

**The Homestead at Carrollton Homeowners Association**  
**Architectural Bulletin**  
**Street and Alley Tree Requirements**

Forward

The a). Bylaws, b). Declaration of Covenants, Conditions and Restrictions, c). Pattern Book (architectural requirements) and d). Amendments for The Homestead at Carrollton Homeowners Association details the requirements for street and alley trees.

It is acknowledged that these requirements were originally put in place by the Developer so as to achieve the goal of one day having uniform tree lined and shaded streets and alleys. It is further acknowledged that the original goals of the Developer have been achieved by virtue of these requirements.

Now with the community being 16+ years old, new challenges have surfaced with regards to achieving this goal. In some cases trees have been lost or failed to grow due to various circumstances; including inappropriate growing conditions, storm damage, or other causes resulting in the inability of a tree to grow and thrive or death and removal of trees.

This bulletin is now being adapted to provide guidance for tree replacement; such that the original intent of the Developer may be preserved, but also to accommodate current conditions.

**New street and alley tree requirements**

The requirements for street and alley trees shall remain as originally documented. These requirements include (with some exceptions) that in general:

- 1). Every home shall have one alley tree
- 2). Homes on estate lots shall have two street trees. Homes located on corner lots are required to have trees on each street facing corner (up to four trees for an estate corner lot, or two trees for other corner lots), and all other homes must have at least one street tree.

The requirement shall continue that any tree replacement must be first approved by application to the Architectural Control Committee.

**Street Tree Placement**

It is the preference that street trees be planted in accordance with the original street tree plan; which provided for uniform spacing between adjacent home owner's trees, and such trees be located midway between the edge of the street curb and sidewalk.

However, to accommodate circumstances; as approved by the Architectural Control Committee, it shall be permissible to plant the required street tree(s) at a location in the front yard that is no farther distance from the street than a distance equal to the lesser of 15 feet or half the distance from the street edge to the edge of the home (with reasonable accommodations for unique circumstances).

### Alley Tree Placement

It is the preference that alley trees be planted in accordance with the original street tree plan, which typically provides for a tree to be planted near the garage driveway and outside any backyard fence.

However, to accommodate circumstances; as approved by the Architectural Control Committee, it shall be permissible to plant the required alley tree at a location in the back of the house that is no farther distance than 10 feet from the edge of the alley (which may include inside a back yard fence).

### Required Tree Size

Replacement trees must be of a minimum ten-gallon planter container size.

### Allowed Tree Types.

The previous required tree types include; Bald cypress, Live Oak, Shumard Oak, Cedar Elm or Chinese Pistache. These trees shall continue to be allowed. However in addition to these tree types other trees shall be allowed as follows:

Any tree type which meets the following requirements, subject to Architectural Control Committee approval, shall be allowed:

- Must be native or adaptive to North Texas and our immediate area.
- Must have a long life span (over 50 years).
- Must be of an appropriate height and dimensions to provide shade.
- Must be capable of being pruned, trained and “limbed up” such that upon maturity the lowest limbs shall not excessively obstruct visibility, and so that the tree can satisfy the “free from obstruction” clearance requirements of the Association and/or City of Carrollton which currently are that for any tree all limbs must be at a height no lower than 12 feet from the street or alley nor lower than 7 feet from the sidewalk
- Trees that satisfy these requirements include (but may not be limited to): Red Oak, Water Oak, Bur Oak, Chinquapin Oak, Lacebark Elm, Pecan.

### Non-Compliant Trees.

In some cases, homes currently have a street or alley tree that is not of the approved type (most typically some homes have Bradford Pear trees which have a short life span and are prone to storm damage). Homes with these tree types are currently not in compliance despite the fact that the original developer allowed them in violation of requirements. In such circumstances where a home has a non-compliant tree type, the homeowner may plant an additional tree of the approved variety with a minimum container size of 5 gallons; the goal being that the additional approved tree will grow to the larger minimum size by the time that the existing non-compliant tree dies or otherwise requires replacement.