

# OWL CREEK COMMUNITY ASSOCIATION

10607 Hobbs Station Road  
Louisville, Kentucky 40223

## **Guidelines for Enforcement of OCCA Tree and Landscape Restrictions**

This document is intended to provide **clarification and guidance** for enforcement of the OCCA Deed Restrictions **regarding trees and landscaping** and thus help to maintain the Owl Creek Community as a premier neighborhood in Jefferson County, for years to come. Specifically Article III, Section 1, paragraph b states in part that **each lot in Owl Creek shall have two trees in the front yard with a minimum diameter of 2 ½” and two other trees on the lot with a minimum diameter of 1 ½”.**

While the intent and object of this guideline is to maintain the Community as the developers intended, it is understood that trees of the specified size may not be available at certain times during the year. The Architectural Chair or the Board may grant exceptions to the caliper requirements on a case by case basis but in every case the caliper size will be determined by a measurement of the vertical trunk of the tree at a height of 6” up from the base for newly planted trees as prescribed by Louisville Metro Planning and Zoning in Chapter 10 Part 1 of the Land Development Code. Any tree intended to comply with the deed restrictions must be capable of growing to a minimum height of 15’ in the North Central Region of Kentucky as well as meeting the minimum caliper requirements stated above.

Landscape replacements are also governed by Article III, Section 1, paragraph b and **plans shall be submitted** to the Architectural Chair for approval using the current edition of the “**Application for Site Alterations and Improvements Form**” along with supporting plans and information.

No demolition or construction may take place prior to approval. Article III, Section 6 also applies and states that “**No tree may be removed without permission**”. **This includes both dead and viable trees.** Permission for tree removal should be obtained by using the “Application for Site Alterations and Improvements Form”. Again, no work should be scheduled or started without approval. Obvious emergencies such as storm damage or tree limbs that pose an immediate danger should be handled as needed and the correct paperwork filed on the next business day.

Enforcement of this guideline is to be per the established enforcement policy or policies as adopted by the board as well as the procedures and remedies outlined in the applicable sections of the Owl Creek restrictions.

Adopted July 11, 2007