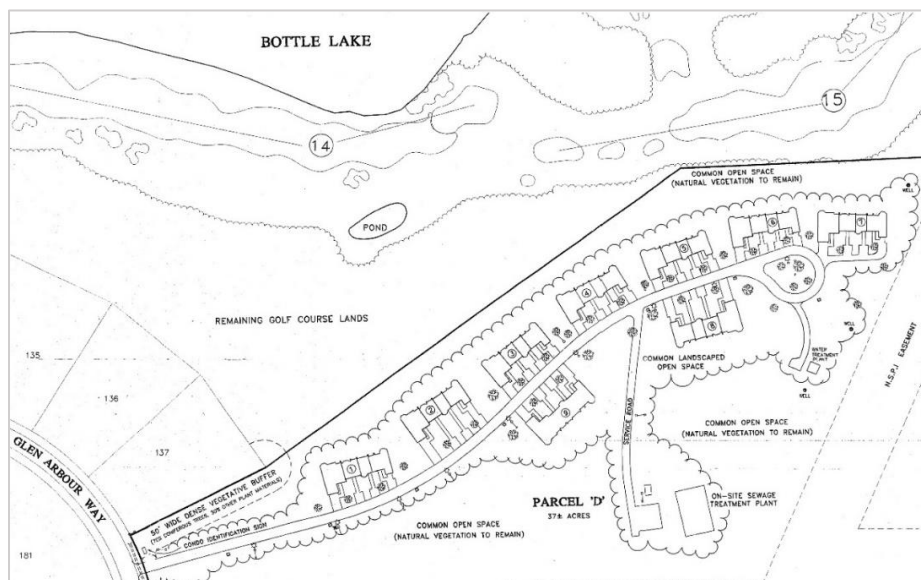
Tree Trimming – Golf Course Boundary Lands

Background

Many unit owners on the north side of Greenside Lane are concerned with the persistent growth of trees and brush on lands abutting the golf course, in particular the degradation of sightlines and potential effect on property values. The purpose of this policy is to set out the process and conditions under which these owners may remove, trim, thin or otherwise control vegetation in this area.

The Corporation's property line on the north side is located approximately 50 feet from the rear of all buildings, such that the amount of forested land owned by the golf course is about equal that of the Corporation behind buildings 5, 6 and 7. However, the course's ownership increases considerably as its property fans out behind building 4 and westward.

The golf course therefore maintains effective legal control over much of this area and must be consulted prior to any work on trees or vegetation. Such a process is also essential in maintaining the excellent relationship that the Corporation enjoys with the golf course.



Projects

Any tree work must therefore respect golf course requirements for the maintenance of natural barriers to:

- a) discourage golf ball-hunting, and
- b) to help shield the buildings from errant tee shots along the 14th fairway

Large trees may otherwise be removed, particularly if they are in poor condition or could damage buildings in a wind event, but these must be specifically tagged, or identified in the project plan. Softwoods may be topped to remove the growth crown, but to no lower than five feet in height.

Only approved contractors with adequate insurance and safety certifications may be engaged to carry out work on condo property. Owners or residents may assist or carry out on certain activities, but must first complete the standard Greenside Lane liability waiver.

The golf course may require that no golfers be present on the course when tree work is under way; however, proponents should also be aware that late fall to early spring when the course is closed is the recommended time to carry out tree thinning.

Proponents

Projects may only be proposed on a collective basis by one or more buildings – not by individual owners. Any project proposal must have the demonstrated consent of all unit owners in the participating building, and the scope of work must be confined to the general area behind that building. Adjacent buildings should also be consulted as a matter of courtesy.

A representative unit owner of the proponent building must be designated as the Board's contact, and may also be required to participate in meetings or discussions with the golf course.

Process

Projects can be submitted to the Condominium Corporation on the attached form (*TBA*), identifying the activities to be undertaken, expected timeframe and the individuals or contractor who will carry out the work. The Condo Board will review the request, consult with the golf course and provide direction on next steps.

Formal approval is not necessary should owners wish to engage in minor hand trimming or clean-up from time-to-time, providing that they have signed liability waivers on file.

Financial Arrangements

All related financial arrangements are the responsibility of the proponent building(s), including the engagement of contractors, purchase of equipment and any other direct or indirect costs.

The proponent building(s) must independently coordinate the collection of funds from unit owners and privately arrange for payments to contractors and others.

The Condominium Corporation will not financially support any project or assist in transactions among buildings, contractors or others.