

Spring Creek Ranch Tree Trimming Regulations

As original and owner planted trees mature they may cause view impacts for neighbors. The Board has adopted the following tree trimming regulations to address this issue.

1. The location of owner planted trees shall be governed the Architectural Controls and Design Guidelines of Spring Creek Ranch. All trees, both original and owner planted, shall be subject to these tree trimming regulations.
2. The CC&Rs Article IV – Use Restrictions, Section A.4, states, “Cutting or other removal of natural vegetation, including lichen-covered rocks, is prohibited.” The Board does not consider trimming of natural vegetation to be cutting as it does not result in the removal of the tree. Both natural vegetation and owner planted trees are subject to these tree trimming regulations.
3. All trees shall be trimmed, topped or "candled" when the height of such trees exceeds 35 feet above existing grade if they materially obstruct another property owner's views of the Teton Range from Glory Bowl to Mount Moran, subject to the following provisions.
4. If trees on a property exceed the height limit set forth above it is not the obligation of the owner (the “Tree Owner”) to proactively have their trees trimmed. However, if an owner of another property (an “Impacted Owner”) requests that some or all trees taller than the height limit be trimmed, then the Tree Owner is obligated to have the trees trimmed to at or below the height set forth above within 6 months of receiving notice from the Impacted Owner or the HOA. The expense of tree trimming is the responsibility of the Tree Owner.
5. Procedures: The Impacted Owner is encouraged to contact the Tree Owner to agree upon what tree trimming will take place. As an alternative, however, the Impacted Owner may contact the HOA to act as intermediary. In this event the Impacted Owner is to submit a written request including a photograph or visual rendering identifying the trees to be trimmed. The HOA will then contact the Tree Owner to resolve the issue. If a mutually agreeable resolution cannot be reached, the HOA will determine which trees need to be trimmed and notify the Tree Owner.
6. Enforcement: If the Tree Owner does not trim their trees pursuant to these regulations within the prescribed 6 months, the HOA shall assess a fine of \$100 per day until compliance is achieved, and take such other action as the HOA deems appropriate.