

**THIRD SUPPLEMENT TO THE HEDGEROW HOMEOWNERS ASSOCIATION,
INC.
RULES AND GUIDELINES**

THIS THIRD SUPPLEMENT TO THE HEDGEROW HOMEOWNERS ASSOCIATION, INC. RULES AND GUIDELINES is made this 8 day of August, 2026 by the Members of the Hedgerow Homeowners Association, Inc. Executive Board.

W I T N E S S E T H:

WHEREAS, the Declaration defined "Rules and Regulations" to be adopted by the Executive Board from time to time, and specifically authorized, pursuant to Bylaws Article X, Section 1(d) the authority of the Executive Board to adopt and publish rules and regulations governing the use of the Common Areas and the personal conduct of the Members and their guests thereon, and establish penalties for violations thereof; and

WHEREAS, the Executive Board has heretofore adopted the "Hedgerow Homeowners Association, Inc. Rules and Guidelines" as the rules and regulations for Hedgerow Homeowners Association, Inc., a Planned Community and a Third Supplement thereto; and

WHEREAS, the "Period of Declarant Control" as defined in the Uniform Planned Communities Act has been terminated; and

WHEREAS, the current members of the Executive Board of the Community Association are Kimberly Bobik, Charles Russell, Trevor Tucker, Mike Mize; and

WHEREAS, it is the purpose of this Third Supplement to make certain revisions to the Rules and Guidelines, as more fully set forth herein below.

NOW THEREFORE, the Executive Board of the Hedgerow Homeowners Association, Inc. hereby amend the Rules and Guidelines.

- A.** Pursuant to the authority set forth in Bylaws Article X, Section 1(d) the authority of the Executive Board to adopt and publish rules and regulations governing the use of the Common Areas and the personal conduct of the Members and their guests thereon, and establish penalties for violations thereof; the following supplement is hereby adopted into the Hedgerow Homeowners Association, Inc. Rules and Guidelines regarding **Tree Removal Policy** are as follows:

Hedgerow Homeowners Association

Tree Removal Policy

I. Purpose

The purpose of this policy is to create a governance and usage framework that will apply to all tree maintenance to be performed on common ground. The intent of this policy is to provide a consistent, logical, framework for risk management and proactive risk mitigation through proper tree maintenance.

The scope of this Policy is strictly confined to common elements; homeowners retain full responsibility for the maintenance and safety of trees situated within the boundaries of their respective properties.

In order to meet this objective, the Policy sets forth a structured process where trees located on common areas that are suspected of being hazardous are routinely evaluated by a certified arborist. These critical assessments serve to diagnose the overall health condition of the identified trees and to recommend the necessary corrective actions.

The implementation of this Policy does not constitute a guarantee, express or implied, that residents or property will be entirely immune to the adverse effects of falling trees or branches. Furthermore, while the HHA Board exercises reasonable diligence to maintain the health of trees on common ground and mitigate foreseeable dangers, this Policy does not offer an absolute warranty against such occurrences.

II. Common area tree maintenance & inspection

The Hedgerow Homeowners Association shall retain the services of certified arborists to conduct regular inspections of the Association's common area trees. The specific areas designated for inspection each fiscal year shall be determined by the Board of Directors during its annual August meeting.

Upon completion of the inspection, the arborist shall submit a certified report to the Board. The Board is required to review the findings and subsequently obtain formal competitive quotes for the necessary scope of work identified in the report.

The Board shall allocate appropriate funding within the annual operating budget specifically dedicated to the maintenance, trimming, and removal of common area trees.

III. Homeowner complaints and inquiries regarding tree removal/trimming

Homeowners maintaining concerns regarding a common area tree adjacent to their property are requested to submit a formal grievance form to management and the Board of Directors. All submissions must specify the exact location of the tree, include photographic documentation, and provide a detailed explanation regarding the necessity of the request (e.g., severe leaning, required pruning, or structural safety concerns).

Upon receipt of the completed grievance form and all required documentation, the Board shall initiate an investigation. A formal decision regarding the appropriate course of action will be rendered within thirty (30) days, in strict accordance with Section V of this resolution.

Homeowners are strongly encouraged to verify their official property boundaries prior to submitting a grievance form. Although the linked portal does not guarantee absolute accuracy regarding boundary lines, it offers reliable close approximations: [ChescoViews](#).

IV. Definitions

As used within and for the purposes of this policy, the following terms are defined as follows.

Registered Arborist: An arborist who is with the State of Pennsylvania.

Properly Insured: This refers to any contractor or vendor who maintains comprehensive liability insurance specifically tailored to the precise activity or operations they are actively engaged in on behalf of the HHA. To verify compliance and adequately shield the community from liability, the Hedgerow Homeowners Association and the property management company must be explicitly listed as additionally insured on the vendor's formal certificate of insurance before any work commences.

Tree removal contractors who are hired to work on homeowners individual properties must provide a COI (Certificate of insurance) listing the Homeowner, HHA and Management company as the additionally insured on it before work commences.

Homeowner: Person or Person(s), entity or corporation which has title to the home. Homeowners are responsible for all trees on their property.

Shared Responsibility: Should a tree be located partially on common ground and partially on a Homeowners property, the cost of removal shall be split equally between the HHA and the Homeowner. In the event of a dispute as to the location of the tree, a survey must be conducted, the cost of which will be borne by both parties.

