



## **NORTH PANTHER TRACE HOA** **Tree Policy Amendment**

Whereas, North Panther Trace is a PUD Community governed by Covenants and Restrictions and the North Panther Trace Homeowner's Association lot owners own real property within the community;

Whereas, oak trees were planted by the developer on the front and side of each lot;

Whereas, each lot owner has certain rights and obligations related to trees growing on their property;

Whereas, North Panther Trace Board of Directors approved a Tree Policy effective January 1, 2014 and this Policy is intended to amend the *Planting and Removal Policy* contained in the 2014 Tree Policy, the remainder of the 2014 Tree Policy stands and is not amended;

Whereas, it is understood that healthy trees reduce air and noise pollution, provide energy-saving shade and cooling, furnish habitat for wildlife, enhance aesthetics and property values, and are an important contributor to community image, pride, and quality of life;

Whereas, it is understood that Port St Lucie has been designated a Tree City USA community and as such, has adopted a Tree Protection and Preservation Ordinance that provides for the protection of mature trees on public or private property and that the North Panther Trace community should respect and adhere to this ordinance;

Whereas, the oak trees have grown to be very large with extensive root systems that have encroached on buried utility pipes, causing sidewalks and driveways to be cracked and dislodged and become a hazard to pedestrians and costly to repair;

Whereas; this policy is intended to describe how lot owners may remove an oak tree that has met the removal criteria;

Whereas; this policy is not intended to address disputes between individual lot owners of neighboring lots concerning trees located on those lots;

Therefore; the following Policy is hereby adopted by the Board of Directors:

## **Policy**

### ***Tree Removal Criteria:***

An oak tree can be approved for removal for any reason.

The most trees that can be requested for removal is two (2) trees.

The owner must replace a removed oak tree with an approved tree within thirty (30) days.

### ***Approval Criteria:***

1. Homeowners must complete a North Panther Trace ARB form to start the tree removal process. There is no cost associated with the ARB form. Once the Board has agreed, the homeowner will be notified of the approval.
2. Written approval from both the North Panther Trace HOA Board of Directors must be on file before the removal can start. Violators will be fined \$50.00 per day for each day the tree is removed. The fining period will end when an approved tree has been planted to replace the removed tree.
3. Emergency situations such as severe lightning damage or extreme tree leaning after a storm threatening serious property damage or personal injury can be approved on an emergency basis.

### ***Debris Removal and Replanting***

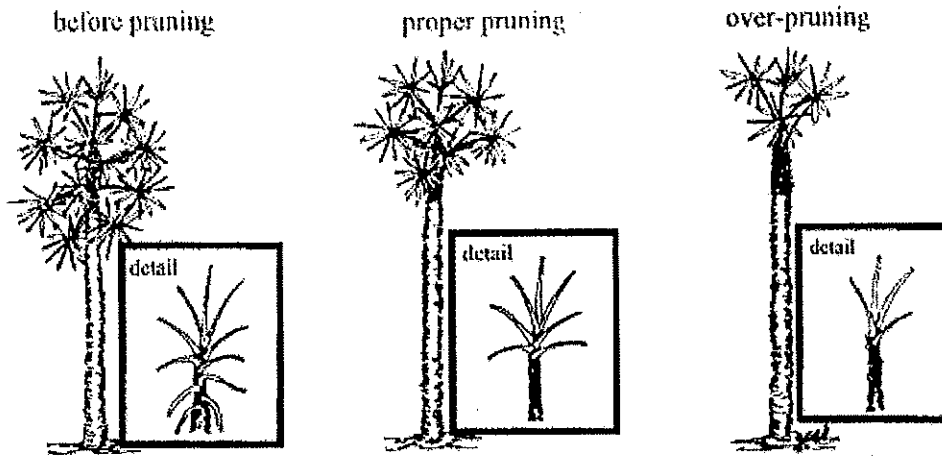
1. Stumps must be completely ground
2. All debris must be removed as soon as possible.
3. Any damage to common property caused by the tree or its removal must be repaired by the homeowner.
4. Replacement trees must be replanted within thirty (30) days and can be chosen from the Approved Tree List.
5. The ARB request will be successfully closed after the new tree has been planted.

**This Amendment** is for the removal of trees only, and will replace page 1 of the North Panther Trace Tree Policy which was effective as of January 1, 2014.

**The remainder of the North Panther Trace Tree Policy** which contains the Tree Trimming Policy and Approved Tree List remains in full force and effect.

