

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE
DC RANCH ASSOCIATION, INC.**

By an affirmative vote, the Directors of DC Ranch Association, Inc. (the “Association”) hereby adopt the following resolution as an official action of the Board of Directors (the “Board”) of the Association and direct that this action be reflected in the meeting minutes.

WHEREAS, the Association is governed by the *Amended and Restated Declaration of Covenants, Conditions, and Restrictions for the Ranch* recorded in the Official Records of Maricopa County at Instrument No. 1999-0673267 (the “Ranch CC&Rs”);

WHEREAS, the Arcadia Neighborhood within the Association is governed by the *Amended and Restated Supplemental Declaration of Covenants, Conditions and Restrictions for DC Ranch Parcel T7, Supplement to the Covenant, and Airport Notification* recorded in the Official Records of Maricopa County at Instrument No. 2005-0413369 (the “Arcadia CC&Rs”);

WHEREAS, on October 5, 2020, the Board took official action by affirmative vote at a Board Meeting and resolved to remove and replace the Arcadia Neighborhood Street Trees (“Street Tree Replacement Project”) and this action was memorialized in a Board Resolution that concluded, based upon the advice of landscape and arborist experts: (1) the space where the Street Trees are located is insufficient for the root systems, (2) there is significant risk that the Street Trees will cause extensive root related damage, (3) root mitigation is not a viable option to minimize the damage, and (4) the Street Trees must be removed to prevent future damage;

WHEREAS, in furtherance of the Street Tree Replacement Project, the Association submitted an application to the City of Scottsdale Development Review Board (the “DRB”), Case Number: 6-DR-2021 requesting approval of the replacement of 670 Street Trees with the alternative tree species of the Evergreen Elm;


WHEREAS the City Staff recommends approval of the Street Tree Replacement Project with certain stipulations currently met by the Association; at the August 19, 2021, DRB meeting it denied the Association's application for the Street Tree Replacement Project; and the Association has appealed the DRB's decision to the Scottsdale City Council;

WHEREAS, the Association is informed that several Owners in the Arcadia Neighborhood are in imminent danger of damage to property from Street Trees planted on their Lots and intend to immediately remove them;

BE IT THEREFORE RESOLVED, after consideration of the advice of landscape and arborist experts that has been made public to the Community, the Board concludes that there is notice regarding the current risk of damage caused by the Street Trees and will take the following action, on a case-by-case basis, at the request of Owners:

1. The Association will not prevent Owners from removing Street Trees located on their Lots at their sole cost;
2. Owners are required to adhere to the removal standards (attached and made part of this resolution):
3. Owners shall not install a replacement tree or any other replacement landscaping until a final decision is rendered regarding the Association's pending application to the City for the Street Tree Replacement Project;
4. The replacement tree or any other replacement landscaping ultimately installed in the place of the removed Street Tree must have the prior written approval of the Association.

IN WITNESS WHEREOF, the undersigned have executed this resolution as of this 20th day of September, 2021.



Geoffrey Wilner, President

Attest:


Elaine Cottey, Secretary

STATE OF ARIZONA

County of Maricopa

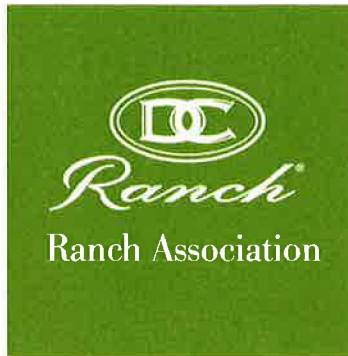
On this 20th day of September 2021, before me personally appeared Geoff Wilner, President of DC Ranch Association, and Elaine Cottey, Secretary of DC Ranch Association, whom I know personally to be the person who signed the attached "Resolution of the Board of Directors of the DC Ranch Association, Inc. allowing street trees to be removed on a case-by-case basis in the Neighborhood of Arcadia."




Notary Public

My Commission Expires:

2/28/2025



Process for Owner Removal of Street Tree(s) at Arcadia

Pre-removal

- Complete exterior modification request form (there is no fee) and submit to Ranch Association for approval
 - Include the following:
 - Quantity of trees
 - Exact location of trees
 - Timeline for removal
 - Plan for traffic control

Street Tree Removal

- Traffic control measures must in place
- Run caution tape around area of risk
- Crown of tree must be removed in pieces
- Trunk of tree must be removed in pieces with proper rigging
- Felling of trees is not permitted
- Cut stump to 2" – 4" above ground
- All debris must be picked up and removed from the site
- The street and landscape must be left in a clean state
- Apply an approved post-emergent herbicide in the recommended manner to reduce subsequent sprouting from root system
- Wait at least 3 weeks before grinding below ground level



Traffic Control Plan – for Sissoo Tree Removal

Contact: Mike Wells, Security Liaison – 480.455.9106

This traffic control plan must be followed when residents remove Sissoo Trees. The Ranch Association has the right to modify these guidelines at any time, which can be based on each circumstance.

I. Site Visit

- A. Contractor contact needed
 - 1. A phone number and email of contractor completing the work is required to be given to DC Ranch Association Security Liaison.
- B. Pre-Site meeting with DC Ranch staff (Mike Wells) is recommended but not required.
- C. Vehicle Access
 - 1. Transponders or Day Passes are not required for vehicles associated with removing any Sissoo trees, or vehicles associated with the tree removal project. However, all workers must be on homeowner's guest list.

