




Golden Bear Patio HOA  
Austrian Pine Tree Replacement Guideline  
As Of 03/16/2016

In the vast majority of lots throughout the Golden Bear Patio Community, the developer installed Austrian Pine Trees. Through time, the Austrian Pine Trees have continued to grow, and are now considered to be a nuisance/hazard by some homeowners in the community, whether it be due to the size of the tree, the location of the tree, or the constant shedding of needles. Complete removal/replacement of the Austrian Pine Trees by the HOA is a very costly endeavor, that the HOA just does not have the ability to fund. For those homeowners who would like to remove and replace their Austrian Pine Tree, the following list of tree species is being suggested as possible alternatives. All trees on the following list are evergreens, so they will continue to provide a contrast of color throughout the winter months, but these trees are much more suited for the smaller front yard throughout the Golden Bear Patio Community. The trees would be considerably smaller at their mature size, and be more in line with a "Christmas Tree" appearance, as opposed to the mountain pine tree appearance of the Austrian Pine Tree. Any homeowner who wishes to remove and replace their Austrian Pine Tree must first submit a DRC Application for review, and is suggested to use one of the following tree species:

1. Spartan Juniper 

2. Woodward Juniper 

3. Tannenbaum Mugo 

4. Fat Albert 

5. Sky Rocket Juniper 

6. Spearmint Juniper 

Other tree species will be considered, this list is just an example of evergreen species that are intended to be smaller than the Austrian Pine Trees, and would be a more appropriate evergreen species for the front yards within the Golden Bear Patio HOA.