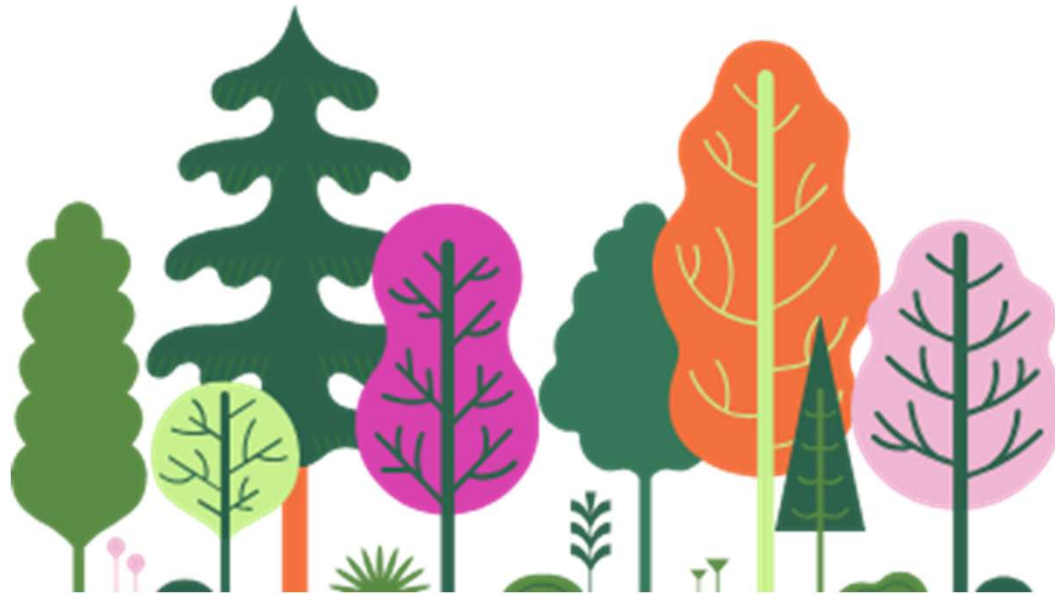


TREES



April 30, 2025

MEETING AGENDA

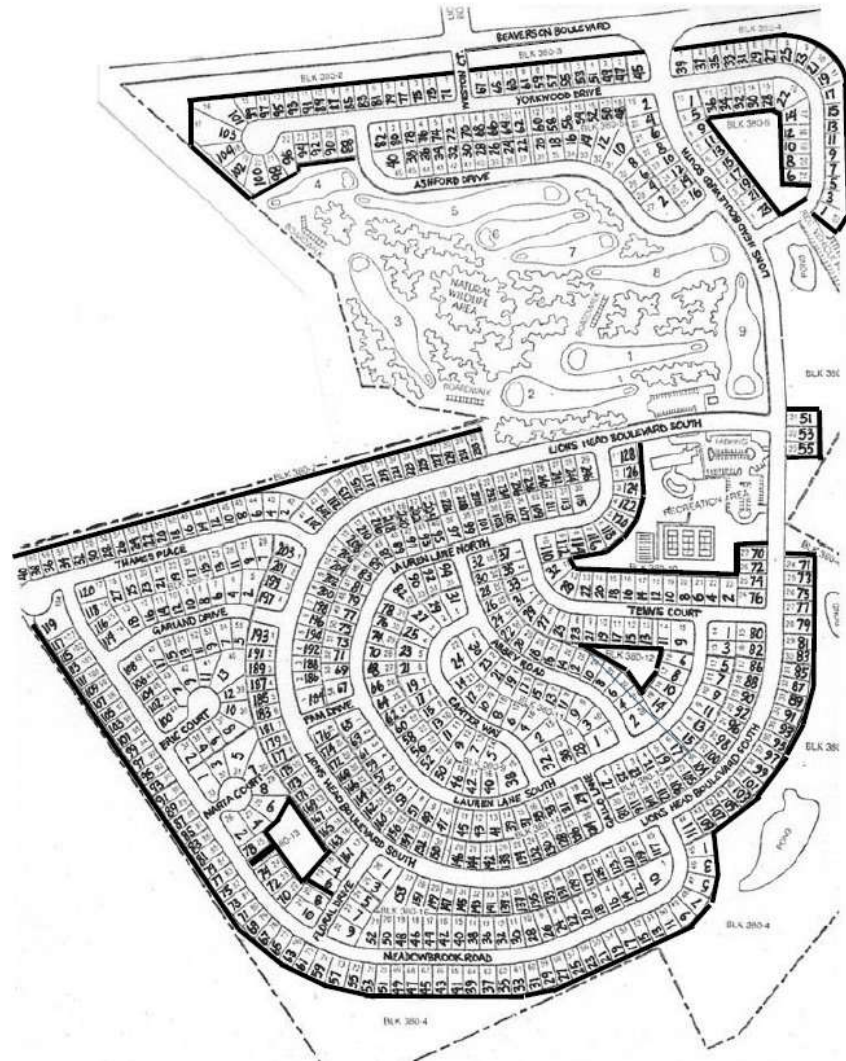
- DIFFERENCE BETWEEN COMMON GROUNDS
AND RESIDENTIAL BUFFER ZONES**
- LHS ADDRESSES THAT BACK COMMON GROUNDS**
 - PROCESS TO FOLLOW FOR TREE REMOVAL**
 - REPLANTING GUIDELINES**
- FINANCIAL RESPONSIBILITY FOR TREE REMOVAL**
 - CONCERNS ABOUT NEIGHBOR'S TREES**

