

**A Guide for Owning Property in Arrowhead Woods  
Including Architectural Guidelines for Construction in  
Arrowhead Woods**

**Forest Management and Tree Care**

***Prepared by:***  
**Arrowhead Woods Architectural Committee, Inc.**  
A California Non-Profit Public Benefit Corporation  
P.O. Box 2026  
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Revised March 19, 2025  
Policies and Procedures are subject to change

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## Preface

This handbook is intended to provide guidelines for owning property in the Arrowhead Woods, including guidelines for residential construction, property improvements, tree trimming, tree removal and other related topics for property owners, architects, building designers, contractors and others.

Arrowhead Woods consists of 4,886 acres of land surrounding Lake Arrowhead. The land is divided into approximately 10,000 parcels.

The Arrowhead Woods Architectural Committee is a California Nonprofit Public Benefit Corporation with broad powers dating from 1923 to enforce the covenants, conditions and restrictions (CC&Rs) attached to all properties in Arrowhead Woods.

Our purpose, and yours, should be to maintain the quality of design, certain minimum living space requirements, attractiveness, individuality, harmony with surrounding houses, energy conservation, and other factors which protect and enhance property values in the Arrowhead Woods.

Certain house designs found in the older sections of Lake Arrowhead may not be permitted, and the Committee may withhold approval of certain concepts to avoid the appearance of an excessive number of identical or production houses.

Owners who contemplate new construction should consider the unique mountain environment, including the location and setting, lot size, orientation, trees, topography and the neighborhood. A desert or beach design probably is not harmonious with or appropriate in the Arrowhead Woods.

The Committee also has the authority and responsibility to maintain and manage the trees in the Arrowhead Woods in a way consistent with aesthetics, a healthy forest, and fuel hazard reduction.

Properties that are not maintained in a neat and orderly manner, have dead or hazardous trees or have not cleared their weeds and pine needles should be reported to the County of San Bernardino Code Enforcement Division at 909-884-4056.

## **AWAC History, Authority and Organization**

In December, 1923, *Architectural Record* reported, "Much glorious scenery in California and elsewhere has been ruined by haphazard building. The original developers of Lake Arrowhead had the wisdom to ensure a general unity in design of buildings, public and private, by appointing an architectural committee whose duty it is to enforce a standard of construction and conformity to an established ideal."

Early deed restrictions described permissible site development, architectural standards, building size, and control over trees and provided for enforcement by an architectural committee.

The Arrowhead Woods Architectural Committee (AWAC) holds this legacy of responsibility and authority. A California Nonprofit Public Benefit Corporation, AWAC is an independent organization with broad powers to enforce the Covenants, Conditions and Restrictions (CC&Rs) attached to most properties in the Arrowhead Woods.

The developer prepares the CC&Rs for properties within a particular tract. Thus, no single declaration applies to all properties in Arrowhead Woods. CC&Rs are recorded and become part of county records and establish restrictions on the use of properties within the tract. These may include minimum house size, decisions on tree trimming and cutting, and other restrictions intended to prevent unattractive dwellings or offensive conditions which might diminish the value of property within the tract. All exterior modifications, including but not limited to, the construction of new houses, additions, carports, garages, fences, sheds, gazebos, hardscape, retaining walls, decks, stairs, painting, roofing, solar panels and tree trimming or removal require PRIOR approval from AWAC.

The Committee is made up of volunteer members who represent all property owners in Arrowhead Woods, and an AWAC employee who conducts site inspections.

AWAC is not part of the Arrowhead Lake Association (ALA), which administers the Lake itself. It is not related to the San Bernardino County Department of Building and Safety which issues building permits.

AWAC strongly recommends as a first step in gaining permission to build, property owners determine if house plans are subject to requirements of a homeowners' association. It also recommends that they have AWAC review the preliminary plans, a service AWAC provides at no charge.

The original Declaration established the Architectural Committee to serve the property owners by enforcing the standards that have helped maintain the community at its high level of quality.

Many CC&Rs provide that if legal action is necessary to enforce any of AWAC's provisions or decisions, it will be entitled to recover damages plus costs and attorney fees. AWAC's position has been that when it is required to enforce its rules, it will seek payment of

damages and attorney fees. AWAC believes that the Arrowhead Woods property owners should not have to pay the costs of ensuring that prospective neighbors abide by the rules.

