

RIVER LINKS

RIVER LINKS MASTER ASSOCIATION, INC.

(Relating to RIVER LINKS Residential Community, City of Cold Spring, Minnesota)

ARCHITECTURAL DESIGN GUIDELINES FOR UNITS FRONTING RIVER LINKS DRIVE

These Design Guidelines have been prepared to help home buyers, home builders, architects and residents in developing appropriate architectural and site plans for Architectural Review Committee (ARC) submittal and are designed as a benchmark. They are not intended to be an exclusive architectural list. These Design Guidelines are subject to amendment and revision by the Declarant in its sole discretion from time to time as changing conditions and priorities dictate until all units to be built, are sold. Thereafter, this document is subject to amendment and revision in its sole discretion by River Links Master Association, Inc.

In an effort to assure owners and residents of River Links that proper standards of development and construction will be maintained, the ARC has established the following Architectural Design Guidelines for the benefit of all. These Design Guidelines are supplemental to, and do not, in any way alter, the provisions and requirements contained in the City of Cold Spring Ordinances or other municipal or government regulations or official documents pertaining to River Links, such as, zoning ordinances, recorded plats and any amendments, Master Declaration for River Links, Declaration of Covenants, Conditions, Restrictions and Easements for River Links Single Family Neighborhood and River Links Patio Homes, their Articles of Incorporation and Bylaws. Copies of these documents will be furnished to each builder and homeowner upon request. Prior to any construction on Lots or property within River Links, plans detailing such construction shall be submitted to the ARC in written and/or electronic form as required by the ARC and approval from the ARC is required. Paint chips for exterior colors shall also be submitted. No building, fence, patio, deck, planting, play equipment, landscaping or other structure, whether permanent or temporary, shall be erected, placed or altered on any Lot until the construction plans and specifications have been pre-approved by the River Links ARC as to the structure to be built, materials used, harmony of external design and color with existing structures, topographical location, finished grade elevation and aesthetic relationship with other existing improvements.

The ARC shall have the exclusive right to refuse approval (in its sole subjective opinion, based on findings of the ARC), of any plans, specifications, designs or colors that are not suitable or desirable for this development. All plans and specifications are to be approved in writing by the River Links ARC and final approved plans and specifications shall be maintained by the ARC for five years. Changes made to the final approved plans or any additions affecting the external appearance of said structure, or changes to other approved improvements, are subject to the requirements of these Design Guidelines, any municipal or government requirements, and must

be approved by the ARC prior to installation. The developer, Board, or ARC shall have the right, from time to time, to waive, at its sole discretion, any provision of the Design Guidelines. However, no such waiver shall be construed or held to be a waiver of any provision of the Design Guidelines or of the same provisions as to any other party.

Other Conditions

Approval of plans by the ARC shall not be deemed to constitute a warranty, assurance, or representation by the approving party or compliance with the requirements of any federal, state or local requirements including local building, zoning, safety, health or fire codes. It will be the responsibility of the owner or other person submitting plans to assure such compliance. Nor shall approval waive any requirements on the part of the owner or his/her agent to comply with setbacks, height restrictions, or requirements unless such waiver or variance is specifically requested at the time of submittal and provided that the waiver or variance may properly be granted by the Design Review Committee and conforms with applicable zoning requirements.

DESIGN PHILOSOPHY AND DIVERSITY OF ARCHITECTURAL STYLES

River Links is a residential community that allows for unified diversity of product types on varying lot sizes. A combination of homes in varying designs and exterior finishes and color schemes shall be mixed together along the streetscape to create variety and visual interest. Parks with natural landscaping, park with play equipment designed for a variety of ages and trails for walking are integrated throughout the community to create opportunities for active and passive recreation. It is the intent of these Design Guidelines to create a standard of architecture and landscape quality that is consistent and cohesive throughout the community. The guidelines have been established to balance the individual architectural designs with the overall character of River Links.

Building Massing

It is the intent of these guidelines to encourage design solutions that reduce the visual mass and to develop proportions and details appropriate in scale to the site. Multiple rooflines and the softening of elevations through multiple face planes are recommended. The relationship of buildings to one another and the street is especially important at corners. Buildings on corner lots should address both streets. Enhanced side and rear elevations are recommended and desired for corner lots.

Building Size and Height

The following minimum square footage requirements apply within each lot size segment. The minimum square footage amount excludes basements, or home office or living space located above the garage. Building height cannot exceed the maximum building height limit regulated by the City of Cold Spring, which is currently 35 feet.