## Tree Trimming Policy

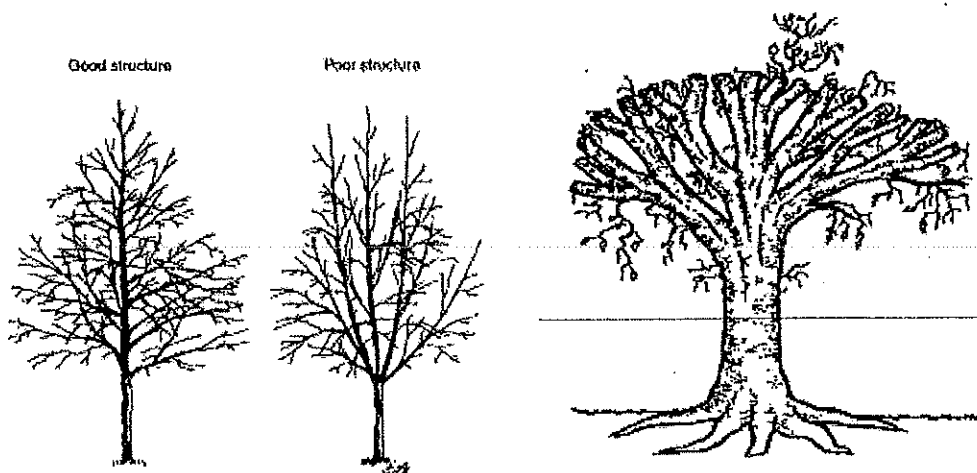
The following pictures depict the proper way the palm trees should look after they are pruned.



Topping is a type of pruning where most of the canopy is removed from a tree, leaving mostly branch stubs. Topping initiates decay in the trunk and main branches and attracts wood boring insects. Never top a tree or allow anyone to top one of your trees. Topping is equivalent to butchering a tree. Competent arborists do not top trees. **Topping is considered tree abuse!!** Residents guilty of over-pruning or topping a tree will be subject to a fine of \$50.00 for each infraction. Penalties and fines will be imposed by the HOA Board of Directors after being found guilty following a hearing

A topped tree must be done and re-done every few years-and eventually must be removed when it dies or the owner gives up. Each time a branch is cut numerous long, skinny young shoots (called suckers or watersprouts) grow rapidly back to replace it. They must be cut and recut, but they always regrow the next year making the job exponentially more difficult.

### *Topping or Deadheading (Poor Structure)*



### *Removal of Waste and Timing*

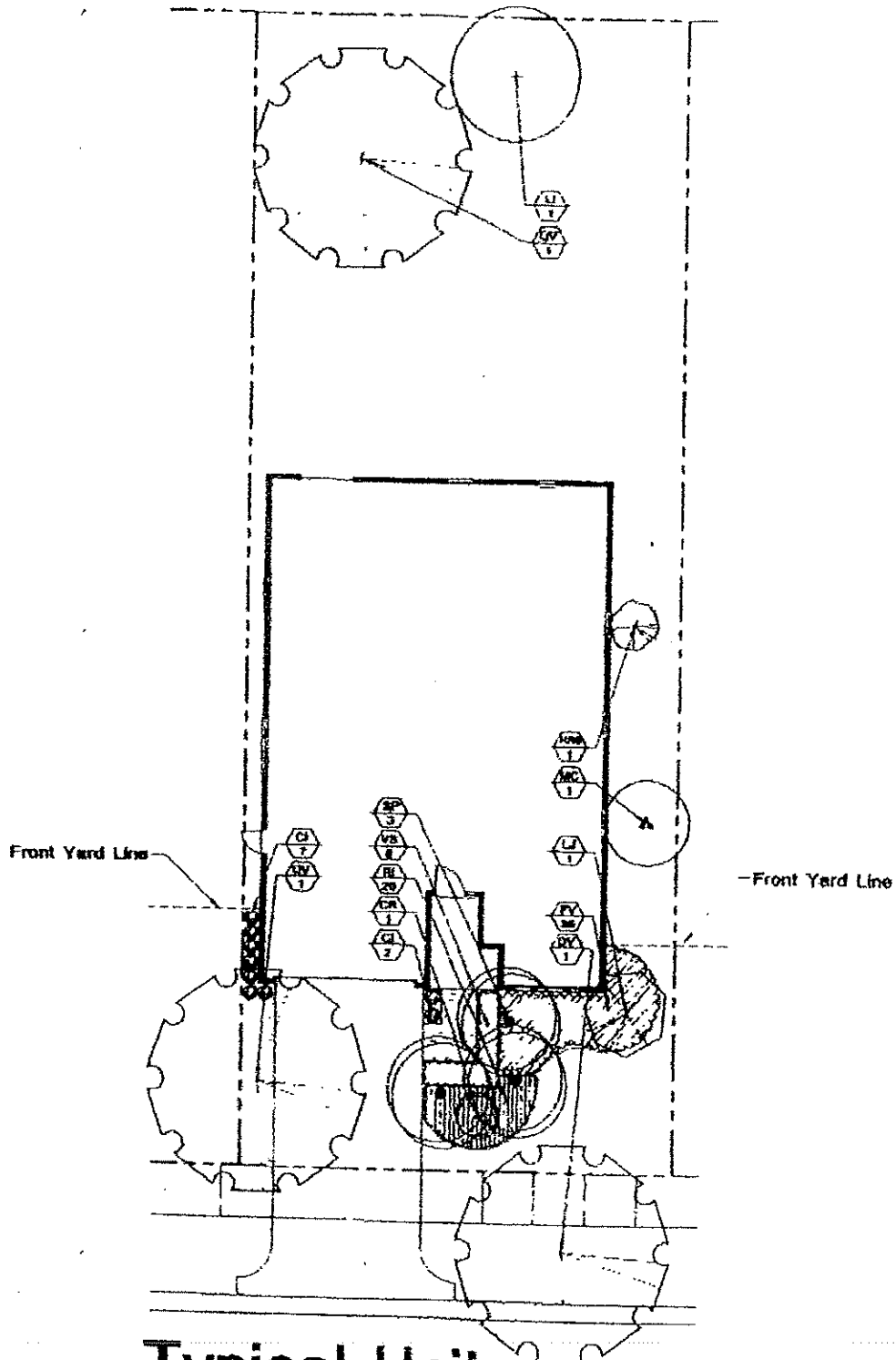
- Residents are ultimately responsible for the removal of all yard waste all year round in a timely manner but especially during hurricane season, residents must pay attention to weather reports and remove yard waste quickly.
- During hurricane season (June 1 – November 30), residents must call Waste Pro *immediately* upon completing any tree or brush trimming to have the yard waste removed. The Waste Pro phone number is (772) 595-9390. The City of Port St Lucie website has an online form to request pick up. Residents should call this number anytime there is a large amount of yard waste to be picked up.
- Once there is a named storm, residents are forbidden to do any trimming of any kind.
- **Residents guilty of trimming after a storm has been named will be subject to a \$50.00 fine.** Penalties and fines will be imposed by the HOA Board of Directors after being found guilty following a hearing.
- Any yard waste remaining will be removed by either our association landscaping company or another company, and the cost will be charged to the homeowner.