The Committee seeks to protect the rights of all property owners to benefit the entire community. The commitment of every property owner and prospective property owner toward this goal will assist the Committee in protecting and preserving the quality of the community as we know it.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

PLACE INTERNAL REVENUE STAMPS IN THIS SPACE

Corporation Quitclaim Deed

Affix I. R. S. \$

400-A 10-51

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ARROWHEAD MUTUAL SERVICE COMPANY,

a corporation organized under the laws of the state of California, does hereby

REMISE, RELEASE AND QUITCLAIM to the respective record owners of the land hereinafter described in severalty, and upon the same tenure as their respective interests may appear of record in the office of the County Recorder of San Bernardino County, the real property in the state of California, described as:

05040

117

All of Grantor's right, title and interest in and to all of the trees and all of the roots, branches and parts thereof, growing on or that may hereafter grow, stand or be upon any subdivision lot or lots lying within those portions of the lands and real property surrounding and adjacent to "Lake Arrowhead" in said County, and located in Township 2 North, Range 3 West, SAN BERNARDINO MERIDIAN, as disclosed by subdivision maps of such area or any portion thereof, recorded in the office of the County Recorder of San Bernardino County.

PROVIDED, however, that the Grantees herein nor any of them will not cut down, remove or alter any living tree unless first approved by an Architectural Committee appointed by the Grantor herein, its successors or assigns.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Secretary thereunto duly authorized.

Dated: July 1, 1965

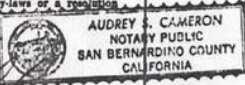
ARROWHEAD MUTUAL SERVICE COMPANY  
By: [Signature] President  
By: [Signature] Secretary

STATE OF CALIFORNIA  
COUNTY OF San Bernardino

[Signature] SS.

On July 1, 1965 before me the undersigned, a Notary Public in and for said County and State, personally appeared [Signature] known to me to be the President, and [Signature] known to me to be the Secretary of the corporation that executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its bylaws or a resolution of its board of directors.

WITNESS my hand and official seal  
AUDREY S. CAMERON  
Notary Public in and for said County and State  
My Commission Expires May 16, 1969



SPACE BELOW FOR RECORDER'S USE ONLY

447

RECORDED  
Title Insurance And Trust Company

JUL 7 8 51 AM '65  
BOOK 6425 PAGE 729

OFFICIAL RECORDS  
SAN BERNARDINO COUNTY, CALIF.

n o/k

END OF DOCUMENT

## Tree Trimming and Removal

The CC&Rs and the Corporation Quitclaim Deed shown on page 7 give explicit control of the trees in Arrowhead Woods to AWAC. **Property owners must receive AWAC approval before removing, pruning, shaping or in any way altering trees 6-inches or more in diameter (measured 4 ½ feet above the ground) in Arrowhead Woods.**

Applications for tree trimming or removal may be obtained on line at [www.awac.biz](http://www.awac.biz) or by calling the office at (909) 336-2755. **If you have a hazardous situation, please contact us immediately to expedite the process.**

In the application, the trees proposed to be trimmed or removed must be clearly identified. In some instances, identification of property corners by a Licensed Surveyor may be required to verify that the trees are located 100% on the applicant's property. The inspector may want to meet you or your contractor on-site to discuss the proposed tree removal or trimming.

In some cases, an arborist report may be required to ascertain the health and stability of a tree. Upon receipt of the arborist report, a final decision regarding the tree will be made.

Trees are a vital part of the flora, fauna, and beauty of the Arrowhead Woods area. Trees provide shelter and food for wildlife, including insects, birds, and mammals. Trees provide shade, oxygen, conserve energy, and help to prevent water pollution and soil erosion. Trees muffle sounds, mask unsightly views, absorb dust and wind, and reduce glare and UV-B exposure. Trees increase property values. It is for these reasons that AWAC is committed to preserving the forest of Arrowhead Woods.

Subject to the provisions of the CC&Rs and the Corporation Quitclaim Deed, prior consent of the committee is required before property owners remove, trim, shape or in any way alter trees within Arrowhead Woods. The committee may impose a damage assessment for any unapproved removal, trimming, shaping or in any way altering trees within the Arrowhead Woods.

The following procedure is implemented to calculate the damage assessment in a fair and reasonable manner and giving the property owner every opportunity to defend their actions.