The Preliminary Plat of River Links shows four different lot types. Following is the minimum square footage of the completed structure, including garage, but excluding basement for the different lot types:

<u>Lot Type</u>	<u>Minimum square footage</u>
Lot Type A	1950 sq ft
Lot Type B	2150 sq ft
Lot Type C	2600 sq ft
Lot Type D	3800 sq ft

Construction Start and Completion Times

Unless otherwise required by City of Cold Spring Ordinances or variance delaying commencement of construction of a residence granted by the ARC, construction shall commence with 3 months after approval by the ARC and the residence exterior shall be completed within 6 months of the date of commencement. A certificate of occupancy shall be issued within 12 months after the date of commencement.

Roofs

Roof pitches must be between 5/12 and 12/12 unless otherwise approved by the ARC based on an overwhelming design justification or for minor roof pitches over covered porches, decks, or other minor roof elements. Roof overhangs for all main roofs shall be a minimum of 12” on all rakes and eaves. The roof overhangs on secondary roof elements may vary in order to achieve a consistent fascia line. Variable plate heights, fascia levels and roof forms which are consistent with the architectural style of the home must be incorporated in the roof design. Large unbroken expanses of single pitch roof are discouraged. A simple main roof mass should be used in conjunction with complimentary minor roof forms and elements such as dormers, gable ends and eyebrows. These minor roof elements should be proportional to the spaces they cover as well as the overall roof form. Gable and hip roof forms are encouraged. Flat and mansard roofs will not be approved. Internal volumes within the building should be expressed by changes in roof planes. Roofing materials will be architectural style dimensional asphalt shingles in earth tone colors. Roof materials and colors require ARC approval.

Exterior Elevations

Plans should be designed to look attractive from all four sides. Decorative elements (masonry veneer, covered porches, shutters, dormer windows, fireplaces, bay windows, etc.) are highly encouraged and should not be limited to the front facade only. A minimum of one (1) window on each elevation is encouraged; however, blank walls on side elevations will not be permitted on homes located on corner lots where the side elevation faces the street.

Eaves, Fascia's and Soffits

Eaves, fascias, and soffits shall be detailed appropriately for each architectural style. Fascias shall be a minimum of 6" and soffits shall be a minimum of 12" and each painted to match the exterior body or trim color of the home.

Trim

Trim will be included around the perimeter of all doors and windows in a manner appropriate to the architectural style of the building, unless replaced by masonry. Trim color will be important criteria to consider and must be approved by the ARC.

Fireplaces

Fireplaces and the full height of their chimneys, if any, must be fully enclosed with compatible materials. All other roof projections shall be painted to match the roof. Fireplace projections must not dominate the front fascia of the home. Exterior fireplaces designed as part of a deck, patio or outdoor living areas are also subject to approval by the ARC.

Exterior Materials

Details are to be incorporated throughout a structure in order to create a variety of light and shadow at all scales. While the building mass should express simple forms, the use of various material textures is encouraged to add interest and character to the building's identity. Attention should be paid to architectural details such as columns, brackets, corners, eaves, railings, doors, and trim.

- Wood siding shall be restricted to natural wood boards or shingles; stained or painted.
- Fiber-cement based siding such as Hardiplank or an equivalent is encouraged and shall be prefinished or painted.
- Steel and aluminum siding is permitted and shall be prepainted.
- All siding shall have an 8-1/2" maximum reveal and shall be painted to match stucco (where applicable).
- Stone, brick or stucco are approved masonry types.
- Vinyl siding is not permitted.

The following minimum percentages of masonry will apply:

- Front elevation - A minimum of 25% of the entire front elevation (excluding glass and garage doors) shall include brick, stone, or stucco. The remainder of the front elevation materials can be other permitted sidings.
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- Although not required, the ARC encourages the use of masonry on the home as a unifying element on all four elevations.

Window Frames will be painted wood, natural wood, anodized aluminum or vinyl or as determined by the ARC.

Foundation concrete should not be exposed unless textured blocks are used. The ARC may determine that some exposed foundations may need to be painted to match the structure.

All down spouts from gutters must have an extension or a splash block at the bottom carried out from the wall of the residence at least five (5) feet in the same direction that the ground drains and shall be installed simultaneously with the down spouts.

