

TREE GUIDE
Lakes of Savannah South Community Association
April 2025

Purpose:

The primary reason for developing this Tree Guide is to ensure that all Lakes of Savannah South Homeowners are on the same page regarding how to manage the trees in our Community. The stand of trees in and around our Community enhances the appearance of it for every Homeowner, increases the value of each of our individual and neighboring homes and makes the Lakes of Savannah South community more appealing to those who might be our future neighbors.

The LOSS Board of Directors and the Architectural Review Committee get questions from time to time, asking about trees (front-yard trees, street/street-side trees, back-yard trees, foundation plantings, etc.). Often, it's the same questions being asked, and answered by those on the Board and ARC.

So, to ensure that we're all on the same page regarding what can be done with our trees, this Tree Guide was developed to provide answers to some of the more commonly asked questions. Some actions that are taken with trees require ARC approval (via the TownSq. portal) while others don't. Some of the various situations that do and don't require approval are addressed below.

Please note: This Tree Guide may not address every scenario that comes up. If you have a situation not addressed here, please submit your question to mgmt., Goodwin & Co., and they will forward it to the LOSS Board for an answer.

References:

- 1) [DCC&R: Article IX, Section 22 \(Removal of Soil and Trees\) and Section 24.10 \(Landscaping\)](#)
- 2) **LOSS Architectural Guidelines:** Article V, Section 2 (Landscaping), September 2021
 - [Builder Guidelines: Article II, Section H \(Landscaping Requirements\)](#)
 - [Homeowner Guidelines: Article E, Section 12 \(Landscaping\)](#)
- 3) [LOSS CAI Community-Wide Street Tree Policy](#) ("street trees" are the trees planted between curb and sidewalk),

Requirements: (see Ref. No. 2)

In general, the addition or movement of trees, shrubs and other live items of landscaping is acceptable without a formal review by the ARC.

Exceptions are:

- Landscaping that is, or will act as, a non-compliant fence.
- Items that obstruct access to vital community service (such as a fire hydrant).
- Items that obstruct visibility causing a hazard to vehicular or pedestrian traffic.
- Items that create a hazardous condition or any items that generate a complaint from a resident of the community.

Removal of individual trees is discouraged unless the tree is diseased, dead, severely damaged or poses a hazard. Any front yard tree(s) removed must be replaced with the required size tree described in ARCH Guidelines referenced above, unless documentation is provided from a professional (arborist/foundation company/landscape professional) showing the lot cannot sustain the required number and size of yard trees (dependent on the width of each lot size.)

The specific number of **yard trees** required for each lot depends on the **lot width**. It is the Owner's responsibility to maintain these trees. If a tree dies, it shall be replaced by the property owner with the appropriate size tree required in the guidelines linked above and from the LOSS Approved Tree List; attached.

Without suitable immediate replacements being specified, removal of any number of required yard trees from the front yard of any single property will not be approved unless documentation mentioned above is provided.

Some Questions & Answers

1) What are yard trees?

Yard trees are the trees located behind the front sidewalk line and in front of the main structure of the home/lot.

2) Are yard trees different from street trees?

Yes, yard trees are separate from street trees. The number of yard trees required per lot does not include the number of street trees. The definitions of each can be found in the governing documents linked above which have been part of the association's governing documents since at least 2011.

3) How many trees are required in my front yard?

It depends on the width of your lot. Yard trees can be the original Oak trees, the original Pine tree(s), a combination of them, or any other tree on the LOSS Approved Tree List (or combinations of each).

4) How do I know the width/size of my lot?

- Survey (likely received when you bought your home)
- www.Brazoriacad.org (enter your address, view property on the interactive map, use the measuring tool to measure width between side lot lines.
- Recorded plat map of the subdivision your lot is out of. The plat identifies the size of each lot.
- Locate your property on google earth and use the ruler to measure from each side lot line.
- Measure your lot using a measuring tape from each side lot line.

