

Old Orchard Property Owner's Association

Architecture & Landscape Committee [Approved June 19, 2021]

I. Mission | Overview

The Old Orchard Property Owner's Association supports individual members through a collaborative, service-driven Architectural & Landscaping Committee (ALC).

With the goal of maintaining and preserving the beauty and unique character of the native trees and vegetation in the Old Orchard community, its developers filed a "Declaration of Restrictions" which forms a part of each owner's deed. The Declaration of Restrictions established scenic easements and reserve areas which belong in perpetuity to the Association and contribute to its beauty and uniqueness. The Declaration further stipulates the Association's By-Laws to provide for "mandatory architectural site plan and landscaping control of the premises". To carry this out, the Old Orchard Association follows and upholds the regulations set forth by the Town of East Hampton for building, landscaping and safety. The Association relies on services provided by the Town including emergency, enforcement, road paving & snow clearing, maintenance of setbacks, etc. The Association contracts with third parties who maintain common areas including islands, split rail fences and preservation of the reserves and scenic easements.

II. Purpose & Commitment

With a collaborative, service-oriented approach, the ALC serves as a sounding body for all members. The purpose of this document is to provide requested guidelines for members to follow before embarking on building and landscaping projects. With a commitment to preserve and maximize the beauty and character of the community including the line of sight for all owners, the ALC receives building or landscape plans, quickly reviews them, and communicates back to the member with feedback any questions or suggestions and or concerns in no later than three-day days. From time to time, members may address the ALC with a community concern. In these instances, we are happy provide a neutral, friendly check-in with a neighbor and commit to the same three-day turn around. This document will be reviewed and updated on a cycle of every two (2) years.

III. Guidelines

1. We follow and uphold the Town of East Hampton requirements for projects involving construction, reconstruction, alteration, repositioning, adding to any building or structure (including fences, walls and berms), and landscaping.
2. Reserves, Scenic Easements & Setbacks. Authorized and required by the Declaration of Restrictions and By Laws of the Subdivision aka Old Orchard and or Town Codes, the Association requires no encroachment be made on the reserve areas, scenic easements, and communal spaces (islands, split-rail fences) which are owned by the Association and to setbacks which are owned and maintained by the Town of East Hampton.
3. Landscaping, Trees and Vegetation. Bamboo or any other invasive vegetative species, including but not limited to those on the NY State list of invasive vegetation are prohibited.

OLD ORCHARD PROPERTY OWNER'S ASSOCIATION

ARCHITECTURAL & LANDSCAPE COMMITTEE GUIDELINES (CONT'D)

III. Guidelines (cont'd)

4. Trees.
 1. For trees and vegetation which may be dead or dying, the ALC is available at the members request to review and provide consultation prior to investing in removal.
 2. For any removals of healthy beech, indigenous plantings or trees, trees which are 12" or greater in diameter and trees which are hazardous, we request consultation with the ALC prior to removal. In cases of emergency (road blockage, danger), it is understood that consultation can be done in tandem with removal.
 3. In some instances, a cure may fall within the jurisdiction of the Town of East Hampton (trees located on setbacks), in which case the ALC will make contact with their established relationships on behalf of the member.
 4. Trees and vegetation in the reserve areas may not be removed or disturbed. Trimming of damaged tree branches to prevent hazard to life, vehicles or property can be authorized and performed only by the ALC and funded by the Association.
5. Walls, Fences, Gates & Berms.
 1. All fences are recommended to be at least 90% see-through (e.g. deer fences, split-rail).
 2. Fences containing barbed-wire or any similar wire are prohibited.
6. Generators, Electrical Boxes, Sheds & Other Structures.
 1. Plans for these or similar structures that members desire to install on their property are requested to be provided to the ALC.
 2. These and any supporting electrical or similar equipment which are in line of sight (not limited to adjacent neighbors) should be camouflaged using evergreen landscaping.

IV. Plan submission requests.

For projects which require a building permit from the Town of East Hampton including exterior alterations, additions, modifications to the footprint, re-vegetation and all landscaping projects, the Association requests that members submit plans (or material lists if no plans exist) to the ALC. Electronic copies of the following are requested:

1. Working plans, drawings, reliefs consistent with the final plans submitted to the Suffolk County Department of Health Services and the Town of East Hampton.
2. Recent property survey.
3. For landscaping plans:
 1. location of proposed trees, shrubs, grasses etc.
 2. A key including the height or size, quantity, Latin and common names of proposed species.
4. Estimated project schedule.

V. Procedure. To submit plans, please contact us via our Association **website at the following [link](http://oopoa.com/index.php/contact-us) to arrange for email delivery: <http://oopoa.com/index.php/contact-us>**