



Tree Maintenance Policy

Shareholders are responsible for the maintenance of trees located on Lake Oswego Corporation property between their property and the lake and between their extended property lines. Easement associations are responsible for the maintenance of trees on Easement Property and within the ROW adjacent to the easement.



A Lake Oswego city tree removal permit is required to remove a tree From Lake Oswego Corporation property when it is 6 inches in diameter (DBH), measured a breast height (4.5 feet from the ground) or greater. When a tree is proposed for removal from LOC property, the city permit application must be submitted to the LOC along with all required supporting documents. (site plan, tree photos, etc.) Removal Of Trees from Lake Oswego Corporation property without expressed written consent is a violation of LOC 55.02 and will be enforced by civil penalty including fees and restoration.



Removal Application Process

1. Complete a Lake Oswego City tree removal application, including site plan and other required documents.
2. Share the application, site plan and required documents with both adjoining neighbors. Neighbors may respond by email or sign the site plan to acknowledge they have received it.
3. Upload Tree Removal application and required documents through the Smartwebs online portal. All tree removal applications are reviewed by the development committee. When approved the LOC must sign the permit application as the landowner before it is submitted to the city.

Required Documents

<input type="checkbox"/> TYPE I	Submit: Site plan (8½ x 11")
<input type="checkbox"/> TYPE II	Submit: (1) Site plan (8½ x 11"), (2) Checklist, (3) Mitigation plan, (4) Landscape plan (if applicable) To Do: (1) Mark tree(s) with yellow ribbon, (2) Post sign, (3) Stake building envelope & driveways if new construction is proposed
<input type="checkbox"/> DEAD	Submit: (1) Site plan (8½ x 11"), (2) Printed photograph of tree(s) Deciduous trees require a site visit by staff between November 1 st and April 15 th . To Do: Mark the tree(s) with yellow ribbon if a site visit is required
<input type="checkbox"/> HAZARD	Submit: (1) Site plan (8½ x 11"), (2) Printed photograph of tree, (3) Hazard Evaluation Form completed by a Tree Risk Assessor Qualified Arborist To Do: Mark tree(s) with yellow ribbon if a site visit is required
<input type="checkbox"/> EMERGENCY	Submit: (1) Site plan (8½ x 11"), (2) Printed photographs of tree and emergency condition

Mitigation

Mitigation Is required by city code for all Type II removals. The Lake Oswego Corporation may require mitigation trees to be planted for any trees removed from LOC property including Type1, Dead, Hazard or Emergency removals.

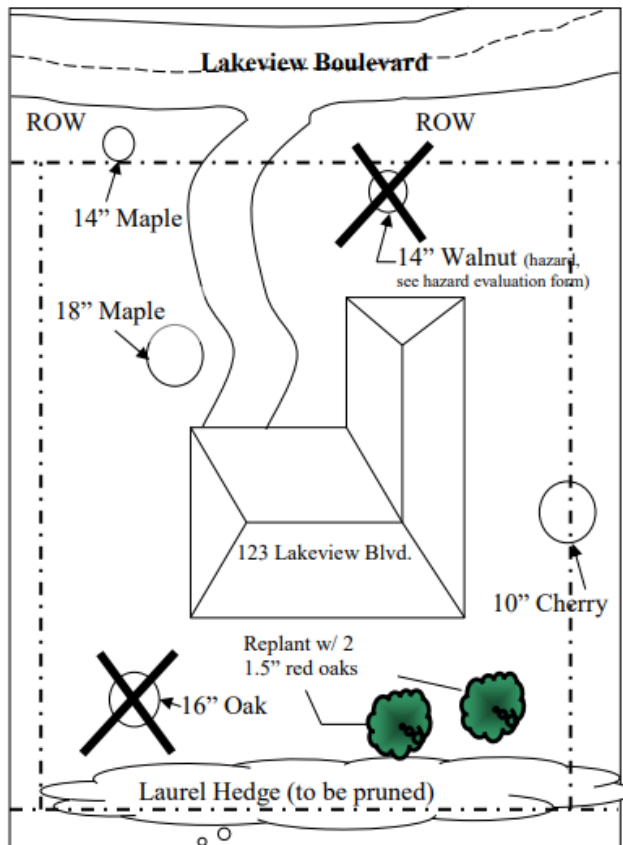


Barge Rentals

The Lake Oswego Corporation owns three pontoon boat work platforms that are available for rent to assist with the logistics of tree maintenance and removal by water. Barges are available for rent to shareholders and easements or to contractors for this purpose. Requirements and rates are listed on the LOC barge rental forms.

SITE PLAN EXAMPLE FOR A TREE REMOVAL APPLICATION

A site plan is required as part of your tree removal request.



ITEMS TO INCLUDE ON YOUR SITE PLAN:

- Your **property lines**
- Address** of the Tree Removal Site
- Public **Right Of Way** (Include Street Name)
- House or other **Structures** (Mark "Vacant" if none)
- Creeks, Streams, or Lake** that run through or border property
- Location, Diameter Size and Type of Tree(s)** proposed for removal; **mark tree(s) requested to be removed with an "X"**
- Proposed replacement trees** for TYPE II tree permits [1:1 minimum required, (2:1 if significant tree is development related) 1.5" minimum caliper size for deciduous trees, 6-ft. minimum height for evergreens]

Mitigation trees are required for ALL Type II tree removal permits. The mitigation trees will be a condition of approval for a tree removal permit.