



Resolution of the Sorrel Ranch Homeowners Association, Inc.

Subject: Adoption of a tree replacement appeal process.

Purposes: To adopt a policy and procedure for homeowners to submit an appeal to the City of Aurora to be relieved of the obligation to replace a front yard/street tree.

Authority: The Declaration, Articles of Incorporation and Bylaws of the Sorrel Ranch Homeowners Association, Inc. (the "Association") and Colorado law.

Effective Date: March 20, 2019

Resolution: The Association hereby adopts a Policy as follows:

- Background: The aesthetic value of trees in our neighborhood is critical, and as such, makes the requirement to have a set number, type, and size of tree necessary to help maintain property values on both commonly-owned and homeowner-owned lots. The City of Aurora maintains plans for our community that dictate the tree placement requirement, which guides the Association when enforcing our covenants and rules and regulations.
- There are some lots, however, where factors such as poor drainage or soil composition cannot support healthy tree growth. The Association has worked directly with the City to define a process that enables residents to submit an appeal to have specific tree requirements removed from their lot. This process is defined below and must be initiated and submitted by


the homeowner. The resulting determination must be provided to the Association through its Management Company for record keeping, and the Association will agree to follow the recommendation of the City.

1. Within ten days of receiving notice from the Association regarding a dead or dying tree on their lot, the homeowner must contact a consulting Arborist approved by the City of Aurora (<https://apps2.auroragov.org/ArboristLicense/MyProjects/Home.aspx?MyProjects=1>) to evaluate the area where the tree was originally planted. All costs related to the Arborist are the sole responsibility of the homeowner.
2. Within ten days of receipt of the Arborist's report, a copy of the report must be sent to the Association via the Association's Management Company. If the report suggests a tree can sufficiently grow in the specified area, then the homeowner will be required to source an approved tree and plant it within 45 days (weather permitting).
3. If the Arborist determines the area is not conducive to tree growth, the homeowner must, within ten days of receipt of the report, submit the Arborist's report to the City of Aurora's Planning Department at (303) 739-7217 to request a "Mylar Plan Change" based on the Subdivision and Filing number of the requesting homeowner. The City of Aurora will assess a fee for this change request, which will be the sole responsibility of the homeowner. Homeowners may work with other neighbors to submit multiple change requests for a single Mylar Plan to cost-share fees. The Association's Management Company and the Association's Design Review Committee can assist in identifying when multiple requests are pending.

4. Once the Mylar change has been approved, a corrected copy of the Mylar Plan must be sent to the Association within ten days of receipt for filing with the Design Review Committee for archival purposes.

President's Certification: The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called And held meeting of the Board of Directors On February 19, 2019 and in witness thereof, the undersigned has subscribed his/her name.

SORREL RANCH HOMEOWNERS ASSOCIATION, INC.

By: 
President

