

I'On Tree Removal / Replacement Policy

NEIGHBORHOOD CONCEPT

- To build an exemplary model for the State of South Carolina which arouses her citizenry to restore and improve upon her planning and architectural traditions in order that her built environment be enhanced, and her natural environment conserved for the benefit of ourselves and future generations. *I'On Founder's Declaration (1998)*
- Appropriate landscaping, including trees and their canopies, are a critical component of the overall look, feel, and beauty of I'On.
- Streets are built as outdoor rooms where the paving and ground is the floor, the fronts of the buildings are the walls, and the trees are preserved and planted in a way that allows their canopy to grow and form the ceiling for the outdoor room.
- Preserving and maintaining I'On's existing trees and replacing aging trees maintains the neighborhood tree canopy in perpetuity.

These Design Guidelines are in addition to, and do not replace, the Town of Mount Pleasant Tree Protection Ordinance (CMB Code Section 156.220-231). Prior to performing any tree-related activity in I'On, all Town of Mount Pleasant licensing, affidavits and permit requirements must be fulfilled.

GUIDELINES

- The IDC, in coordination with the HOA, is charged with preserving the natural tree canopy of I'On.
- A Tree Removal Application is required to be presented to the IDC before any tree removal over **6" Diameter at Breast Height (DBH)** (19" in circumference) is conducted.
- When submitting a tree removal application, the tree(s) location, size, species, health and supporting photographs must be provided. The IDC recommends engaging a certified arborist for all tree removals.
- All tree removals over **6" DBH** (19" in circumference) must have permission of the IDC.
- Residents must seek and obtain approval from the Assembly and provide the Assembly with a written notice of intent to hazard prune trees located in the right-of-way. Please refer to the 2020 Tree Trim Policy.
- Lots may not be clear cut.
- The I'On IDC reserves the right to deny any tree removal.
- Refer to page 32 of the I'On Design Committee Architectural & Landscape Guidelines, Procedures, and Policies for a complete list of recommended plant material.

Approval to remove any tree must be given by the IDC prior to removal. Trees may be removed only for the following reasons, or for additional reasons at the sole discretion of the IDC:

- Trees that are hazardous
- Diseased or infectious trees and trees in decline as certified by tree arborist or other tree professional.
- Trees or their root systems causing visible damage or that may cause damage to structures, underground utility lines, and/or areas used for pedestrian and/or vehicular traffic.
- Trees, after proper pruning, which cause safety-related problems.
- At the request of the homeowner, if required fees and mitigation are met, and with approval of the IDC.
- Emergency removal may be necessary for fallen or damaged trees such as a tornado, hurricane, ice storm, flood, or any other act of nature. It is the homeowner's responsibility to document with photos of the fallen tree. The DBH, location, and type of tree species must be documented and submitted to the IDC for recording purposes.

TREE PRUNING

- Dead limbs on a homeowner's property can be removed at any time, but no more than 25% of the live crown can be removed in any given year.
- The topping of trees, including crepe myrtles, is not an acceptable practice. Over-pruning can cause damage to a tree, even destabilizing it.

REPLACEMENT AND MITIGATION

- Homeowners must replace or mitigate all trees greater than **6" DBH** (19" in circumference) that are approved for removal with the guidance of the I'On Tree Replacement Table, with final approval and at the sole discretion of the IDC.
- **Tree Replacement and Mitigation is per the approval of the IDC and will be reviewed on a case-by-case basis.**
- Replacement trees must be one of the species provided in the canopy tree list. See appendix for a recommended list of Large Canopy Trees.
- The type of species to replace the tree is determined by the IDC with the Homeowner with the IDC having the final determination.
- While the preference is for replacement trees to be planted on the homeowner's property, the IDC recognizes that not all homesites can accommodate replacement trees.
- In lieu of this, the homeowner may pay a determined fee to the I'On Tree Fund. ROW planting may be considered with HOA and Town of Mount Pleasant approval.
- This money shall be put into a special account managed by the HOA for the replacement and maintenance of I'Ons neighborhood trees and public plantings.

REPLACEMENT TABLE

- The following **REPLACEMENT TABLE** takes into account the quality/health rating of the tree being removed and will be used by the IDC as a reference in determining required tree replacement or mitigation.
- Trees that are approved for removal by the IDC, are required to be replaced on the homeowner's property, as follows:

Species	Percent to Replace			
	Health Rating	Good	Fair	Poor
Live Oak, Bald Cypress, American Beech, Gingko, American Holly, Southern Magnolia, Sweetbay Magnolia, Tupelo, Chinese Pistache, White Oak, Willow Oak, Overcup Oak, Chestnut Oak, Eastern Red Cedar		50%	50%	25%
Persimmon, Ash species, Hickory species, Tulip Poplar, Sycamore, Swamp White Oak, Scarlet Oak, Southern Red Oak, Shumard Oak, Post Oak, Laurel Oak, Pecan		50%	50%	25%
Callery Pear varieties, Mimosa, Chinaberry, Chinese Tallow, Camphor tree, White Poplar, Mulberry, Leyland Cypress		0%	0%	0%

How to use the Tree Replacement Table:

Example: Red Oak tree is 6" DBH and of Good Quality Health Rating, then the replacement tree will need to be $6'' \times .50 = 3''$. The replacement tree is required to be 3" caliper inches.