Colors

The skillful use of color variation is especially important, as it can complement a building's architecture as well as contribute to the overall variety of the neighborhood. Monotonous color palettes and high-gloss paints are strongly discouraged. Muted shades of color in a variety of color schemes should be used to create visual interest that provides subtle diversity without emphasizing a specific residence. Bright colors may not be used. Accent colors on doors, window frames, fascia's, soffits and trims, used judiciously and with restraint, are encouraged. No color palette can be repeated on adjacent homes.

All projections including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, support columns and exterior stairways will match the color of the surface from which they project unless otherwise approved. ***ALL EXTERIOR COLORS MUST BE APPROVED IN WRITING BY THE ARC.***

Address Numbers

Address numbers are required on all new buildings in such a position as to be plainly visible and legible from the street or road front of the Lot and shall contrast with their background.

Porches, Decks and Deck Supports, Patios, and Walls

"Living" front porches are encouraged. Covered porches shall be a minimum of 5 feet deep from the front wall of the dwelling to the enclosed porch rail and a minimum of 8 feet long. Vertical support posts on front porches and main level covered patios must be a minimum of 6" x 6" with architectural detail and painted to match home colors or be 12" x 12" masonry to match the residence. Decks may be constructed of redwood, cedar, composites, or other material compatible with the residence or as approved by the ARC. Deck rails can be redwood, cedar or wood, composites, or iron rails painted black. All decks, deck rails, support posts, porches etc. made of wood must be protected with a clear preservative sealant (varnish is not permitted), stained, or can be painted to be compatible with the primary or secondary color of the residence. Deck vertical support posts can be redwood, cedar, finished wood, or masonry to a finished minimum of 7" x 7". Only unenclosed rear yard decks and related screens, trellises, etc. may be proposed for construction within or as part of the residence. Any deck or stair accessing a deck

that exceeds 4 ft. in height will be supported by posts with a minimum dimension of 6" x 6". ARC approval is required on design, color and location of decks, gazebos, porches and patios.

Setbacks/ Height Restrictions

Sidelot setbacks must comply with the minimum established by the City of Cold Spring and the Final PUD Plan for River Links. Front setbacks are 25 to 40' unless otherwise permitted by the ARC and City of Cold Spring.

Building Siting and Drainage

In addition to the setback restrictions, the ARC may establish building envelopes for each Lot. No grading will extend beyond lot lines. Exterior grading will be adequate for drainage away from the house and adjacent homes. All grading and drainage plans must be approved by the City of Cold Spring as part of the building permit process. Proposed contours must coincide with existing contours at property lines. No Lot owner shall modify or change the topography or contour of any drainage areas or easements, including drainage swales. It is especially important that any altered drainage patterns over a Lot not cause soil erosion on adjacent properties.

Garages

Garages should be designed as an integral part of the home. Garages are required to have a minimum two-car capacity. Garage doors incorporating architectural detailing compatible with the home's design are encouraged to add diversity to the streetscape. Window panels on garage doors are also encouraged to add street diversity. Recessed front loaded garages or recessed garage doors are encouraged. Split garages, side-load and tandem garages are also permitted. Flush or projecting garage doors with a third-car door shall have a minimal horizontal offset of two feet (2') from the other garage doors. Side loaded garages shall incorporate windows and architectural detailing for the front street facing elevation consistent with the balance of the front façade of the home.

Driveways and Walkways

All driveways must be concrete or decorative paver blocks. All driveways must be completed prior to move-in. Materials used to create special paving patterns are subject to ARC approval prior to installation. Walkways to the front door off the main driveway must be concrete or decorative paver blocks. Other walkways as part of a landscaping plan may be concrete, brick, concrete pavers, flagstone, or other natural materials to create the most attractive landscaping effect and are subject to review and approval by the ARC.

Retaining Walls

Retaining walls should be a maximum of two (2) feet in height constructed of brick, natural stone, stone pavers or similar materials that match or compliment the residence and are subject to

approval by the ARC. Terracing should be used where additional height is required. In exceptional cases where additional height may be needed, engineered plans may be required per code. Exposed concrete, treated wood, concrete block or creosoted railroad tie retaining walls will not be permitted. Retaining walls that are curvilinear and divided are preferred to straight, long walls. All retaining wall designs and materials must be submitted for approval by the ARC.

Exterior Mechanical Equipment

Exterior mechanical equipment may not be roof mounted or located in a window of the house. ARC approval is required.

