

REVISED - March 10, 2015

APPENDIX O

TREE PROTECTION, REMOVAL AND REPLACEMENT POLICY

It is the policy of the AIP Architectural Review Board to protect and preserve the natural forest and canopy of Amelia Island Plantation to the maximum extent possible. Protection and preservation of the unique forests of Amelia Island including the maritime oak and magnolia forest directly west of the Atlantic Ocean beaches and dunes, the mixed hardwood and conifer forest in the center of the Island and the oak, cedar and palms forests along the western marshes is extremely important to maintaining the unique and beautiful appearance of Amelia Island Plantation.

Tree Protection

The Architectural Review Board encourages the preservation of the unique forest and forest canopy. This policy is consistent with and supports the Plantation Covenants and Restrictions that provides for the protection and preservation of the unique environmental assets of Amelia Island Plantation. The ARB strives to accomplish preservation and protection of the forest and forest canopy in the following actions and programs:

1. Through the architectural review process, the Architectural Review Board carefully reviews plans for new homes, condominiums, commercial facilities, additions and other improvements. The Board works to anticipate potential impacts to the trees and canopy and offers directions and ideas to minimize such adverse impacts.
2. The Architectural Review Board works with contractors and homeowners to avoid tree damage during construction.
3. On a continuing basis, the Architectural Review Board encourages property owners to conduct regular and routine inspections of trees on their property to determine structural and health problems that could potentially impact their property or neighboring property including trees, other landscape features and structures. The ARB recommends property owners employ the services of an ISA Certified Arborist to conduct routine inspections, identify programs and develop a mitigation strategy.

4. The Architectural Review Board encourages the renewal of our forests and canopy by planting of young trees of similar species to replace trees that have been lost. The ARB's tree mitigation requirements below will provide some young trees to replace lost trees. The ARB encourages property owners to add native trees to all landscaping plans and the ARB supports the Legacy Tree Program established by the Amelia Island Plantation Community Association.

Tree Removal

In order to protect the unique natural beauty created by the trees and forest of Amelia Island Plantation, the Plantation Covenants and Restrictions require written approval for the removal of any tree six (6) inches or more in diameter measured at a point two (2) feet above ground level. This requirement is well known and has been consistently enforced by the Architectural Review Board with the help of property owners and their landscape professionals since the Plantation was established. A signed **TREE REMOVAL PERMIT** is required in order to remove any tree. The Architectural Review Board charges no fee for a Tree Removal Permit. Additionally, a signed Amelia Island Plantation **BUILDING PERMIT** constitutes a tree removal permit for the removal of trees approved for removal as part of the construction process. All tree removal required to develop property, including all undeveloped lots, additions or renovations, and any accidental tree loss during the process of construction is subject to Tree Replacement Standards, and final mitigation requirements are determined by the ARB.

Tree Replacement Standards

1. Mitigation is not often required for dead, diseased or trees deemed a danger to safety or property, as determined by an ISA Certified Arborist; however, the ARB may require tree replacement in any situation involving tree loss at its discretion.
2. All native trees are subject to replacement standards as described in #5 below.
3. All non-native trees, palms, ornamental trees, such as crepe myrtles, evergreen patio trees, exotic trees or invasive species require mitigation, including but not limited to transplanting trees, limiting the number of trees to be removed, a charitable donation to the AIP Foundation as described in #10 below and adding new trees as replacements.
4. All removed trees must typically be replaced by trees of similar species. A landscape plan or landscape sketch clearly showing the general location of the replacement tree(s) and the species is required with each tree removal permit.
5. The Tree Replacement standard is based on number of tree(s) removed. Property owners are required to replace lost trees with a tree or trees equivalent or greater in sum of the number of tree(s) lost, where the minimum replacement diameter is approximately 2-3" of native species. For instance, if a 24" oak is removed, the owner is required to replace with a minimum of one, 2-3" native species tree.

6. New construction, including patio lots and any undeveloped parcels, are subject to tree replacement based on a 1:2 ratio; that is, owner is to provide one replacement tree (per outlined Standards) for every two removed or lost.
7. Property development that puts trees of 36" diameter and greater at risk is highly discouraged. Exceedingly large or heritage trees must be preserved unless the ARB determines there is no reasonable solution available. Mitigation will be determined on a case-by-case basis.
8. If replacement trees will not fit on the owner's lot, the ARB will require replacement trees to be furnished in another neighborhood area, park, or location within the Plantation, such as an AIPCA Common Property. AIPCA will approve location.
9. In applying the Tree Replacement standards, the ARB will take into consideration number and species of trees removed, remaining or proposed foliage on a lot based on surveys or landscape plans, topography, value of the proposed replacement trees, neighborhood characteristics and any hardship to the property owner, among other criteria.
10. The AIP Foundation is a registered 501(c) 3 nonprofit organization that holds a Legacy Tree Fund for replacement of trees within the AIP. Upon approval of the member and the ARB, owner may in lieu of physical replacement of tree(s) make an equivalent dollar contribution to AIP Foundation in the amount of replacement standards as described in #5 above. Note that all contributions to the AIP Foundation are tax deductible.

Tree Maintenance

Tree maintenance including the removal of dead limbs and removal of canopy area to compensate for construction impacts or to provide for light and air circulation are allowed without a permit. All pruning must be consistent with the natural growth characteristics of the tree and is limited to that which may be necessary to maintain a healthy tree.

Emergency Tree Removal

This Tree removal policy shall not be construed to prevent the emergency removal of a fallen or damaged tree that poses a significant and immediate danger to a property owner's personal safety or the safety of others or that is a significant and immediate hazard to the person's property. Nevertheless, it is the responsibility of the property owner to obtain a Tree Removal Permit before removing a tree. Where the property owner has determined that immediate action is needed to mitigate an imminent hazard or danger, the property owner shall document the emergency conditions with photographs and file a request for an "after the fact" Tree Removal Permit with the ARB on the next business day.