V. Tree Removal & Property Lines

Trees situated on common ground that have been determined by a registered arborist or tree removal company to be hazardous shall be removed by contractors engaged by the HHA, subject to scheduling and budgetary constraints. The HHA Board reserves the right to prioritize the removal of targeted trees to address those presenting a greater level of perceived risk.

Property Lines

In the event that a tree is situated on the boundary between common property and an individual homeowner's lot and ownership cannot be definitively determined, a professional survey shall be required to resolve the boundary dispute.

- The Hedgerow Homeowners Association (HHA) shall procure a cost estimate to execute a professional boundary survey to establish definitive property lines.
- HHA shall transmit the cost estimate to the homeowner who filed the formal grievance concerning the subject tree.
- Upon completion of the professional boundary survey, liability for the associated costs shall be allocated according to the location of the tree as follows:
- HHA shall assume full financial responsibility (100%) for the survey costs if the tree is located on common property.
- The homeowner shall assume full financial responsibility (100%) for the survey costs if the tree is located on the homeowner's property.
- The total cost of the survey shall be divided equally (50/50) between HHA and the homeowner if the tree is positioned on the property boundary line.
- Should the homeowner decline to bear the potential costs of the survey, they must formally opt out of the procedure prior to the execution of the survey.
- By opting out of the professional assessment, the property owner explicitly relinquishes the right to hold other entities responsible for subsequent liabilities or damages arising from the condition of this specific tree.

Tree Removal Procedures

Tree removal operations across both private lots and common areas must be carried out solely by reputable tree removal contractors. These contractors must provide formal proposals outlining the full scope of work, alongside a valid Certificate of Insurance (COI) that explicitly names the designated property parties as additionally insured.

Below are the outlined tree removal procedure:

Tree Removal Operations Deployed by the Association

- The designated tree must be situated entirely within the geographical boundaries of the HHA common area;
- A registered arborist or authorized tree removal contractor must formally certify that the subject tree is diseased, structurally damaged, dead, or otherwise poses an immediate threat to life safety or property;
- The Hedgerow Homeowners Association (HHA) shall solicit a minimum of three

- (3) competitive bids from tree removal contractors.
- The engaged contractor must maintain comprehensive liability insurance coverage appropriate for the specific scope of operations;
- The Hedgerow Homeowners Association and its designated property management company must be explicitly designated as additional insured entities on the contractor's formal certificate of insurance.

Joint Tree Removal Procedures

- The subject tree must be situated partially on association common ground and partially on private homeowner property, with ownership boundaries formally verified by a professional survey.
- A registered arborist or authorized tree removal contractor must formally certify that the tree is diseased, structurally compromised, dead, or otherwise poses an immediate hazard to public safety or property.
- The Hedgerow Homeowners Association (HHA) shall solicit a minimum of three (3) competitive bids from tree removal contractors.
- The selected contractor must maintain comprehensive liability insurance coverage appropriate for the specific scope of operations.
- The individual Homeowner, the Hedgerow Homeowners Association, and its designated property management company must be explicitly designated as additional insured entities on the contractor's formal certificate of insurance.

Homeowner Tree Removal Procedures

- The subject tree must be situated entirely within the private homeowner's geographical property boundary lines.
- Homeowners are strictly prohibited from removing common property trees without prior written authorization from the HOA, and the Association shall not provide retroactive reimbursement for unauthorized work.
- Homeowners are allowed to prune encroaching branches from common property trees that extend across their private property boundaries or residence, entirely at their own personal expense. The Association bears no responsibility for funding or retroactively reimbursing any unauthorized maintenance or landscaping work performed by residents. Any such trimming must not cause damage to the tree; if the tree is damaged as a result of such work, the resident shall be held fully responsible for its removal.
- Contractors engaged by homeowners are prohibited from operating or placing equipment within easements or common areas unless the HOA has received prior notification before the commencement of work, and both the Hedgerow Homeowners Association (HHA) and its designated property management company are explicitly named as additional insured entities on the contractor's Certificate of Insurance.

Emergency Tree Removal & Damage

- In the event that a tree located on common ground sustains sudden and unexpected damage—such as severe storm impact, high winds, lightning strikes, or vehicular accidents—the primary and immediate priority of the Association is to secure the area and ensure the safety of all residents. Due to the urgent nature of these circumstances, the standard administrative procedures, including the solicitation of formal requests for proposals and the competitive bidding process, may be temporarily bypassed.
- To address these urgent hazards efficiently, the Hedgerow Homeowners Association (HHA) will immediately contact pre-approved emergency service providers and known, qualified tree care vendors to perform the necessary clearing, stabilizing, or removal work.
- If a tree originating from the common area falls onto private property and results in structural or physical damage to a homeowner's personal property, the affected homeowners are required to contact their private homeowners insurance provider immediately to initiate the claims assessment and remediation process.

Signed by the members of the Hedgerow Homeowners Association, Inc.
Executive Board:

Kimberly Bobik:	<u>Kimberly Bobik</u>	Date:	<u>8/11/2026</u>
Charles Russell:	<u>Charles Russell</u>	Date:	<u>8/11/2026</u>
Trevor Tucker:	<u>Trevor Tucker</u>	Date:	<u>8/11/2026</u>
Mike Mize:	<u>Mike Mize</u>	Date:	<u>8/11/2026</u>