

Memorandum of Understanding

Teal Lake Village Association and Bayview Village Association

Regarding Tree Trimming Requests

This Memorandum of Understanding (MOU) outlines the agreement between Teal Lake Village Association (TLVA) and Bayview Village Association (BVA) regarding tree trimming requests to maintain or improve views. Both parties commit to mutual cooperation and good faith efforts in handling these requests.

1. Purpose

This purpose of this MOU is to establish the process for handling tree trimming requests initiated by TLVA Lot owners for trees located on BVA common or private property:

2. Roles and Responsibilities

- TLVA (Requesting Party): TLVA Lot owners may submit formal requests to trim or remove trees in BVA. TLVA requesting owners are responsible for all costs associated with the arborist evaluation, tree trimming, and any necessary permits.
 - If the TLVA requester has identified trees on both BVA limited common area AND one of more BVA Lot(s) then two requests to BVA must be made.
- BVA (Granting Party): BVA, along with private Lot owners where applicable, will consider the requests in good faith but neither is obligated to approve them. BVA and/or BVA Lot owners have final decision-making authority on actions taken on its/their property.

3. Process Overview

- **Initial Submission:** TLVA requesting lot owners will submit a high level, general tree trimming requests identifying by photographs which trees are included in their request to TLVA's Architectural Review Representative (ARC Rep), who will forward the request to BVA's ARC Representative. This form will be provided by TLVA ARC Representative.
 - Documentation will include an aerial view of the subject trees identified
 - Terrestrial photos of the trees with approximate levels to which trimming is being requested
- **Initial Review:** BVA Board will hold a community meeting where the ARC chair will present the request, and the Board will request feedback from the community via a "working group" and at that point the BVA Board will determine the level of consensus needed for approval.
 - If the TLVA request is not acceptable a counter proposal from BVA may be made.
 - Any back-and-forth negotiations will be handled by the BVA and TLVA ARC representatives. Each Village ARC Rep will work to minimize delays in the review process according to each Village's governance schedule and processes.

- o If an agreement cannot be reached, then the process concludes, and no trees will be trimmed.
- **Arborist Evaluation:** After the request is approved by BVA; the BVA and TLVA ARC Representatives will select a mutually agreeable certified/licensed/bonded arborist who will assess the trees related to the specific request for trimming, topping, windowing or other view related tree trimming tasks and make a recommendation as to the extent of trimming. TLVA requesting Lot owners will bear the cost of the evaluation, and the arborist's recommendations will guide potential actions.
- **Work Coordination:** If trimming is approved, the TLVA Lot owner will contact the mutually agreed upon arborist (who has performed the initial assessment). The BVA and TLVA ARCS will supervise and coordinate the work. The TLVA requesting Lot owners will cover all associated expenses.
- **Requesting TLVA:** Unless specifically agreed to and approved by the BVA ARC Representative the TLVA Lot owner requesting the work may not interact with the work crew while they are on BVA or BVA Lot owner property.

4. Compliance and Permitting

TLVA requesting Lot owners are responsible for securing any necessary permits and ensuring compliance with public regulations. BVA reserves the right to halt or refuse work if safety or compliance concerns arise.

5. No Guarantee of Outcome

Both parties acknowledge that there is no guarantee of a specific outcome, such as full restoration of a view. The process is based on mutual cooperation and the health and safety of the trees involved.

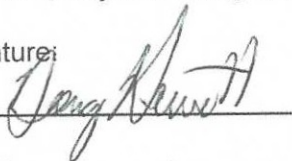
6. Agreement and Signatures

This MOU reflects the mutual understanding between TLVA and BVA regarding tree trimming requests. Both parties commit to upholding the terms outlined herein.

Signatures:

President, Bayview Village Association

Signature:



Name:

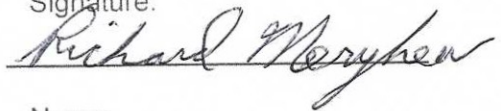
DOUG HEWETT, PRESIDENT

Date:

May 14, 2025

President, Teal Lake Village Association

Signature:



Name:

Richard Meryhen

Date:

May 16, 2025