II. Traffic Control Guidelines

- A. Hours of Operation
 - 1. All parking & equipment used for tree removal must follow Community Construction Hours.
 - a. Hours of Operation: April 1- October 31 (M-F 6am-6pm; November 1-March 31 7am-5pm). Saturday is not allowed as it is quiet work only, and Sunday/Holidays no work.
- B. Vehicles/Equipment & Parking
 - 1. All vehicles & equipment must follow all parking rule guidelines.
 - a. All vehicles & equipment shall park alongside one side of street, in the direction of the flow of traffic. Vehicles shall not be parked in someone else's driveway (or blocking a driveway), cul-de-sac, one way street, in front of fire hydrant, on a sidewalk, or on landscape of any type, nor impede access to trash cans or mailboxes
 - b. All vehicles & equipment associated with project, must be removed after each day. No overnight parking is allowed (including vehicles/trailers/dumpsters/shredders/large equipment).
- C. Large Equipment – DC Ranch to be notified on what types of large equipment that will be used prior to work commencing.
 - 1. Trailers/Dumpsters
 - a. Shall be removed after each day.
 - 2. Shredders
 - a. All shredders and materials meant for landscape debris disposal shall be removed after each day.
 - b. A screen shall be used to minimize any shredder dust/debris.

3. Cranes/Semi's/Additional Weight/Tractors/All Large Equipment
 - a. Cranes/Semi's/Additional Weight shall be removed after each day of usage.
 - b. If Cranes are to be used, flaggers are required the entire time.
 - c. Metal plates under support legs of cranes are required.
- D. Road Closures
 1. If a road closure is needed for safety reasons, or because of large equipment, please contact the Security Liaison 72 hours prior to work commencing, so that affected residents can be notified.
- E. Required Equipment for Traffic Control
 1. Signage
 - a. Signage is needed for both sides of roadway for all drivers to know that the location is a work zone.
 2. Cones
 - a. Work Zone to be coned off.
 3. Caution Tape
 - a. Caution tape shall be used around any equipment and material of tree removal project.
 4. Additional equipment & resources
 - a. Worker Safety is important. It is up to contractor to provide all the necessary equipment and resources to ensure all worker's safety throughout entire project.
- F. Cleanup & Debris/Trash
 1. All tree and debris must be cleaned up after every day. No landscape debris or materials may be left in public view after each day of work.
- G. Damage
 1. Any damage that occurs to any location within DC Ranch shall be immediately reported to DC Ranch Security Liaison within 1 hour of incident occurring.
 2. Contract will be responsible for all damages and will be required to return damage item back to original state.
- H. Staging
 1. If any staging areas are needed, please reach out to DC Ranch prior to the project to determine the best location for equipment/materials.
- I. Final Inspection by DC Ranch staff
 1. After completion of work, a DC Ranch Security Liaison is required to conduct a site visit to review all items and ensure that there is no damage, and everything has been removed.



Ranch Assn Office use only:

Credit Card Check # _____
Amount \$ _____
Received by (initials) _____

Modification Request Form

Submit this form along with the review fee and required supporting materials only. Do not include checklist or fee schedule.
Submittal may be dropped off at The Ranch Offices on Market Street or emailed to Director of Modifications Larry.Cowles@DCRanchinc.com.

Date _____ DC Ranch Parcel _____ Lot _____

Property Address _____

Property Owner _____ Submitted by _____

Phone _____ Phone _____

Email _____ Email _____

Signature _____ Signature _____

Submittal Fee \$ _____ (refer to *Modification Design Review Fees*). Fee must be received prior to submittal being placed on Modification Committee agenda for review. An additional fee may be required should project exceed original project description or be altered without informing DC Ranch.

A member of the DC Ranch Modification Department may visit this property to take pictures of the proposed modification areas where work will take place. Prior to any visit, permission by Homeowner must be obtained.

Homeowner Signature _____ Date _____

This signature will allow staff member a onetime access to the exterior areas of the property for previously explained purposes. All attempts will be made to contact Homeowner prior to any impending visit. Homeowner, or their representative agent, may send email granting permission.

WHERE APPLICABLE – Homeowner or contractor **must provide a complete landscape and hardscape plan** for the project. See *Submittal Requirements and Supporting Document* for Landscape Plan requirements.

Supporting documents attached (check all that apply):

- Drawings Product Sample Photographs
- Plans & Elevations Specifications Color Samples

**Please allow 30 days
for review**

Describe proposed modifications in detail (use backside if necessary):

Who will perform the work? _____ Phone # _____

Contractor License # (if applicable) _____ Estimated Completion Date _____

NOTE: Sub-association approval is required. Contact the appropriate property manager for submittal procedures if property is located in *The Villas Parcel 1.12, The Villas at Desert Park Village Parcels 1.15/1.16, The Courtyards at Market Street Parcel 2.04, Village at Market Street Parcel 2.07, Villas at Desert Camp Parcel 2.08, Columbia Communities Parcel 4.02, Tapadero Parcel 4.11, The Village at Silverleaf Parcel 5.09A, ICON at Silverleaf Parcel T.4B, or Courtyard at Desert Parks Parcel T.05A&B, Many home improvements may also require separate permits and inspections by the City of Scottsdale building and/or zoning departments. Please call the City of Scottsdale Building Inspections at (480) 994-2500.*

