



North Carroll Farms Homeowners
Association PO Box 367
Hampstead MD 21074
northcarrollfarmshoa@gmail.com

Dear Homeowner,

This letter is being sent to every member of our community whose property borders HOA common land and more importantly our Forest Conservation Areas.

During the approval stage of our community, the builder committed to providing Forest Conservation Areas on some of our common area, in order to meet the requirements of the Carroll County Forest Conservation Ordinance passed in December 1992. The purpose of this ordinance is to minimize the loss of trees and forest during and following the land development process in accordance with the State of Maryland Forest Conservation Act.

Carroll County Bureau of resource Management has produced a brochure titled "Forest Conservation Easements" (http://ccgovernment.carr.org/ccg/resmgmt/fce_broch.pdf) that outlines what can and cannot be done in Forest Conservation Areas.

Allowed Activities:

- Removal of hazardous trees (HOA's responsibility)
- Passive activities such as sitting areas, herb and wild flowers gardens are permitted only if understory vegetation is not removed or damaged.
- Removal of dead tree branches and the general clean-up of dead debris are allowed.

NOT Allowed Activities:

- Removal of vegetation other than noted above in **not allowed**. All other plants in the woodlands shall remain undisturbed, in perpetuity, in all designated Forest Conservation Areas.
- The removal of stumps, leaf litter, and/or other plants in the understory is **not allowed**.
- Seeding with grass is **not allowed**
- Sheds, garages and other permanent or semi-permanent structures are **not allowed** within the limits of a designated Forest Conservation area.
- Activities that adversely impact the health, structure, or integrity of a designated Forest Preservation Area, including but not limited to active recreational activities requiring the placement of playground equipment, paving for basketball or tennis courts, swimming pools etc. are **not allowed**.

For simplicity, your HOA requests that you:

- **Leave the soil and plants undisturbed:** No dumping, digging, planting or building of any kind.
- **Leave the trees undisturbed:** No cutting or clearing of trees or vegetation.
- Follow the old naturalist adage to: **“Take only pictures; leave only footprints”**.

We appreciate your cooperation for following rules of the Forrest Conservation of 1992. If these rules are violated, the community and those individuals responsible could/will have to pay hefty fines. This is something none of us wants to happen.

Thank you in advance for your cooperation.

North Carroll Farms HOA Board of Directors.

HOW TO CONDUCT ALLOWED ACTIVITIES

1. A Licensed Tree Expert shall perform any trimming and one can be found in the local phone directory or at <http://dirweb.dnr.state.md.us/forests/flists/treetexpert.html>
2. Tree removals shall be done by cutting the tree at ground level (within 3 inches of existing grade) with hand-held equipment and leaving the stump in place. Stump grinding or stump removal is not permitted.
3. The surrounding vegetation should not be disturbed or removed unless that vegetation is an exotic and invasive species as listed in this notice.
4. All tree and vegetation removal shall be done with hand-held equipment not wheeled or tracked equipment that is indiscriminant with respect to individual plants. The work shall be done in accordance with ANSI A-300 standards for trimming and pruning woody vegetation.

LIST OF EXOTIC AND INVASIVE PLANT SPECIES

Some of the more common exotic and invasive species that may be controlled and/or removed are noted below. See www.dnr.state.md.us/wildlife/genlists.asp and www.mdffa.org/Publications/Invasives.htm for a more comprehensive list of exotic and invasive species list.

Herbaceous
Giant reed, Japanese knotweed, Common reed, Japanese knotweed, Crown-vetch, Phragmites, Mile-a-minute vine, Lesser celandine

Vines
Porcelain berry, Oriental bittersweet, Cinnamon vine, Japanese honeysuckle
Climbing euonymus, wintercreeper, Kudzu, English ivy, Periwinkle, Wisteria

Shrubs
Japanese borberry, Russian olive, Autumn olive, Winged euonymus, Privet Bush, honeysuckles, Bamboo, Common buckthorn, European buckthorn, Balloonberry, Multiflora rose, Winceberry, Japanese spirea, Strawberry-raspberry, Corallberry

Trees
Norway maple, Tree of heaven, White mulberry, Empress Tree, Sweet cherry,

Native species that may be controlled within 75 feet of a woodland edge
Poison Ivy, Greenhler, Blackberry

DEFINITIONS

Exotic and Invasive Vegetation: Plant species that are not native to the region in which they are located and can displace native species thus changing the structure and composition of native plant communities.

Forest or Woodland: A biological community dominated by trees and other woody plants covering a land area of 40,000 square feet or greater.

Hazardous Tree: A tree that has an existing condition which would lead a knowledgeable person trained in the field of arboriculture to believe that the specific condition could result in the tree or a portion of the tree falling and striking a structure or activity area (target), thus, threatening property damage and/or injury.

Tree: A large, woody plant having one or several self-supporting stems or trunks and numerous branches that reach a height of at least twenty feet of maturity.