TREE PROTECTION - TOWN OF MOUNT PLEASANT

In the Town of Mount Pleasant certain trees that are 16" DBH or greater are protected and require approval for removal. Trees with a diameter of 24" or greater are considered historic and approval from the TOMP Board of Zoning Appeals may be required prior to removal. Consult the Town of [Mount Pleasant Tree Guide](#) for more information.

I'ON TREE FUND MITIGATION REQUIREMENTS:

- In addition to the Town of Mount Pleasant tree mitigation fund, I'On IDC requires mitigation that is put toward the I'On tree fund.
- All tree mitigation or replacement plans along with a letter from the Town of Mount Pleasant must be submitted to I'On IDC and must utilize a current survey. The plans must indicate the location of all trees proposed for removal in addition to the location of all replacement trees.
- The Tree Replacement List should be used to select replacement trees. Removal of live oaks, magnolias, red cedars and pecans must be replaced with trees from the IDC preferred list.
- A one inch for one inch replacement is required for trees greater than 6" DBH. Replacement trees must be a minimum of 3" DBH and 10'-12' high at planting. If the IDC determines a homeowner's property cannot accommodate replacement trees, then mitigation may be paid to the I'On Tree Fund at fair market value, with a minimum of \$100 per DBH inch, at the discretion of the IDC.

Sabal and Washington palms may be mitigated at a minimum of \$100 per palm. These rates are subject to be adjusted as market rates fluctuate.

- The I'ON IDC uses the replacement table and the arborist report to take into consideration and evaluate the current health of the trees when considering inches required to be mitigated.

HOW TO MEASURE A TREE

- Tree sizes are determined by measuring the number of inches at diameter breast height (DBH).
- To measure DBH, you will need a loose tape measure and begin by measuring 4 ½ feet from the ground up the tree. From the 4 ½ foot mark, wrap the tape measure around the tree to measure the circumference. Finally, take the circumference and divide by pi (3.1415). The resulting number is the DBH.
- To measure a multi-stem tree; if the tree trunk splits at ground level and does not share a common base, each trunk shall be measured as a separate tree. If a multi-trunk tree splits below the 4 ½ foot mark all trunks 6 inches or larger in diameter at 4 ½ feet shall be measured separately and combined to count as one tree.

DISPUTE

- Determination of a tree's health may require an approved arborist letter and recommendation
- In the event of Homeowner and IDC have different opinion on the health of a tree, the IDC reserves the right to obtain an independent certified arborist report and all costs for inspection, arborist certification, and all other items incurred in regard to this request are to be borne by the Homeowner.

FINES

- If a tree is removed without IDC authorization, this is a violation of the covenants. The violation will go through the Covenants Committee for the unauthorized removal. The minimum amount of the imposed fine for the unauthorized cutting down of a tree(s) is **\$5,000** per tree.
- The IDC may recommend higher fines, depending on the type and size of the tree, to the Covenants Committee and imposed by the Board after recommendation from the Covenants Committee.
- Additionally, the Town of Mount Pleasant may impose larger fines for cutting down trees not approved for removal.

DEFINITIONS

- DIAMETER BREAST HEIGHT (DBH). The diameter of a tree, measured at breast height (4 ½ feet) above the ground. If a tree trunk splits at ground level and does not share a common base, each trunk shall be measured as a separate tree. If a multi-trunk tree splits below the 4 ½ foot mark, all trunks six inches or larger in diameter at 4 ½ feet shall be measured separately and count as one tree.

APPENDIX

Large Canopy Trees

- Pecan (Caray Illinonensis)
 - Chinese Elm* (Ulmus paruiifolia)
 - White Oak (Quercus Alba)
 - Live Oak (Quercus virginiana)
 - Laurel Oak (Quercus)
 - Southern Red Oak* (Quercus falcata)
 - Scarlet Oak* (Quercus coccinea)
 - Red Maple* (Acer rubrum)
 - Tulip Poplar* (Liriodendron tulipifera)
 - Ginkgo (male variety only)* (Ginkgo biloba)
 - Willow Oak* (Quercus phellos)
 - London Planetree* (Platanus acerifolia)
 - Southern Magnolia (Magnolia grandiflora)
- *Appropriate for the use as a street tree.

This is to certify that the Board of Trustees adopted the 'On Tree Removal/Replacement Policy by unanimous consent, effective October 17 2022, until such date as it may be modified, rescinded or revoked.