5) Do I need Architectural Review Committee (ARC) approval to replace my front **yard** trees?

If you're only removing the amount of trees in excess of the required amount per builder guidelines referenced above (per the size of your lot width), and are keeping the required number of trees, then ARC approval is NOT REQUIRED, but strongly recommended. If you are **replacing** any tree, ARC approval IS REQUIRED. For ARCH approval, you will need to submit a Homeowner Improvement Request through the Town Sq. app/portal and specify which tree(s) are being removed and what tree(s) will be used to replace them.

Every front yard requires Yard Trees. The only exception to this is when the Homeowner obtains and submits to the ARC a written analysis from a licensed arborist or tree professional which states that the front yard cannot support the required number of yard trees because it is causing damage to the house foundation, driveway and/or sidewalks. Further, the analysis must address other potential alternative remedies that were considered (for example: root barriers, replacing a very large tree with a smaller tree, etc.). If that's the case, and a thorough analysis is submitted, the ARC will consider granting a Variance for fewer than the required number of Yard Trees for the size of the lot. Every decision regarding fewer than the required number of Yard Trees for each lot will be made on a case-by-case basis.

6) Do I need ARC approval to remove the Oak trees between my front sidewalk and the street?

No. A Community-Wide policy is in place that allows removal of these "STREET TREES" without ARC review or approval. Once removed, these street trees cannot be replaced.

7) Do I need ARC approval to remove trees (large, small, ornamental, etc.) from my backyard?

No. Trees in the fenced-in portion of the back yard of any lot can be removed at the discretion of the homeowner and ARC approval is NOT REQUIRED.

ARC approval is required for removing less than the # of reqd yard trees (per lot width).

ARC approval is required for replacing the original builder's yard trees (live oak(s) and pine tree(s)).

LOS SOUTH APPROVED TREE SPECIES:

Flowering Dogwood, Eastern Red Bud, Crapemyrtle, Red Haw Viburnum, Black Haw Viburnum, Fringe Tree, Wax Myrtle, Vitex American Holly, Cahoon Holly, Ligustrum, Loquat, Saucer Magnolia, Parsley Hawthorn, Orchid Tree, Mexican Buckeye, Live Oak and Loblolly Pine Tree.

LOS SOUTH APPROVED SHRUBS:

Enchantress' Indian Hawthorne, Dwarf Yaupon, Wheelers Dwarf Pittosporum, Variegated Pittosporum, Nandina, Ligustrum, Japanese Yew, Dwarf Oleander, Gardenia, Viburnum, Cleyera, Dwarf Chinese Holly, Barbados Cherry Esperanza, and Dwarf Wax Myrtle.

CHEAT SHEET (chart below clipped from original guidelines linked above):

H. Landscape Requirements

1. Yard Trees:

- a. Yard Trees are trees located behind the front sidewalk line and in front of the main structure of the home. The specific number of Yard Trees required for each lot depends on lot width. The following standards should be adhered to for the appropriate lot widths specified.

Typical Lot Width	Yard Trees Required			Yard Tree Species	
	Interior Lot	Court Lot ⁽¹⁾	Corner Lot	Hardwood	Pine
50'	1	1	2	1	1
55'	2	1	2	1	1
60'	2	1	2	1	1
70'	3	2	3	2	1
80'	3	2	3	2	1

Note: ⁽¹⁾ A "Court Lot" is a Lot that (i) is less than the Typical Lot Width at the street and (ii) has a 20' building line mandated by the Plat or the UDC (as applicable). Court Lots are typically on courts, cul-de-sacs and certain inside corners.

- b. Builders may substitute hardwood trees for pine trees, but may not substitute pine trees for hardwood trees.
- c. Each Yard Tree must be a minimum of three inches (3") in caliper when measured twelve inches (12") above grade. Yard Trees must have a minimum height of ten (10) feet and a minimum spread of five (5) feet.
- d. Yard Trees should generally be located in the larger part of the yard.