# North Panther Trace

## Plant List

TY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
<b>CANOPY / ORNAMENTAL TREES</b>						
2	LJ	LIGUSTRUM LUCIDUM	LIGUSTRUM TREE FORM	8' O A/B SPRD	AS	FULL CANOPY, LIMB UP 4', MULTI-STEM
1	MC	MYRICA CERIFERA	WAX MYRTLE	8x6' O A	AS	FULL CANOPY, LIMB-UP 4' MIN. MULTI
2	QV	QUERCUS VIRGINIANA	LIVE OAK	12x8', 4" CAL	AS	FULL CANOPY, 5' C T MIN
<b>PALMS</b>						
3	SP	SABAL PALMETTO	SABAL PALMETTO	SEE PLAN	AS	BOOTED
<b>LARGE SHRUBS / ACCENTS</b>						
9	CI	CHRYSOBALANUS ICAGO	COCOPLUM	#3, 15x15'	2' O C	FULL & THICK
3	CL	CRinum ASIATICUM	CRinum LILY	#15, 36" x 36"	4' O C	FULL & THICK
1	CR	CYCAS REVOLUTA	KING SAGO	#3, 12" x 18"	4' O C	FULL
1	HRS	HIBISCUS STANDARD	HIBISCUS TREE	6x4'	2.5' O C	FULL SPECIMEN, 3' C T
15	PV	PITTOSPORUM TOBIRA 'VARIEGATED'	VARIEGATED PITTOSPORUM	#3, 1.5x1.5'	2.5' O C	FULL & THICK
8	VS	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	#3, 2x2'	2' O C	FULL & THICK
<b>MED. SHRUBS / GROUNDCOVERS / VINES</b>						
3	LM	LIRIOPE MUSCARI 'EV. GIANT'	LIRIOPE	#1, 12" x 12"	18" O C	FULL & THICK
1	PX	PHILODENDRON 'XANADU'	PHILODENDRON - XANADU	#3, 12x15'	2.5' O C	FULL
9	RI	RAPHIOLEPIS INOICA	INDIAN HAWTHORNE	#3, 12" x 18"	2' O C	FULL & THICK

EXHIBIT "D"



