

Areca Replacement Policy

For Homeowners on Perimeter Walls

Approved February 17, 2020

The policy detailed below adds detail to the following procedures:

- Homeowners with diseased Areca(s) must submit a landscape application to the ALC including the details of replacement landscaping for which they have individually contracted.
- When approved the HOA will contract for the removal of all Arecas on the property and absorb the cost for the removal.
- The homeowner is responsible for initiating a contract and payment of the contractor for the replacement landscape.
- The HOA will credit the Estuary Way homeowners \$150 per Areca upon proof of cost and completion of the project. This will only apply to landscape replacement along the wall. Check will be issued within 10 days of this verification.
- The HOA will credit Estuary Trail Garden homeowners up to \$125 per Areca upon verification of receipt and completion of the project. This will only apply to landscape replacement along the wall. Check will be issued within 10 days of this verification.

Estuary Way and Estuary Trail Garden Homes excluding 801 Estuary Way, 820 Estuary Way and 1320 Estuary Trail and 1599 Estuary Trail

If a homeowner has a diseased Areca and wants it removed, they must fill out a Landscape application. The ALC will visit the property and determine if the Areca is diseased. All the Arecas will be removed from the backyard, even if the others are healthy.

Garden Homes on Estuary Way

The HOA will give the homeowners **\$150 per Areca** toward relandscaping provided the homeowner submits an application which will include the scope of work and the cost. Once the landscaping has been inspected to determine if the work has been done, the credit will be applied and sent to the homeowner. The landscape credit will only apply to landscaping done along the perimeter wall.

Garden Homes on Estuary Trail

Calophyllum trees have been planted on the other side of the wall. Therefore, the HOA will give homeowners **\$125 per Areca** toward relandscaping provided the homeowner submits an ALC application which will include the scope of the work and the cost. Once the landscaping has been inspected to determine if the work has been done, the credit will be applied and sent to the homeowner. The landscape credit will only apply to landscaping done along the perimeter wall.

Homeowners who have had damaged Arecas and have already removed the Arecas and relandscaped their back yards may request a \$500 for removal of the Arecas and \$150 or \$125 per Areca for relandscaping. Pictures of yard with Arecas or an invoice should be supplied to determine the number of Arecas removed.

801 Estuary Way, 820 Estuary Way and 1320 Estuary Trail and 1599 Estuary Trail

These homes have many more Arecas than other homes. The HOA will pay for the removal of the Arecas and contribute to the relandscaping. The HOA will credit 801 Estuary Way, 820 Estuary Way and 1320 Estuary Trail a total of \$13,560 divided among the homeowners on a per areca basis. Because of the large number of trees, removal and relandscaping can be done in stages in consultation with the ALC.