Understory: Plants growing in association with large trees in a woodland. The understory includes the natural community of plants that include trees, shrubs and forbs that grow under the shaded canopy of larger trees.

Woody Vegetation: Plants with persistent stems lasting more than one year and increasing in diameter annually.
Forest Conservation Area: An area of existing woodland, reforestation or afforestation that has been specifically identified for protection or restoration on an approved Forest Conservation Plan, in order to satisfy the requirements of the Carroll County Forest Conservation Ordinance.

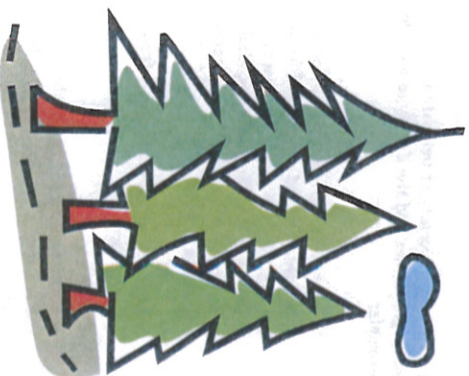


[CUSTOMER NAME]

Carroll County
Bureau of Resource Management
225 N. Center Street
Westminster, MD 21157

Forest Conservation Easements

Carroll County
Department of Planning
Bureau of Resource
Management



Phone: 410-386-2133 or 410-386-2210
E-mail Address: genjles@ccg.carr.org

For the Homeowner

This is to provide you with information regarding the Forest Conservation Areas on your property.

During the plan approval stage for your home, the builder committed to providing Forest Conservation Areas on your property, in order to meet the requirements of the Carroll County Forest Conservation Ordinance passed in December 1992. The purpose of this ordinance is to minimize the loss of trees and forests during and following the land development process, in accordance with the State of Maryland Forest Conservation Act.

Forests provide a variety of benefits to individual properties and the County as a whole, for example:

- Increases property value. Studies have shown that wooded areas add \$5,000 to \$10,000 to the value of a property. The added value is higher where wooded areas are adjacent to other protected areas of woodlands.
- Provides privacy and screening from other properties.
- Reduces heating and cooling bills by shading a home and/or blocking the wind.
- Provides more livable communities
- Provides habitat for wildlife.

The forests on your land contribute to overall countywide benefits and, as such, are preserved for your benefit and for the long-term benefits provided to the larger community and the Chesapeake Bay.

Since you have a forest conservation area on your property, please be aware that this area may be existing forest or newly planted trees.

What can and cannot occur in a Forest Conservation Area? The following information is provided as guidance.

Allowed Activities:

- Removal of hazardous trees (see definitions) is allowed without written authorization. See below for the required documentation.
- Removal of exotic and invasive vegetation is allowed without written authorization. See the list of exotic and invasive vegetation provided and the required documentation.
- Passive activities such as herb gardens, sitting areas, and wildflower gardens are permitted only if understory vegetation is not removed.
- Removal of dead branches and the general clean-up of dead debris are allowed.

Not Allowed Activities:

- Removal of vegetation other than that noted above is not allowed. All of the other plants in the woodlands shall remain undisturbed, in perpetuity, in all designated Forest Conservation Areas.
- The removal of stumps, leaf litter, and/or removal of other plants in the understory is not allowed.

3. Seeding Forest Conservation Areas with grass seed are not allowed.

4. Sheds, garages, large fountains, and other permanent or semi-permanent structures are not allowed within the limits of a designated Forest Conservation Area.

5. Activities that adversely impact the health, structure or integrity of a designated Forest Conservation Area, including but not limited to active recreational activities requiring the placement of playground equipment, paving for basketball or tennis courts, swimming pools, etc., are not allowed.

DOCUMENTATION REQUIRED FOR ALLOWED ACTIVITIES

For Hazardous Trees:

- Photos that clearly demonstrate the hazardous tree(s), and that show the location of the trees with respect to potential targets.
- If photos do not clearly demonstrate the hazardous condition, a brief report or statement, prepared by a Maryland Licensed Tree Expert and/or a Certified Arborist, signed and dated, that identifies the location of the hazardous tree(s), species, size, condition, recommended corrective action and basis for that recommendation for each hazardous tree identified must be obtained.
- If the property is located within the municipal limits of an incorporated town, a Homeowners Association, or if there are covenants on the property that prohibit the cutting of trees, permission from the appropriate organizations may be required before proceeding with any work.

For Exotic and Invasive Vegetation:

- Before and after photos of the exotic and invasive vegetation that reflect the area in detail and clearly show the species present are required. If you are not certain how to identify exotic or invasive species, seek professional assistance.

For both activities:

After the above documentation has been prepared, a copy of the documentation should be sent to the Carroll County Bureau of Resource Management for inclusion in the official Forest Conservation files for the property. If there are any active building or grading permits for the property, it is the property owner's responsibility to coordinate any tree or vegetation removal with the Carroll County Bureau of Resource Management Environmental Inspection Service at 410-386-2210.