# Typical Unit Landscape Plan

North Panther Trace  
Typical 50' Lot

NTB



							acid soil.
Mango** <i>Mangifera indica</i>	No	X	T(25-30)	115'x33'	F	E	Large edible fruit.
Maple, Red <i>Acer rubrum</i>	Yes	/	H	50'x30'	F	D	Prefers wet soils.
Oak, Laurel <i>Quercus laurifolia</i>	Yes	XX*	H	80'x45'	F	E	Wildlife value, short lived tree.
Oak, Live <i>Quercus virginiana</i>	Yes	XX*	H	60'x40'	M	E	Long-lived tree.
Palm, Bismark <i>Bismarkia noblis</i>	No	XX*	H	30' to 60'	S	P	Massive fan palm.
Palm, Canary Island Date <i>Phoenix canariensis</i>	No	XX*	H	40'	S	P	Nutrient deficiencies, needs extra magnesium.
Palm, Edible Date <i>Phoenix dactylifera</i>	No	XX*	H	70'	S	P	
Palm, Florida Royal <i>Roystonea regia = R. elata</i>	Yes	XX*	H	80'	M	P	Prefer rich, moist soils
Pine, Stash <i>Pinus elliotii var. densa</i>	Yes	XX*	H	100'x30'	F	E	Very sensitive to soil grade changes or compaction.
Red Cedar <i>Juniperus silicicola</i>	Yes	XX*	H	35'x25'	F	E	Wildlife value.
Royal Poinciana <i>Delonix regia</i>	No	XX*	T(28)	40'x40'	M	D	Red-orange flowers in summer.
Sweetgum <i>Liquidambar styraciflua</i>	Yes	XX*	H	70'x40'	F	D	Glossy star-shaped leaves, prickly fruit balls in fall.
Sycamore (Buttonwood) <i>Plantinus occidentalis</i>	Yes	XX*	H	90'x60'	F	D	Large leaves, long-lived.

**APPROVED TREES - TYPE B**

The following may be planted in clumps of two (2) and counted as one (1) tree. The requirement may be reduced to one (1) tree when there is only space for a five-foot landscape strip around a building facade. Type B trees will count as one tree for single family and townhouse lots.

Common Name (Species Name)	Native	Drought Tolerance	Frost Tolerance	Mature Size (Ft.) H x W	Growth	Plant Type	Description
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Avocado** <i>Persea americana</i>	No	X	T(28)	30'x25'	S	E	Large edible fruit.
Buttonwood <i>Conocarpus erectus</i>	Yes	XX*	T(28)	35'x25'	M	E	Variety 'sericea' - Silver Buttonwood - 25'x 20'.
Cherry Laurel <i>Prunus caroliniana</i>	Yes	X	H	25'x15'	M	E	Poisonous to humans.
Crape Myrtle <i>Lagerstroemia indica</i>	No	XX*	H	25'x15'	M	D	Flowering tree May to June.
Elm, Chinese (Drake) <i>Ulmus parvifolia</i>	No	XX*	H	20'x20'	M	E	Weeping form.
Golden Shower <i>Cassia fistula</i>	No	X	T	40'x35'	M	D	Yellow flowers in summer.
Holly, Dahoon <i>Ilex cassine</i>	Yes	XX*	H	25'x15'	M	E	Requires acid soil.
Hong Kong Orchid Tree <i>Bawhina x blakeana</i>	No	XX*	H	30'x25'	S	E	Pink-purple flowers all year.
Japanese Privet <i>Ligustrum japonicum</i>	N	XX*	H	15'x20'	M	E	
Jerusalem Thorn <i>Parkinsonia aculeata</i>	No	XX*	H	20'x25'	F	D	Yellow flowering tree March to May, thorns.
Loquat <i>Eriobotrya japonica</i>	No	XX*	H	20'x15'	F	E	Edible fruit.
Palm, Cabbage <i>Sabal palmetto</i>	Yes	XX*	H	40'	S	P	Long-lived tree. Florida state tree.
Palm, Chinese Fan <i>Livistora chinensis</i>	No	X	H	25'	M	P	
Palm, Cliff Date <i>Phoenix rupicola</i>	No	XX*	H	25'	S	P	
Palm, Foxtail <i>Wodyetia bifurcata</i>	No	XX*	T(27)	30'	F	P	Tolerate a variety of well-drained soils.
Palm, Pindo <i>Butia capitata</i>	No	XX*	H	15'	S	P	Wildlife value.
Palm, Washingtonia <i>Washingtonia robusta</i>	No	XX*	H	80'	F	P	Becomes very tall.
Palm, Windmill (Chusan) <i>Trachycarpus fortunei</i>	No	XX*	H	25'	S	P	

Silver; Trumpet Tree <i>Tabebuia aurea</i> = <i>T. caraiba</i>	No	XX*	T(28)	25'x15'	M	E	Yellow flowers in spring.
Wax Myrtle (Bayberry) <i>Myrica cerifera</i>	Yes	XX*	H	20'	M	E	Multiple trunks.

Required shrubs and ground cover shall be selected from the "Waterwise South Florida Landscapes" plant guide, published by the South Florida Water Management District, as amended. The plant material must be appropriate for the USDA plant hardiness zone.

(Ord. No. 08-66, § 1(Exh. A), 9-22-08; Ord. No. 11-27, § 1(App. C), 4-25-11; Ord. No. 11-53, § 1(Exh. A), 8-8-11)