EMERALD PARK CCN 0011969
REPLACEMENT AND REMOVAL
OF TREES AND SHRUB POLICY

The trees and shrubs are a significant part of the esthetics of our beautiful condominium community. The Board of Directors have developed these policies to help individual homeowners enhance the enjoyment of their property, while at the same time maintaining consistency within the confines of Emerald Park Condominium.

The policies are to be read in conjunction with Page 7 of the Emerald Park Condominium Bylaws, **Duties of an Owner** and in accordance with the following bylaw sections:

Bylaw 3(h) … No owner shall plant any trees or shrubs on a unit without prior written approval of the Board;

Bylaw 3(i) … not do or permit anything to be done that may cause damage to or will alter the appearance of any of the Managed Property or the common property (INCLUDING any area to which the owner has been granted exclusive use) without first obtaining the written consent of the Corporation…

The Emerald Park Policy:

1. The Board of Directors reserves the right to replace or remove trees and shrubs when they become a danger to owners and/or the common property.

2. In the event that an owner fails to comply with the replacement or removal of the tree and shrub policy, the unit owner will be fully responsible to rectify and make whole the common property at their expense.

3. The Board of Directors must receive in writing all requests for the removal or replacement of a tree or shrub on the common property and within close proximity to the respective unit.

4. The Board of Directors reserves the right to deny any and all requests for removal or replacement of a tree or shrub, with reason.

5. Owners can request the removal, replacement or removal without replacement of a tree or shrub for personal reasons being; enhancing their view or they simply wish a change, provided that…

    a. it does not pose a danger to the common property or others;
    b. it does not negatively impact the esthetics of the common property;
    c. the owner replaces the tree or shrub on approval and acceptance by the Board of Directors;
    d. the owner is prepared to bear the full expense for the removal and replacement of the tree or shrub;
    e. The owner is prepared to bear the full expense for all remediation work to the common property.

6. The removal of the tree must not in any manner cause damage to; irrigation lines and heads, gas or electricity lines, current or future damage to the common property from soil erosion, drainage, uneven surface, root problems or any other residual damage.

7. An expert in the removal or replacement of a tree or shrub must be contacted, including a call to a surveyor such as "**call before you dig**" prior to the removal or replacement of a tree or shrub at the owners expense. A report of the above must accompany your application form.

8. A professional contractor insured and bonded, must replace or remove the tree or shrub at the owner's expense.

9. This policy will carry forward to any new owners that purchase your unit. The owner will take full responsibility for the removal or replacement of the tree and shrub and any remediation work to the common property that may be required.

10. I've included the following documentations for the Boards purview.

    a. a detailed letter outlining my request to the Board of Directors;
    b. documentation to support my request for removal or replacement of a tree or shrub to include; contractor information, report, quotes and pictures if warranted.

I, _____of unit # _____ of Emerald Park (10888 Panorama Hills Blvd NW, Calgary, AB) Condominium have read the bylaws pertaining to the removal and replacement of the trees and shrub policy and agree to **abide by the above at all times**

This form must be signed, dated and sent back to New Concept Management Inc. at info@newconceptmanagement.com or via mail to, Suite 101, 221 18 ST SE, Calgary, AB T2E 6J5. I understand that signing the following application form acknowledges that I accept the terms of the policy as outlined above.

_____
Date:

_____ _____
(1) Owner Name (please print): (1) Owner Signature:

_____ _____
(2) Owner Name (please print): (2) Owner Signature:

_____ _____
BOARD/MANAGEMENT APPROVAL BOARD DECLINE

Reason for decline: