



CROSSWATER OWNERS' ASSOCIATION

COMMUNITY STANDARDS FOR LADDER FUEL REDUCTION TREE REMOVAL OR ALTERATION

**Adopted by the Board of Directors
Revisions Approved by the Board of Directors, April 23, 2013**

INTRODUCTION

A major factor impacting forest health is the buildup and accumulation of combustible materials, referred to as "fuel loading." Heavy accumulations of fuels create a serious fire risk in any forested environment. In a pristine forest, wildfires perform the cleansing task. However, in an urban forest environment such as Crosswater, burning (controlled or otherwise) becomes impractical and dangerous.

Alternatives to burning are necessary to keep fuel loading at an acceptable level to encourage forest health, preserve wildlife habitat and create aesthetically pleasing urban forest communities. Manual removal, clearing and thinning, although labor intensive, is highly effective when applied throughout the community. Chipping the debris on-site benefits our porous soils by allowing it to hold more water and nutrients. Even better is mulching or composting the removed fuels to be reused, providing valuable soil amendment. This Ladder Fuels Reduction Plan establishes guidelines, which apply to all common and private property throughout Crosswater, including Osprey Pointe common and limited common areas.

Additionally this plan addresses the removal of hazard or healthy trees or the alteration of any trees in Crosswater and the necessary permits required for this.

The Board of Directors has elected to impose stiff fines and penalties for non-compliance with these standards.

APPLICATION

- 1.0 To maintain a balance between the urban community and forest environment, and to enforce compliance with the Oregon Forestland-Urban Interface Fire Protection Act of 1997, for all Crosswater property, the Crosswater Owners' Association sets forth and adopts the following criteria for the removal of vegetation from all common area and private property.
 - 1.1 The Crosswater Board of Directors is responsible for the implementation of this plan on common areas and private property, including Osprey Pointe and the Golf Course. All common areas shall be inspected on a periodic basis for compliance with the criteria contained herein
 - 1.2 The individual property owners and the owner of the Golf Course are responsible

for the removal of ladder fuels on their own private property. All private property shall be inspected by the Board of Directors or the Association Manager, on a periodic basis, for compliance with the criteria contained herein.

PERMITTING

- 2.0 **Owners are required to obtain a permit to remove from their lot:**
- Any tree more than 2 feet in height or with a trunk greater than 2 inches in diameter.
 - Any live part of any tree more than 2 feet above the ground.
 - Any seedlings over 2 feet in height.
 - Any vegetation other than the above stated trees on their private property beyond a fifteen (15) foot firebreak around their structure.

Permits may be obtained from the Association Office at no cost.

No permit is required to remove seedlings under 2 feet in height with trunks less than 2 inches in diameter or vegetation within 15 feet of approved structures. Owners are required to remove hazard trees, identified by the Association as hazards.

- 2.1 As part of the permitting process, an onsite evaluation will be made by the Association Manager or Environmental Committee representative before a permit is issued. Post site inspections will be made on a random basis and upon request.
- 2.2 Permits are valid for 120 days from the date of issue. The Association Manager may grant extensions upon request.
- 2.3 A Special Ladder Fuel Reduction Permit will be issued to Crosswater approved contractors to assist owners who decide to use a private contractor for compliance work on their property.
- 2.4 Permits are not required for pruning and maintenance of non-native ornamental trees or shrubs.

PRIVATE LOTS

VEGETATION REMOVAL CRITERIA

- 3.1 The individual property owners are responsible for the Ladder Fuel Reduction on their own private property. Permits are required as is stated in Section 2.0.
- 3.2 The Board of Directors shall determine the amount of bitterbrush to be removed on a site-specific analysis. In general, bitterbrush shall be cleared to leave an average of not more than 30% coverage and to three (3) feet beyond the drip line of the tree branches. All dead bitterbrush will be removed.
- 3.3 Concentrations of bitterbrush are desirable for wild animal habitat, dust and weed control as well as aesthetics. These plants have proven effective in protecting roadway

and pathway easements from damage, providing effective barriers to cyclists, pedestrians and motor vehicles. At the discretion of the Board of Directors, stands of bitterbrush shall be left where they will not contribute to fire spreading into the forest crown.

- 3.4 Other native plants, such as wax currant, Manzanita and rabbit brush shall be preserved.
- 3.5 In general lodge poles should be thinned to a minimum of nine (9) feet to reduce fire danger, spread of disease and pests, and to promote healthier tree growth. Trees may be thinned to a wider separation only at the direction or approval of the Board of Directors. Trees should be cut so as to leave a stump no higher than two inches above the ground level.
- 3.6 On trees taller than twenty (20) feet, live limbs should be pruned to random heights, to a minimum of three (3) feet and to a maximum of six (6) feet above the ground (to a height where the pruner can reach the limbs from ground level). Dead tree branches shall be trimmed up to at least six (6) feet.
- 3.7 For trees shorter than twenty (20) feet, dead limbs must be removed and the removal of live limbs is encouraged. Live limbs should be pruned to random heights above ground level, but not to exceed 25% of the height of the tree.
- 3.8 Lodge poles where the base of the trunk is three (3) inches in diameter or less shall be thinned to a distance between six (6) and nine (9) feet.
- 3.9 Trees larger than three (3) inches in diameter at the base of the trunk should be thinned to nine (9) feet. Larger trees may be thinned to a wider separation, only at the discretion of the Board of Directors. Trees should be cut so as to leave a stump no higher than two (2) inches above the ground level.
- 3.10 All lodge pole seedlings growing into the canopies of larger trees shall be removed.
- 3.11 The removal of ponderosa pines is permitted only when the Board of Directors confirms a tree is diseased, a hazard, located in an overcrowded condition or under the canopy of a larger ponderosa. When thinning lodge poles around a ponderosa, consideration may be given to spacing greater than nine (9) feet.
- 3.12 Bitterbrush and all limbs and debris from felled trees shall be disposed of by chipping in-place and spreading the chips in the area or by hauling off-site to a composting or other appropriate disposal facility.
- 3.13 **At no time will any property owner or contractor ever “top” a tree, regardless of its size or location.**
- 3.14 **At no time will a property owner alter or remove a tree from the common areas or golf course open area**
- 3.15 From time to time the Board of Directors, with the help of an outside contractor may designate certain trees as hazard trees. Trees will be considered a hazard if they have one or more defects that will cause them to fall during high winds and if they do fall they pose a hazard to a building, roadway or person. These trees will be immediately removed at the expense of the property owner.

PENALTIES FOR NON-COMPLIANCE

- 4.0 The Board of Directors, at its discretion may impose penalties or fines for non-compliance with the Community Wide Standards for Ladder Fuel Reduction, in accordance with the Crosswater Convents, Conditions and Restrictions as well as those outlined below.
- 4.1 The Board may impose up to a \$10,000 fine for the removal of any vegetation by a property owner without the necessary permits.
- 4.2 The Board may impose up to a \$10, 000 fine per tree for the removal of any tree or any part of a tree under six (6) inches in diameter and up to a \$20,000 fine per tree for the removal of any tree or any part of a tree over six (6) inches in diameter on any Common Area or private property, without the prior, written authorization of the Board of Directors. Additionally, at the discretion of the Board of Directors, removed or altered trees must be replaced and cared for as designated by the Board of Directors or the Association Manager, at the owners expense, with a ponderosa at least 10 feet in height or if a tree larger than 10 feet was removed, it must be replaced with one the same diameter and height as the removed tree.

COMMON AREAS AND GOLF COURSE OPEN AREAS

VEGETATION REMOVAL CRITERIA

- 5.0 The Board of Directors is responsible for Ladder Fuel Reduction on the common areas. The Crosswater Golf Course is responsible for the Ladder Fuel Reduction in the Golf Course open spaces.
- 5.1 The Board of Directors shall determine the amount of bitterbrush to be removed on a site-specific analysis. In general, bitterbrush shall be cleared to leave an average of not more than 30% coverage and to three (3) feet beyond the drip line of the tree branches. Any dead bitterbrush will be removed.
- 5.2 Concentrations of bitterbrush are desirable for wild animal habitat, dust and weed control as well as aesthetics. These plants have proven effective in protecting roadway and pathway easements from damage, providing effective barriers to cyclists, pedestrians and motor vehicles. At the discretion of the Board of Directors, stands of bitterbrush shall be left where they will not contribute to fire spreading into the forest crown.
- 5.3 Other native plants, such as wax currant, Manzanita and rabbit brush shall be preserved.
- 5.4 In general lodge poles should be thinned to a minimum of nine (9) feet to reduce fire danger, spread of disease and pests, and to promote healthier tree growth. Trees may be thinned to a wider separation only at the direction or approval of the Board of Directors. Trees should be cut so as to leave a stump no higher than two inches above the ground level.
- 5.5 On trees taller than twenty (20) feet, live limbs should be pruned to random heights, to a minimum of three (3) feet and to a maximum of six (6) feet above the ground (to a height

where the pruner can reach the limbs from ground level). Dead tree branches shall be trimmed up to at least six (6) feet.

