

COMMON GROUND TREE PLANTING POLICY

Board of Directors amended 12-13-11

Raintree Lake Property Owners Association (RLPOA) encourages the planting of trees on the Common Ground to enhance the beauty of our community and improve the general environment. **Planting of trees can be done through the community's Adopt-A-Tree program or by individual residents. The procedures are as follows:**

1. Notify the office of request, and type of request (Adopt-A-Tree or individual purchase).
2. Select the area where you wish to plant the tree(s) and be willing to talk with neighbor about the tree and location. The office and Common Ground Committee must approve your selection of tree as well as the planting location to insure there are no unknown factors that would affect the planting. **Written approval must be obtained from the Common Ground Committee before anything is planted on the Common Ground. Approval will not be granted for tree planting requests if the common ground is not adjacent to the homeowner's property making the request.**
3. Select a variety of tree from the following list:

FLOWERING TREES

Crab, Spring Snow
Redbud, Eastern

SHADE TREES

Maple, Red (Sunset)
Maple, Sugar
Birch, River
Oak, Pin
Oak, Red
Elm, Lace Bark

NOTE: *The goal is to insure tree varieties introduced to Raintree are disease resistant, insect resistant, do not have noxious odors or fruit or leaves that are toxic or a nuisance and generally improve the overall appearance of the community. Shrubs are generally not acceptable for planting in the Common Ground. Mature tree photos are available at the office for resident review. Other trees may be acceptable, but if you wish to plant another variety not on the approved list the Common Ground Committee must approve the request.*

4. Trees must be planted at least three (3) feet inside the Common Ground boundary. It is the responsibility of the individual planting the tree to insure excavation for the planting will not impact underground utilities. Trees must be planted so as to allow ten (10) feet of clearance from other trees, shrubs, above ground utility service installations, lake shore, drainage ditches, buildings or any other stationary object that would impede the passing of a tractor drawn mowing device.
5. When all of the above conditions have been met, you may proceed with the actual planting of the tree.
6. If a resident receives a tree through the community Adopt-A-Tree Program, the resident agrees to aid RLPOA in keeping the newly planted/replaced common ground tree alive, by watering the tree for a minimum of two (2) years.
7. Before any tree is removed from the Common Ground, you must check with the Common Ground Committee.

COMMON GROUND REGULATIONS

Driving on Common Ground with cars, motorcycles or off-road vehicles are not allowed. Only limited motorized travel is allowed on Common Ground areas for homeowners with disabilities and/or mowing. Exceptions may be granted by the RLPOA General Manager.

Because of the liability involved, homeowners can not use the Common Ground for personal recreational items such as trampolines, playground equipment, etc. No fencing is allowed on Common Ground (including underground wire fencing).

Any damage done to the Common Ground area will be repaired by the homeowner causing the damage.

Drain/water pipes crossing Common Ground must be approved by the RLPOA Board of Directors or the Board may delegate the responsibility to a committee. The RLPOA is not responsible for damage to pipes put in by residents on common ground. No water may be drawn from Raintree's lake or ponds for irrigating or any other uses by residential or commercial property owners. Approved June 8, 2004. Amended by the Board on February 8, 2005. Amended July 8, 2014.

ENFORCEMENT / FEES / FINES

In order to enforce compliance of no pumping from the lake or ponds the fee structure below has been established.

1st. Violation will result in a \$500 fine.

2nd Violation will result in a \$750 fine.

3rd Violation and any subsequent violation will result in a \$1,000 fine.

Vandalism, Theft and Destruction of Property

Lot owners are deemed responsible for the actions of their children, other family members, guests, tenants and licensees. Appeals by an underage offender would only be heard if accompanied by a parent or guardian.

Reckless and dangerous use of RLPOA common ground will be defined as, but not limited to: fire of any sort, contained or not, by wood, gas or charcoal. Any projectile objects, such as bow and arrows, BB and/or air pellet guns, paint ball guns, etc.

Violations include acts of vandalism, theft or intent to deface or destroy any part of the association's property, watercraft stored or moored in the association's boat slips, common ground or storage and maintenance areas.

Violations will result in the following:

- Immediate suspension from common area and/or lake with or without watercraft.
- Criminal prosecution
- Cost to repair damages
- Legal costs
- Suspension from the privileges of membership, to include the right to vote and the use of the lake and pool for a period (minimum of thirty (30) days not to exceed ninety (90) days) for each violation, along with the members of his/her family and guests. (This will occur after an individual is found/pleads guilty in a court of law). *Board approved May 11, 2010.*

Common Ground shall not be used for any organized team sports activities with the exception of the use of the swimming pool by the Raintree Rays, a swim team sponsored by RLPOA. Organized team sports shall mean any collection or assemblage of persons functioning within a formal structure, under the coordination and direction of coaches and/or participants in a sanctioned sports league. *Board approved November 23, 2010.*

Violation Levels

1st Offense	\$25.00 fine and loss of all privileges for seven (7) days
2nd and succeeding offenses	\$100.00 fine and loss of all privileges for ninety (90) days

Privileges will be suspended for all members of the household. Offenses will be cumulative for a twelve (12) month period and will drop back one level if no offense occurs during a twelve (12) month period.
Amended March 24, 2005

These Common Ground regulations are not inclusive.