

Southern Trails Estates

Caring for Newly Planted Trees Policy and Procedures

Established July 2017

Policy;

Southern Trails Estates subdivision has Restrictive Covenants filed with Tulsa County, and all homeowners are required to comply with these Restrictive Covenants. Homeowners are required to ensure newly planted trees are properly maintained until they grow to maturity. If trees are not properly watered and fertilized for at least 2 years after planting them it will significantly impact the health of the tree. Trees that are not properly cared for after planting will be challenged to grow in to a healthy mature tree. It takes an average of 15 years for newly planted trees to grow to maturity. Tree health will be evaluated during our general covenant inspections conducted in the spring and fall each year. Homeowners will be required to replace unhealthy trees.

Below are the sections of the Restrictive Covenants related to trees.

SECTION III; T. UPKEEP

ALL STRUCTURES, LANDSCAPING, TREES AND IMPROVEMENTS ON EACH LOT SHALL BE MAINTAINED IN GOOD CONDITION AND IN GOOD REPAIR AT ALL TIMES. ALL TREES ON EACH LOT MUST BE MAINTAINED IN GOOD HEALTH AND NEWLY PLANTED TREES ON EACH LOT MUST BE PROPERLY WATERED AND FERTILIZED UNTIL SUCH NEW TREES GROW TO MATURITY. TREES THAT ARE NOT IN GOOD HEALTH ON EACH LOT MUST BE REPLACED BY THE PROPERTY OWNER OF THE LOT WITH NEW TREES THAT MEET THE MIMIMUM TREE REQUIREMENTS SET FORTH HEREIN.

SECTION III; AA. MINIMUM TREES

WITHIN NINETY (90) DAYS OF SUBSTANTIAL COMPLETION OF CONSTRUCTION, THE PROPERTY OWNER/BUILDER OF EACH LOT, SHALL PLANT AND MAINTAIN TWO (2) TREES IN THE FRONT YARD AND ONE (1) TREE IN THE REAR YARD. THE TREES MUST (1) BE AT LEAST THREE INCH (3") CALIPER THICKNESS / DIAMETER (MEASURED SIX INCHES FROM THE BASE OF THE TREE), and (2) BE AT LEAST EIGHT FEET (8') TALL WHEN PLANTED. ONE (1) OF THE TWO (2) TREES IN THE FRONT YARD MAY BE OF A DECORATIVE / ORNAMENTAL VARIETY AND THE SIZE AND HEIGHT REQUIREMENTS LISTED ABOVE DO NOT APPLY TO SUCH TREE. ONLY SUCH DECORATIVE / ORNAMENTAL TREE MAY ALSO BE PLANTED IN THE LANDSCAPE BEDS ADJACENT TO THE HOUSE LOCATED ON THE LOT.

Procedures;

Planting New Trees;

All homeowners are required to plant trees that meet the HOA Covenants (listed above). Trees must be 3" caliper trees when planted and must be properly cared for until they grow to maturity. Builders and homeowners should avoid planting new trees in the middle of the hot summer months. The best time to plant new trees is in the fall or early spring.

Staking Newly Planted Trees;

Most landscapers will choose to properly stake newly planted trees to ensure the trunk stays straight/upright while the roots establish. It is recommended, but not required that newly planted trees be staked. The homeowner is responsible to ensure the trees stay upright/straight while the trees establish. If the root ball settles and tree begins to lean the root ball must be adjusted to ensure the tree is upright (straight) during the first few years while the trees are getting established.

Pruning Trees;

Pruning and/or removing lower branches from the trunk of trees will promote healthy growth. Trees should be pruned and shaped “as needed” as they grow to maturity. This is typically done annually during the winter months or in early spring. Any landscaper or lawncare company can normally do this for a nominal fee.

Watering New Trees;

During the first couple growing seasons, newly planted trees expend a lot of energy trying to get their roots established in the soil. Especially during the first few summers of your new trees life, they will have a difficult time dealing with heat and drought. You can make this easier by providing water and covering the soil with wood-chip mulch. Deep watering can help speed up the root establishment. Deep water consists of keeping the soil moist to a depth that includes all the roots.

As a general rule, newly planted trees need a good watering weekly with approximately 15-20 gallons of water during the growing season for the first 2 years to ensure the root system establishes. New trees can require even more water during the hot summer months. Failure to provide newly planted trees with adequate water will cause serious damage. Irrigation systems do NOT provide adequate water for newly planted trees! Mulching is also key in retaining moisture in the soil. Ensure you maintain a good amount of mulch over the root ball of your newly planted trees.

Watering Trees After the First Two Years;

After your trees have been established in your yard for two years the roots will be established. This will allow your tree to withstand a wider range of water conditions including on its own because it has a proper root structure.