Exterior Storage Areas and outbuildings

Outbuildings and storage sheds are governed by Sec. 9.10 of the Master Declaration for River Links. No accessory buildings may be constructed on a Lot without prior written approval from the ARC.

Mailboxes

Mailboxes will be located within the community and installed in accordance with U.S. Postal Service regulations. At this time the U.S. Postal Service requires the use of cluster boxes. The developer will provide the initial cluster box for all properties. Homeowners are responsible for the keys and cylinder locks for the door for their box. The Master Association is responsible for the maintenance and replacement of mailboxes and clearing snow around the cluster boxes. Any replacement mailbox will be identical to the original unless otherwise approved by the ARC.

Exterior Lighting

Exterior lighting must be subdued. The lighting should minimize light spill into the air and onto adjacent properties and may be permitted by the ARC for such purposes as illuminating entrances, garages, decks, driveways, walkways, etc. In all cases, exterior lights should be of a design compatible with the structure and indicated on the architectural plan and landscaping plan, and are subject to the approval of the ARC.

Play and Sports Equipment

No swing sets, play sets, basketball courts and backboards, trampolines, swimming pools, and other types of play equipment and facilities can be installed without prior ARC approval as to size, style, color and location. Play and sports equipment may not be permitted on all lots. No swing and play sets or other large-scale recreational equipment shall be maintained on a Lot which is visible from any street. If approved, swing sets must be constructed of natural materials; i.e., no metal swing or play sets will be allowed. Basketball backboards will be permitted as determined by the ARC; however, basketball backboards are not permitted to be mounted

directly above any garage. Portable basketball backboards cannot be stored on the street. Any necessary fencing or containment for such equipment is also subject to ARC approval.

Hot Tubs and Swimming Pools

Hot tubs and pools, including privacy fencing and screening, will be integrated into the design of the home and landscaping and shall not have lights for night use that would constitute a nuisance to any other Lot owner. Above-ground pools will not be allowed. Safety fencing around swimming pools must also meet the City of Cold Spring code requirements. ARC approval is required.

Flagpoles

Freestanding flagpoles are prohibited except as approved by the Declarant for new home marketing. Flagpoles may be attached to the front of the house and do not require approval as long as the pole top does not rise above the level of the bottom sill of the second story windows and is a maximum of 6'-0" long.

Lawn Art

In order to preserve a harmonious landscape plan, all lawn art, sculptures, fountains, decorations, ornaments and other similar decorations in view from the street or any adjacent lot must be submitted to and approved by the ARC prior to installation.

Satellite Dishes and Antennae

Satellite dishes or other device for the transmission of television or radio signals or any other form of electromagnetic radiation may be erected outdoors on a Lot without the prior approval of the ARC. Maximum size of any satellite dish is eighteen inches (18"). Each dish or antennae must be located in the least conspicuous area possible to minimize visual clutter.

Solar Energy Devices

ARC approval is required. Passive and active solar energy systems must be integrated into the architecture of the residence area. Solar collection panels should blend into overall architectural massing and roof form designs. Solar panels should be at the same pitch as the roof, even though the slope may not be "optimal". For solar collection, a small increase in panel size may be required to increase the efficiency of the collector array which is preferable to the visual conflicts of different angles and slopes on the roof. Solar panels will not protrude more than one foot (1') above roof surface or above ridgeline of a roof. No exterior plumbing may be visible.

Landscaping

ALL PROPOSED LANDSCAPE IMPROVEMENTS REQUIRE APPROVAL FROM THE ARCHITECTURAL REVIEW COMMITTEE PRIOR TO INSTALLTION.

Landscaping is governed by Sec. 9.15 of the Master Declaration for River Links. Homeowners are encouraged to design attractive and unique landscape plans. Landscaping must be maintained with appropriate water, fertilizer, mowing, pruning, and weeding. Landscaping and tree planting are also subject to City of Cold Spring City and Zoning Codes. In particular, refer to Appendix A and B in reference to trees. Trees planted in the boulevard must be deciduous and at least 5' in height.

Fences and Gates

All fencing location and materials require approval from the ARC. In no case may permitted fences exceed six feet (6') in height. "Chicken wire" and chain link is not permitted. No fences will be permitted forward of the front elevation of any residence. No fencing will be installed in such a way that it impedes drainage. Gates must be made from the same type of material and color as the fence to which it is attached. Privacy fencing will not be allowed around swimming pools except to screen pool equipment. The homeowner is responsible for meeting any safety code requirements pertaining to swimming pool fencing.