Common properties are all the areas of Lions Head South that are not titled to each unit owner. They include the Clubhouse, Country Club and surrounding recreation areas and the wooded areas, which form a border on the perimeter of the community and areas defined in the Policies 8.1.1.2.

All Common Property Trees are on a tree trimming/inspection schedule on a rotating basis.

All Common Properties shall be left in their natural state, as required by Brick Township, the State of New Jersey and the Covenants governing Lions Head South.

Common Ground Trees



Common Ground Addresses

Abbey Road (4-14)

EVENS: No.4, No.6, No.8, No. 10, No.12 and No.14.

Ashford Drive 0 Houses - **Carter Way** 0 Houses -**Eric Court** 0 Houses

Floral Drive (4-8)

EVENS: No.4, No.6, and No.8.

Garland Drive 0 Houses

Lauren Lane (6-14 / 110-128)

EVENS; No.6, No.8, No. 10, No.14 / No.110, No.112, No.114, No.116, No.118, No.120, No.122, No.124, No.126, and No.128.

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Common Ground Addresses

Lions Head Blvd (5-23 / 51-111 / 70-76 / 163-171 / 207-233)

ODDS: No. 5, No.9, No.11, No.13, No.15, No.17, No.19, No.21, No.23 / No. 51, No. 53, No. 55, No.71, No.73, No.75, No.77, No.79, No.81, No.83, No.85, No.87, No.89, No.91, No.93, No.95, No.97, No.99, No.101, No.103, No.105, No.107, No.109, No.111, No.163, No.165, No.167, No.169, No.171, No. 207, No.209, No.211, No.213, No.215, No.217, No.219, No.221, No.223, No.225, No.227, No.229, and No.231, No. 233.

EVENS: No. 70, No. 72, No. 74, No. 76.

Side Yard: No.51, No.55, No.70, No.71, and No.233.

Marta Court (4-6)

No.4 and No.6.

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Common Ground Addresses

Meadowbrook Road (1-119 / 70-78)

ODDS: No.1, No.3, No.5, No.7, No.9, No.11, No.15, No.17, No.19, No.21, No.23, No.25, No.27, No.29, No.31, No.33, No.35, No.37, No.39, No.41, No.45, No.47, No.49, No.51, No.53, No.55, No.57, No.59, No.61, No.63, No.65, No.67, No.69, No.71, , No.73, , No.75, No.77, No.79, No.81, No.83, No.85, No.87, No.89, No.91, No.93, No.95, No.97, No.99, No.101, No.103, No.105, No.107, No.109, No.111, No.113, No.115, and No.117, No.119.

EVENS: No.70, No.72 No.74, No.78

Side Yard: No.119.

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Common Ground Addresses

Tennis Court (2-32 / 11-25)

EVENS: No.2, No.4, No.6, No.8, No.10, No.12, No.14, No.16, No.18, No.20, No.22, No.24, No.28, and No.32.

ODDS: No.11, No.13, No.15, No.17, No.19, No.21, No.23, No, 25.

Thames Place (2-40)

EVENS: No.2, No.4, No.6, No.8, No.10, No.12, No.14, No.16, No.18, No.20, No.22, No.24, No.26, No.28, No.30, No.32, No.34, No.36, and No.38, No 40.

Side Yard: No.40.

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Common Ground Addresses

Yorkwood Drive (1-39 / 6-36 / 45-67 / 71-101 / 88-104)

ODDS: No.1, No.3, No.5, No.7, No.9, ,No.11, No.13, No.15, No.17, No.19, No.21, No.23, No.25, No.27, No.29, No.31, No.33, No.35, No.39, No.45, No.47, No.49, No.51, No.53, No.55, No.57, No.59, No.61, No.63, No.65, No.67, No.71, No.73, No.75, No.77, No.79, No.81, No.83, No.85, No.87, No.89, No.91, No.93, No.95, No.97, No.99, No.101, No. 103.

EVENS: No 6, No.8, No.10, No.12, No.14, No.22, No.28, No.30, No.32, No.34, No.36, No.88, No.90, No.92, No.94, No.96, No.98, No.100, No.102, No.104.

Side Yard: No.6.

***This information is also available on
the Lions Head South Website and on the
Buildings & Grounds Bulletin Board in the Clubhouse Hallway***

Common Property Approval Process – Removing/Replacing Trees

1. Notify the office of concern, please include location(s).
2. Place a ribbon/string around tree or trees.
3. Administrative staff will obtain pictures.
4. A request for a professional tree inspection will be placed by the office.