- 5.6 For trees shorter than twenty (20) feet, dead limbs must be removed and the removal of live limbs is encouraged. Live limbs should be pruned to random heights above ground level, but not to exceed 25% of the height of the tree.
- 5.7 Lodge poles where the base of the trunk is three (3) inches in diameter or less shall be thinned to a distance between six (6) to nine (9) feet.
- 5.8 Trees larger than three (3) inches in diameter or more at the base of the trunk should be thinned to a minimum of nine (9) feet. Larger trees may be thinned to a wider separation at the discretion of the Board of Directors. Trees should be cut so as to leave a stump no higher than two (2) inches above the ground level.
- 5.9 All lodge pole seedlings growing into the canopies of larger trees shall be removed.
- 5.10 The removal of ponderosa pines is permitted only when the Board of Directors confirms a tree is diseased, a hazard, located in an overcrowded condition or under the canopy of a larger ponderosa. When thinning trees around a ponderosa, consideration shall be given to spacing greater than the minimum nine (9) feet.
- 5.11 Bitterbrush and all limbs and debris from felled trees shall be disposed of by chipping in-place and spreading the chips in the area or by hauling off-site to an appropriate composting or disposal facility.
- 5.12 The Board of Directors may designate standing or fallen trunks and stumps of large old trees to be left in place for wildlife or to decay as a nutrient.
- 5.13 Meadow areas and existing open areas located in the common areas and in the Golf Course open spaces will be maintained as open areas. Accordingly all lodge pole seedlings and bitterbrush that spreads into these areas will be removed. At the discretion of the Board existing trees of more than four (4) inches in diameter at the base of the trunk or 10 feet in height may be considered ***Old Growth*** and will remain in these areas.

The Board of Directors is responsible for maintaining the meadows and open areas in the common areas. The Crosswater Golf Course is responsible for maintaining the meadows and open areas in the Golf Course open spaces. These areas are noted on the site plan of Crosswater.
- 5.14 Specific wildlife refuges will be maintained without the disturbance of any vegetation. These areas are noted on the site plan of Crosswater.
- 5.15 The Board of Directors may designate specific areas as ***Screening Areas*** where the spacing of trees will be maintained to provide as much visual screening as possible while maintaining fire safety. These areas are noted on the site plan of Crosswater.
- 5.16 The Board of Directors may designate specific areas as ***Fire Break Perimeters*** where trees within a 30-foot boundary of the property lines may be thinned to 15 foot spacing.

- 5.17 The Board of Directors may designate standing or fallen trunks and stumps of large old trees to be left in place for wildlife or to decay as a nutrient.

Crosswater Ladder Fuel Standard Designations

- Maintained Open Areas
- Maintained wild life refuges
- Maintained screening
- Maintained fire break perimeters

Forest thinned to 6-9 foot spacing between trees. No more the 30% coverage of bitterbrush

TRACT OWNERSHIP		
TRACT	ACRES	OWNER
Tract A	5.37	Deschutes County (right-of-way)
Tract B	12.11	Crosswater Owners Association, Inc.
Tract C	10.96	Crosswater Development, LLC
Tract D	4.93	Crosswater Owners Association, Inc.
Tract E	0.08	Deschutes County (right-of-way)
Tract F	2.47	Sunriver Water, LLC
Tract G	9.87	Crosswater Owners Association, Inc.
Tract H	24.40	Crosswater Development, LLC
Tract I	38.28	Crosswater Owners Association, Inc.
Tract J	199.47	Crosswater Development, LLC
Tract K	0.42	Crosswater Owners Association, Inc.
Tract L	52.12	Crosswater Development, LLC
Tract M	12.31	Crosswater Owners Association, Inc.
Tract N	6.01	Crosswater Owners Association, Inc.
Tract O	103.67	Crosswater Development, LLC
Tract P	10.80	Crosswater Marketing, LLC
Tract Q	5.30	Crosswater Owners Association, Inc.
Tract R	1.65	Crosswater Owners Association, Inc.
Tract S	8.47	Crosswater Development, LLC
Tract T	0.10	Osprey Point Owners Association
Tract U	0.38	Crosswater Owners Association, Inc.
UNPLATTED PARCEL No.1	0.95	Part of Morgan Properties East of South Century Drive
UNPLATTED PARCEL No.2	0.56	Crosswater Development, LLC
MONUMENT TRACT	0.05	Osprey Point Owners Association
PRIVATE ROADS EMERGENCY ACCESS	N/A	Crosswater Owners Association, Inc.

