



Terrace Woods Community Sidewalk and Berm Tree Guidelines

Requirements for Each Lot:

Homeowners are responsible the care of sidewalk trees, including removal and replacement of dead trees. The homeowner is responsible for having 2 sidewalk trees per street. If the homeowner has a corner lot, would need to have 4 sidewalk trees (2 per street).

Homeowners with berms along 200S and/or Terrace Lake Road are responsible for the care of berm trees, including removal and replacement of dead trees. These berms are part of the homeowner’s property.

Process for Replacing:

Per the covenants, approval of the Landscape Committee is required to remove and replace any sidewalk or berm tree. The homeowner will need to submit a “Landscape and Design Application” to gain committee approval. Sidewalk trees need to have at least a 2in trunk to gain approval. Berm trees need to be a minimum of 5-6ft in height.

Suitable Replacement Trees:

Current Sidewalk Tree	Approved Replacement
Autumn Ash	Little Leaf Linden Honey Locust Zelkova
Aristocrat Pear	Yoshino Cherry Japanese Ivory Silk Lilac
Sunset Maple	Wildfire Black Gum American Red Maple October Glory Red Maple
Current Berm Trees	Approved Replacement
Norway Spruce White Pine	Norway Spruce White Pine

All request for an alternative replacement will be reviewed on a case by case basis.

Thank you for helping to keep our neighborhood beautiful,
Terrace Woods Community Association

ARTICLE IX ADDITIONAL RESTRICTIONS AND COVENANTS

Section 16. Landscaping. Every Lot on which a building shall have been placed shall be landscaped according to plans approved by the Committee which shall be maintained thereafter in a sightly and well-kept condition. Each Lot must have a minimum of two (2) trees of at least one and one-half (1 1/2) inch caliper and of a species and location approved by the Committee which shall be planted on each Lot by the Owner between the sidewalk in the front yard and the curb of the street (in the case of a lot having frontage on two (2) streets at least two (2) of said trees shall be planted between the sidewalk and the curb of each street) as soon after completion of construction of a dwelling as the season permits. Landscaping shall be installed on each Lot by the Owner as soon after completion of the dwelling as the season permits. All landscaping shall be maintained in a manner to keep an attractive appearance. Landscape maintenance shall include adequate mowing, watering, weed killing, fertilizing, and trimming as necessary to keep an attractive appearance.

Section 17. Maintenance of Lots. All Lots, whether vacant or improved, occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly, unsanitary or hazardous. All shrubs, trees, grass and plantings of every kind shall be kept well maintained, properly cultivated and reasonably free of trash and other unsightly material. Failure to keep weeds and grass cut to a height of eight (8) inches or less on unimproved lots or four (4) inches or less on improved Lots above the ground shall constitute a failure to comply with the foregoing requirement. All dwellings shall at all times be kept in good condition and repair and adequately painted or otherwise finished in accordance with specifications established by the Committee.