Common Property Approval Process –Removing/Replacing Trees **(Continued)**

5. Upon receipt of inspection and recommendations, estimates for removal and replacement will be submitted to the Board for review and approval.
6. Upon board approval; requests will be submitted to the township with required paperwork.
7. After LHS obtains permits, contractors will be notified for scheduling.
8. All removal and replacements are documented.

Replanted Trees Must Follow Township Requirements.

Residential Buffer Zones

RESIDENTIAL BUFFER ZONE – property to the rear of the house and sides, owned by the property owner, which contains trees or other vegetation (previously known as Green Area).

If the rear of your yard faces the rear of another house, this is the Residential Buffer Zone.

A property survey, with property stakes/monuments is necessary to determine ownership of a tree(s) between you and your neighbors if it is in question.



Resident Approval Process – Removing/Replacing Trees

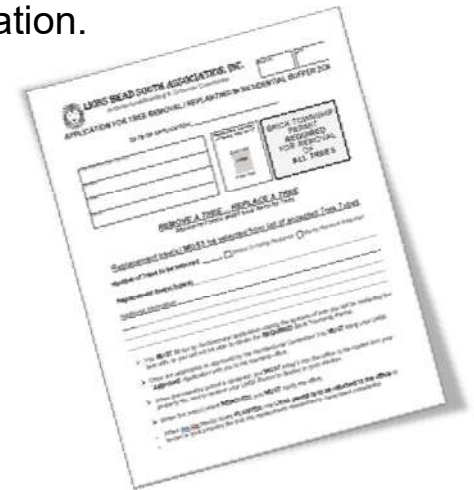
ALL APPLICATIONS MUST BE SUBMITTED TO THE OFFICE
SEVEN (7) BUSINESS DAYS PRIOR TO THE ARCHITECTURAL MEETING.

EMERGENCY EXCEPTIONS ONLY.

MEETINGS ARE HELD ON THE FIRST TUESDAY OF EVERY MONTH

1. Residents must complete an Architectural Tree Removal/Replanting Application.
(Approved tree list will be included with the application.)
2. Applications are available at the LHSA Office or LHSA Website
3. Both sides of the Application **must** be completed.
 - a. Homeowner signature is required
 - b. Replacement species is required.
 - c. **All trees must be eight (8) feet from the top of the soil.**
4. You will be contacted by the office within one (1) business week after Architectural review.

PLEASE DO NOT CONTACT THE OFFICE



Resident Approval Process – Removing/Replacing Trees

Continued

5. Upon approval, you will be required to submit for a township permit (s). The *APPROVED* Architectural Application must be included. If not included the township will not process.
6. After receiving your township permit, the permit must be brought to the office for copy to be placed in your property folder. You will then receive a LHSA window permit.
7. LHSA permit must be displayed in your front window.
8. You are required to notify the office once removal has been completed.
9. The office will update the Architectural Committee for property inspection.
10. You are required to contact both the office and township when planting has been completed. The LHSA window permit is to be returned to the office. The permit will be placed in your property file, reflecting completed process.



Residential Buffer Zones **shall be left in a natural state**, except that dead vegetation may be removed and suitable replacements planted.

No trees or shrubs shall be removed from the Residential Buffer Zones without the approval of the Architectural Committee, which shall include an on-site inspection.

Brick Township must also approve all tree removals. If overgrown trees/shrubs are allowed to be removed, and if deemed necessary to preserve Residential Buffer Zones, suitable replacements on a **ONE-TO-ONE** basis, of Evergreens, shrubs or small trees (as per the approved list) must be planted to maintain a privacy screen.

(Brick Township Chapter 245, Part 5, Article XLIX, 245- 409)



These permit requirements have been mandated by Brick Township Law.

Replacement trees must be a minimum height of **8 feet above ground** planted, and be of a type which conforms with Brick Township/LHSA Bylaws Architectural Regulation XI, 6, page 8.

Homeowners are responsible for contacting Federal Irrigation, utilities companies and Brick Township as applicable for all tree plantings and/or removal.

The homeowner hereby agrees that if any irrigation work **must** be done as a result of these improvements, the homeowner will be responsible for payment due to the Lions Head South Association, Inc. irrigation contractor for the work done.



GUIDELINES



Concerns about a neighbor's tree?

This is a neighbor-to-neighbor issue.

Financial Responsibility for Tree Removals

COMMON PROPERTY: LIONS HEAD SOUTH

RESIDENTIAL BUFFER ZONES: INDIVIDUAL HOMEOWNERS

**IF A NEIGHBOR'S TREE FALLS ON YOUR PROPERTY OR
YOUR HOUSE, WHO IS RESPONSIBLE?**

THE RESPONSIBILITY IS ON THE OWNER OF THE
PROPERTY THAT IS AFFECTED.

**NON-COMPLIANCE IS SUBJECT TO TOWNSHIP AND
ASSOCIATION VIOLATIONS/FINES.**

THANK YOU FOR
COMING!