- Bold text indicates proposed property transfers
- Formally Crosswater Marketing, LLC, proposed transfer to Crosswater Owners Association, Inc.
 - Formally owned by Crosswater Marketing, LLC, or Crosswater Development, LLC, proposed transfer to Crosswater Owners Association, Inc.
 - Formally Osprey Point Marketing, LLC, proposed transfer to Osprey Point Owners Association, Inc.

Note:

This base map was originally created by David Evans and Associates for Crosswater Development and Marketing LLC to show Crosswater features, final lots, and tracts. W&H Pacific is using this base map with the permission of David Evans and Associates and Crosswater Development LLC to show changes in lot and tract acreage and ownership, only. All base mapping of Crosswater features including lots, tracts, contours, wetlands, flood plain limits, golf course, landscape management overlay, and utilities have not been reviewed or in any way been verified by W&H Pacific. This map is only an approximate geographical representation of Crosswater and its features to help locate the existing lots and tracts and to illustrate ownership information.

CONDOMINIUMS:

OSPREY POINTE UNITS
NUMBERED 1-23

LOTS:

CROSSWATER PHASES 1 & 2
LOTS 1 THRU 51

CROSSWATER PHASE 3
LOTS 52 THRU 87

CANOE CAMP
LOTS ONE THRU SEVEN

UTILITIES:

WATER - SUNRIVER WATER LLC
SEWER - SUNRIVER ENVIRONMENTAL, LLC
POWER - MIDSTATE ELECTRIC CO-OP
TELEPHONE - U. S. A. ST
GAS - CASCADE NATURAL GAS CORP.
FIRE PROTECTION - L/PINE RURAL FIRE DEPT.
SCHOOL DISTRICT - BEND-LAPINE SCHOOLS
TELEVISION CABLE - CHAMBERS CABLE-SUNRIVER

NOTES:

ROADS ARE PRIVATE WAYS. RIGHT OF WAYS
ARE 35.0 FEET IN WIDTH.

PRIVATE ROADS ARE MAINTAINED BY
OWNERS ASSOCIATION.

DEED RESTRICTIONS AND PROTECTIVE
COVENANTS INDEPENDENT OF SUNRIVER
APPLY TO THIS DEVELOPMENT, INCLUDING,
BUT NOT LIMITED TO, CONDITIONS MADE
A PART OF VARIOUS LAND USE APPROVALS.

