

Tree Maintenance/Replacement Responsibility

This is a reminder that most of the trees in the alley are located within the boundaries of the homeowner's lot (even if they are outside the fence). Most lots extend beyond the fence and to the end at the alley drive lane. Refer to your settlement documents that were provided to you at the closing of your home. If you can't locate that paperwork, you can view your property lines online through either the Rockville GIS website (<http://rockvillemd.maps.arcgis.com>) and clicking on the Parcel Information map or by visiting the State's plats.net website. Once you determine your property boundaries, you will gain a clear picture of who is responsible for the tree. In some cases, there may be a shared responsibility between neighbors for trees. If you need any help in reviewing your plat, please feel free to contact the management office at management@kingfarm.org and we will assist you.

When you are reviewing your landscaping, please be sure to check the trees in the **front and rear (in the alley)** of the home. King Farm is aging, and a lot of plant material and trees throughout the community are in decline. In the front of homes, please consider removing trees if the curb trees are shading the tree in your lot. The overcrowding of trees looks unkempt, reduces the shaded tree's ability to thrive, shades the grass, and creates additional mold and mildew to clean from the home. Refer to [Equity Resolution\(s\) #1 and #6](#) regarding tree replacements. Additional information can be found in the [Architectural Design Guide](#).

In the rear of the home, King Farm has mulched and trimmed trees hanging into the alley drive lanes, but homeowners are ultimately responsible for the maintenance and replacement and installation of the trees (if the trees are within the homeowner lot). Homeowners are liable for any damage or injury caused by falling branches from trees on their lot. Many of the trees are significant in size now, so it is important to check the condition of the trees. While reviewing trees throughout the community, evidence of emerald ash borers and other conditions were sited. **An independent consultant provided 3 options for alley tree replacements: Green Vase Zelkova, Armstrong Maple, or Ginko.** If you select one of these trees or another species, please review the space constraints and environmental conditions to ensure the replacement will thrive.

Per Equity Resolution #1, no live trees with a diameter more than four inches, measured twelve inches above the ground, nor flowering trees more than two inches similarly measured may be removed from a Lot without application to and approval by the Community Architect and the ADT. Trees removed shall be replaced with the same type of tree or with an alternate tree or shrub group which requires an application to and approval by the Community Architect and the ADT. **Removal of live tree more than 4 inches in diameter require a [design review application](#).**

Please take a moment to review the information regarding tree replacements. If you have questions, please contact Management via email at management@kingfarm.org or by calling 301-987-0122.