Appendix A

SECTION 4 AND 5 OF SUBD D OF SECTION 17 OF COLD SPRING ZONING ORDINANCE

4. General Requirements. Landscaping and Screening requirements shall be subject to the following general requirements:
 - a. Landscaping shall be provided as part of site plan and design. It shall be conceived in a total pattern throughout the site, integrating the various elements of site design, preserving and enhancing the particular identity of the site.
 - b. Landscaping plans are to be provided for each phase of the development review and building permit processes – the detail and extent of such plans shall include detailed landscape plans provided with the site plan and building design review. At a minimum the landscaping plan shall require the following:
 1. The applicants name and address and interest in the property.
 2. The owners name and address, if different from the applicant, and the owners signed consent to the filing of the plan.
 3. The street address and legal description of the property.
 4. Title, scale, north marker, and date.
 5. Zoning classification of site and all adjoining property(ies).
 6. All lot lines, easements and rights-of-way.
 7. All surrounding streets including names.
 8. The total square foot of the vehicle use areas and the street yard.
 9. Location, common name, quantity and size of all existing plant materials and designation of all vegetation to remain and/or be removed.
 10. Proposed landscaped planting by location, common name and planting size. Detailed plans should include a plant list listing this information and keyed to plant location on the plan.
 11. All existing and proposed drainage and detention areas.
 12. Other information or documentation as the Zoning Administrator may deem necessary to allow a full and proper consideration and disposition of the particular plan.
 - c. Landscaping shall be provided within the minimum setback area along street frontages as provided in this Subdivision.
 - d. Bufferyards between various types of land use and residential areas, both existing and planned shall include design elements in a combination to provide effective buffering with consideration of existing topography and site conditions. The proposed plan for said design elements shall be reviewed as a part of the site plan and building design review to determine consistency with the provisions of this Subdivision.
 - e. Placement of trees and shrubs shall be designated to meet City requirements regarding minimum sight lines from driveways and intersections, proximity to utility lines, and underground utility easements. These factors shall be addressed as part of the landscaping plan review.
 - f. Landscaping plans provided for construction shall identify the minimum size and number of required trees, shrubs, and provisions for living groundcover such as grass. Non-living ground cover such as rock and walk on bark, that does not exceed twenty-five percent (25%) of the overall planting area may be used. Impervious materials, such as concrete or asphalt paving, shall not be used within required landscaping areas with the exception of sidewalk areas or edging.
 - g. Existing appropriate mature trees and vegetation may be incorporated into overall site

design and shall be considered in meeting the requirements of this Ordinance. The extent that such existing vegetation meets the requirements of these standards shall be reviewed and approved by the Zoning Administrator.

h. Ground cover, such as grass, shall be provided within right-of-way areas of all districts.

5. Required Trees based on Street Frontage and Lot Area.

Excepting areas within the Industrial Districts, lots having a depth of less than one hundred fifty feet (150') and an area not exceeding twenty thousand (20,000) square feet, or a zero front setback, all areas adjoining street frontage shall be landscaped to include trees as required by this Subdivision.

Required trees based on street frontage.

A total of one tree per fifty (50) feet of street frontage, or fraction thereof, shall be required within the front setback area. The trees may be arranged in a clustered fashion and need not be placed at even intervals except where such placement would complement existing landscape design patterns for the area.

Required trees based on lot area.

In addition to the required trees based on street frontage, three (3) trees shall be required per acre of lot covered by buildings, parking lots, and exterior storage areas. Trees proposed to satisfy buffer requirements and/or landscaping within parking lots, may also be applied toward meeting this requirement.

APPENDIX B

SECTION 270.55 60 OF COLD SPRING CITY CODE

Section 270:55. **Boulevard trees.** Absent legitimate documentation to the contrary, boulevard trees are deemed to be the property and responsibility of the adjoining property owner, even if the trees were planted there by a previous property owner. The following provisions shall apply to boulevard trees. All boulevard trees must have straight trunks at the time of planting in order to minimize the risk of conflicts between limbs and sidewalks and roadways.

Subd. 1. Minimum boulevard width. Except where a special permit is obtained from the Tree Inspector, no tree shall be planted on any boulevard where the distance between the nearest edge of the sidewalk—whether existing or where a sidewalk would typically be located on said boulevard—and curb is less than six (6) feet.