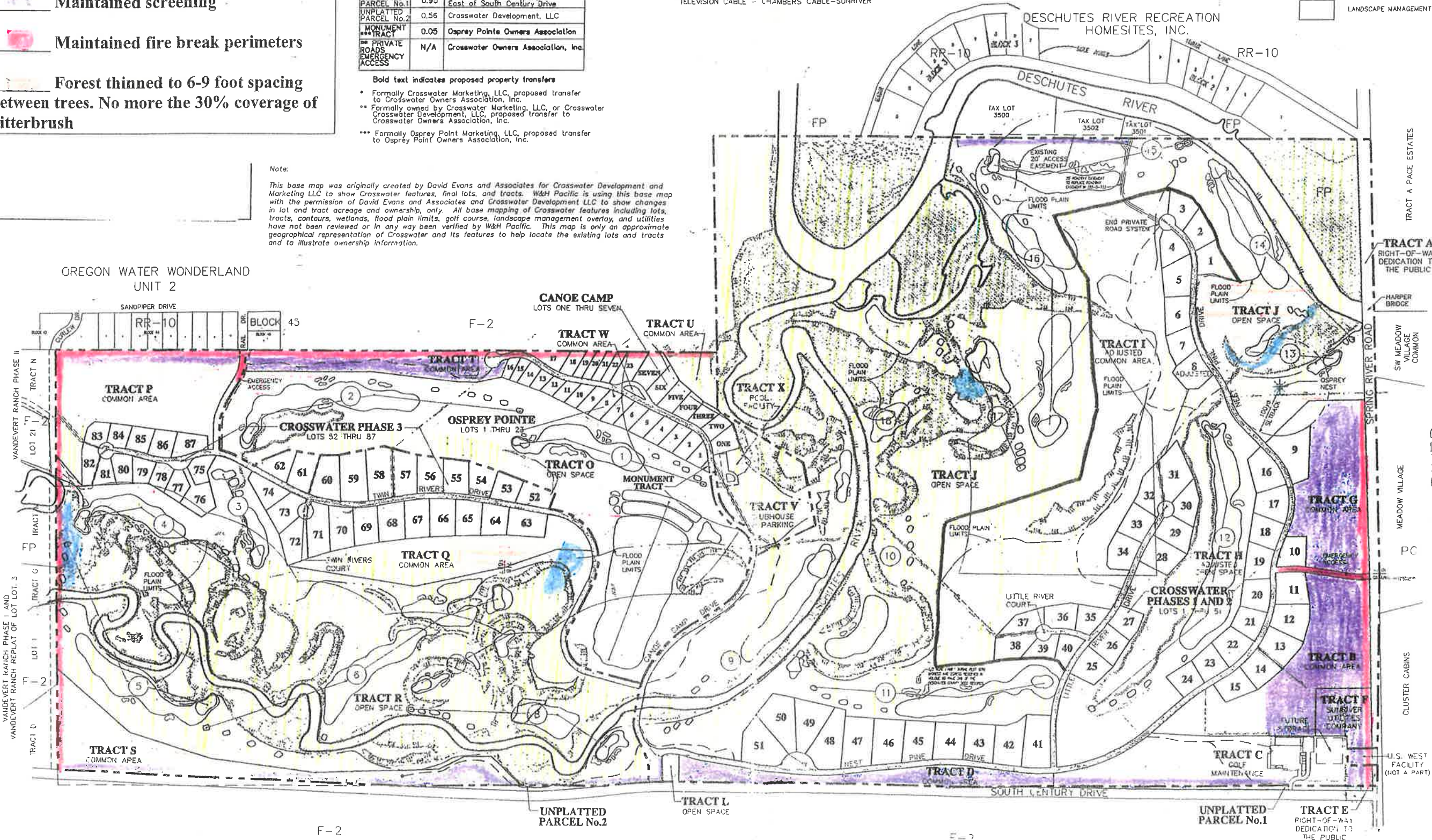
LOT SETBACKS:

30' FRONT YARD SETBACK
15' SIDE YARD SETBACK
25' REAR YARD SETBACK
CROSSWATER DESIGN GUIDELINES
ARE MORE RESTRICTIVE

LEGEND

- PHASE BOUNDARIES
- 1/16 LINE
- BIKE PATHS
- APPROXIMATE LIMIT OF 100 YEAR
FLOOD PLAIN - ARROW AND TEXT IS
ON FLOOD PLAIN SIDE OF THIS LINE
- SEWER LINE
- PRESSURE SEWER LINE
- WATER LINE
- WETLANDS
- FP FLOOD PLAIN ZONING
- F-2 FOREST
- CONTOURS USGS SEA LEVEL DATUM
- ADDITIONAL WETLANDS INCLUDED IN
CONSERVATION EASEMENT TO
DESCHUTES COUNTY
- LANDSCAPE MANAGEMENT OVERLAY

SCALE: 1"=300'
APRIL 8, 1999



CROSSWATER PROPERTY OWNERSHIP MAP FINAL LOTS AND TRACTS

DESIGNED BY: JEF	CHECKED BY: JEF	APPROVED BY: JEF
DRAWN BY: RH	REVISED BY: JEF	DATE: 4/8/99
DATE: 4/8/99	DATE: 4/8/99	DATE: 4/8/99

SHEET

1.0

W&H
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PROJECT NO. 02-2343-0002
DRAWING FILE NAME: 2343COPM.dwg

SCALE: 1"=300'

SUNRIVER/DESCHUTES CO.