

HIGHLANDS FALLS COMMUNITY ASSOCIATION

LANDSCAPE, ROCK WALL, TREE REMOVAL / CUTTING PERMIT

DATE: _____

I, _____ hereby request approval of the following at my home located on: _____

Lot and Block #: _____ Telephone _____

DESCRIPTION OF INTENDED WORK: _____

In the event that a tree is larger than six (6) inches in diameter or (20) inches circumference measured at chest level or the tree poses a threat of damage to structures, driveways, or streets, the contractor **MUST** provide proof of general liability insurance. Proof of general liability insurance must be on file in the HFCA office before any approval will be considered. [TREE POLICY ON REVERSE SIDE]. (NO ARTIFICIAL TURF IS ALLOWED).

ALL LANDSCAPE LIGHTING NEEDS PRIOR APPROVAL. SEE POLICY (FLIP OVER).

OUTDOOR LIGHTING PLANNED? YES NO

SCHEDULED DATE(S) OF WORK: _____

IF THE WORK ABUTS THE GOLF COURSE, THE GOLF COURSE SUPERINTENDENT SHOULD BE CONSULTED REGARDING BOUNDARY LINES.

**SIGNATURES ARE REQUIRED BEFORE APPROVAL WILL BE GRANTED.
NO WORK MAY BEGIN UNTIL HFCA HAS GIVEN APPROVAL.**

ANY other activities above and beyond the description must be approved in writing as a new request. Failure to do so will result in fines of \$500 per occurrence to both the property owner and the contractor, in addition, the contractor may permanently jeopardize their privilege to do tree work in Highlands Falls. **PERMIT EXPIRES 90 DAYS FROM THE DATE OF ISSUE AND/OR IF A DIFFERENT CONTRACTOR IS SELECTED. PERMIT MUST BE IN-HAND PRIOR TO ANY TRIMMING.** Your signature indicates your understanding and cooperation with this permit.

CONTRACTOR NAME/PHONE

CONTRACTOR SIGNATURE

DATE

PROPERTY OWNER

DATE

(IF APPLICABLE) OTHER ASSOCIATION REPRESENTATIVE SIGNATURE

DATE

HFCA REP

DATE

(See Reverse Side for Tree & Landscape POLICIES)

Tree Policy

A homeowner requesting permission for a contractor to cut or otherwise alter a tree greater than 6 inches in diameter (or 20 inches in circumference) as measured at chest level or a tree that could pose a threat of damage to structures, driveways, or streets, must ascertain that the contractor has the required insurance.

For trees on HFCA property: Proof of current general liability insurance and current workers' compensation insurance is required and must be submitted to the HFCA office prior to work commencing.

Tree topping is not permitted except in very limited circumstances such as hedge maintenance for a privacy screen.

If tree removal is the only alternative for view enhancement, a replacement tree of a lower growing variety is to be planted in that approximate area.

Any pruning, thinning, or removal of trees must be approved in writing by HFCA.

3. When soil is disturbed, appropriate silt and erosion control measures must be taken as required by HFCA Protective Covenants and North Carolina State law. ARC and the Landscape Committee will do periodic inspections during a landscaping project; state or county inspectors may inspect areas where the potential for erosion or siltation exists.

4. Water conservation is imperative and the responsibility of each property owner. The following rules apply:

- Permanent yard sprinkler systems, hose sprinklers or soaker hoses are NOT permitted.

- Grass, if included in the landscape plan must not exceed 25% of the total footprint area of the house, including the garage (excluding porches).

- 5. A five-foot right-of-way, from the edge of the blacktop, must be reserved with no obstructions, such as rock columns or landscape plantings. If obstructions, existing prior to May, 2004, must be removed for HFCA improvements or maintenance, they will be removed at the owner's expense. Existing landscaped areas on this right-of-way may not be "donated" to HFCA and shall be maintained by the property owner. Any additional areas to be landscaped and maintained by HFCA will need the recommendation of the Landscape Committee and the approval of the HFCA Board of Directors.

Exterior Lighting Guidelines of Architectural Review Committee Approved by BOD on June 22, 2022

Any exterior landscape lighting plans must be submitted on a site plan to the Architectural Review Committee for approval PRIOR to installation. The plan should be based on the most recent survey of the property. This policy pertains to landscape lighting, driveway entrance lighting and lights on the exterior of homes and other structures.

The primary purpose of all exterior lighting shall be for pedestrian and vehicle safety. To that end, low wattage stake mounted downlighting will be considered. Uplighting in trees shall not be permitted in order to preserve our dark sky and to prevent spillover of light to other properties. Downlighting in trees should be no higher than twenty feet except on properties which are very isolated and/or very steep or with other mitigating circumstances. Multiple lights in trees will be discouraged.

No exterior lighting in which the direct source (bulb) is visible to a neighboring residence or produces light spillover or glare to pedestrian or vehicular traffic shall be allowed. Direct source lighting limitations do not apply to existing driveway entrance lights. In addition, ground level uplighting may be permitted at low wattage levels with specific approval. All bulbs shall be "warm" lighting (2800 K or lower); daylight or "blue" lights will not be permitted. Eave, patio or deck lighting must be directed downward and into the property.⁹

Highlands Falls Community Association may establish a policy for hours of light usage as it deems appropriate. Specifically, exterior lights should not be left on all night and should also be off when the member is away for an extended period, such as the off season. Motion activated lights may be allowed as long as they do not adversely affect neighbors, e.g. being set off repeatedly by blowing limbs or remaining on for extended periods of time.

Due to the nature of lighting, in that it is not as quantifiable as buildings or plantings, ARC reserves the right to have members revise lighting after installation if the direction, brightness, or spillover is considered objectionable based on the above guidelines. Neighboring properties will always be considered when evaluating lighting plans.

In addition to consideration of the trespass of light in the community as it affects humans, ARC is committed to protecting the night environment for mountain animals and birds. Highlands Falls is a rural, mountain community and science has proven that the introduction of light into a night environment negatively affects wildlife.