Subd. 2. Spacing. Boulevard trees shall be planted a distance of twenty-five (25) feet apart. Boulevard trees shall not be planted closer than ten feet from existing or probable future locations of curb cuts at alleys; and not closer than five feet from driveways. All trees must be planted at least three (3) feet from the edge of any existing public sidewalk, whether the tree is planted on public or private property, unless otherwise approved by the Tree Inspector.

Subd. 3. Location within boulevard. All boulevard trees shall be planted equidistant from the nearest edge of the sidewalk—whether existing or where a sidewalk would typically be located on said boulevard—and the curb, except when the Tree Inspector may direct otherwise.

Subd. 4. Species permitted. Unless specific approval is granted by the City Council, no tree species shall be permitted on public boulevards except the following.

- A. Norway Maple (*Acer platanoides*)
- B. Cleveland Norway Maple (*Acer platanoides* “Cleveland”)
- C. Emerald Queen Norway Maple (*Acer platanoides* “Schwedleri”)
- D. Summer Shade Norway Maple (*Acer platanoides* “Summer Shade”)
- E. Red Maple (*Acer rubrum*)
- F. Sugar Maple (*Acer saccharum*)
- G. Hackberry (*Celtis occidentalis*)
- H. White Ash (*Fraxinus americana*)
- I. Purple White Ash (*Fraxinus americana* “Autumn Purple”)
- J. Green Ash (*Fraxinus pennsylvanci*)
- K. Summit Green Ash (*Fraxinus pennsylvania* “Summit”)
- L. Ginkgo (*Ginkgo biloba*)
- M. Imperial Honeylocust (*Gledtsia triacanthus*, Imperial)
- N. Skyline (*Gledtsia triacanthus*, “Skyline”)
- O. Ironwood (*Ostraya virginiana*)
- P. Amur Corktree (*Phellodendron amursense*)
- Q. American Linden (*Tillia americana*)
- R. Littleleaf Linden (*Tillia cordata*)
- S. Greenspire Linden (*Tillia cordata* “Greenspire”)

- T. Redmond Linden (*Tillia x euchiora* “Redmond”)
- U. American Elm (disease resistant variety only)

Subd. 5. Trees prohibited. All species not listed as a permitted above are hereby prohibited from being planted in any public boulevard, unless approved by the Tree Inspector. The City Council hereby prohibits in all cases all of the following species and families of trees from being planted on any boulevard within the City, because they have various characteristics that are objectionable.

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| A. Pine (<i>Pinus</i>) | B. Spruce (<i>Picea</i>) |
| C. Yews, includes shrubs (<i>Taxus</i>) | D. Larch or Tamarack (<i>Larix</i>) |
| E. Red Cedar (<i>Juniperus</i>) | F. White Cedar, includes shrubs (<i>Thuja</i>) |
| G. Firs (<i>Abies</i>) | H. Hemlock (<i>Tsuga</i>) |
| I. Douglas Fir (<i>Pseudotsuga</i>) | J. Willows (<i>Salix</i>) |
| K. Poplars, Aspen, Cottonwoods, etc. (<i>Populus</i>) | L. Northern Catalpa (<i>Catalpa Speciosa</i>) |
| M. Mulberry (<i>Morus</i>) | N. Silver Maple (<i>Acer Saccharinum</i>) |
| O. Thorned Species of Honey Locus (<i>Gleditsia</i>) | P. Birches (<i>Betula</i>) |
| Q. Black Locust (<i>Robinia Pseudo Acacai</i>) | R. Plum and Cherry (<i>Prunus</i>) |
| S. Pear (<i>Pyrus</i>) | T. Apple (<i>Malus</i>) |
| U. Olive (<i>Elaegnus</i>) | V. Mountain Ash (<i>Sorbus</i>) |
| W. Hickory (<i>Carya</i>) | X. Walnut and Butternut (<i>Juglans</i>) |
| Y. Oaks, Except Swamp White (<i>Quercus</i>) | Z. Boxelder (<i>Acer Negundo</i>) |
| AA. Flowering Crab Tree (except upright crabs) | |

Section 270:60. **Mandated trees.** Removal of trees, whether located upon public or private property, that were planted or preserved pursuant to a mandate of the City—such as a land use approval, conservation easement, and the like—shall be a violation of this Section 270, when undertaken without the prior consent of the City.