### Section 1. Hearing

The owner of the property will be given at least (15) fifteen calendar days written notice of (i) the hearing date set for consideration by AWAC of imposing a damage assessment and (ii) the reasons therefor. The owner or counsel for the owner may appear at said hearing and provide a defense and/or evidence regarding the matters resulting in the notice of the hearing.



## Section 2. Damage Assessment

The following guidelines are established for damages assessed for trees which have been removed, pruned, shaped or in any way altered without prior consent. The following amounts are the maximum amount that can be imposed. The committee may impose a lesser assessment taking into consideration the health of the tree, the location, hazards presented by the tree, requirements or recommendations by insurance carriers and/or government entities, in writing, and defense and/or evidence provided by the owner.

### 1. Unauthorized Tree Removal:

The diameter of the tree is measured at 4 ½ feet above the ground from the lowest point of the exposed trunk. In instances where the tree has been removed completely, the diameter of the remaining stump will be used to determine the size.

<u>Size in Diameter</u>	<u>Amount Per Tree</u>
6 to 12 inches	\$5,000
13 to 24 inches	\$10,000
25 inches or more	\$20,000

Assessed Damages will be tripled for any tree removed to enhance or create a lake view.

### 2. Trees pruned, shaped or in any way altered without AWAC approval:

Assessed damages will be calculated by the number of branches pruned, shaped or altered on a per branch basis. The tree will be assessed for the number of branches removed and as assessed damage will be given to each branch as follows:

\$250 per branch or

\$750 per branch if the pruning, shaping or altering was done to enhance or create a lake view.

### 3. Use of Damage Assessment Funds:

The funds recovered will be used to reimburse AWAC for costs incurred and for the preservation of the forest in Arrowhead Woods.

Tree work on lakefront property and within the Arrowhead Lake Association (ALA) Reserve Strip or Reserve Strip Addition (the Shoreline owned by the ALA) must also be reviewed by ALA. They may be reached at 909-337-2595.

Guidelines for tree protection of trees involved in construction work are provided elsewhere in this handbook, beginning on page 27.

**No trees shall be cut or earthwork begun until plans have received final approval from AWAC.**

## Construction and Site Development

The unique mountain environment dictates certain characteristic building designs. However, it is within AWAC's broad powers to allow flexibility and variety consistent with the quality and character of Arrowhead Woods.

An undeveloped site has natural physical factors that are altered by development. The house should be designed as an integral part of the site, not an appendix, as a desirable, functional improvement. For this reason, flat and low-pitched roofs and geodesic domes are not allowed. Designs with excessive buildup are subject to rejection.

The tracts in the Arrowhead Woods Tract have a minimum square footage for new homes, generally 1,000 Square Feet. Please review the C, C, & R's for the applicable tract to verify the minimum square footage.

Building setback requirements should be determined before the proposed structure can be located and oriented on the site. AWAC will accept all setbacks that are approved by San Bernardino County Land Use Services.

Planning, building design and site improvement are determined largely by topography. The building should be sited in relation to existing trees, access, off street parking, and driveway. If a garage is not included in initial construction, space may be set aside for future construction.

A topographic site plan prepared by a licensed surveyor or registered civil engineer is required form most new construction applications; refer to the sample topographic plan on page 28.

Variances and deviations from standard practice must be approved by AWAC. It is suggested that AWAC be asked for a preliminary review of any such departures before plans are submitted to the County.

**Legal ownership** - Verification of ownership will be necessary as a condition of approval. In some cases, the Committee may require further documentation regarding easements, property line adjustments, or lot mergers.

**Shoreline property** - Construction of docks and piers and related structures on the ALA Reserve Strip and Reserve Strip Addition must be approved by the Arrowhead Lake Association (ALA), owners of the Reserve Strip.

## Application and Review Procedure

AWAC recommends that the construction design and drawings be by a licensed professional. Accurate and carefully delineated presentations are essential to an unbiased assessment during design review. Poorly prepared and inaccurate drawings may be rejected. An example of properly prepared drawings is part of this handbook beginning on page 19.

Application forms are available by calling the AWAC office at (909) 336-2755 or online at [www.awac.biz](http://www.awac.biz). The AWAC Application Form and the Plan Application Agreement must be filled out completely and signed. The application form provides a checklist of information to be included.

The property address shall be displayed at the site in a way to be clearly visible, but under no circumstances should a sign be nailed to a tree. A site check and field inspection will be carried out before the Committee considers construction plans. For this inspection, the corners of the lot shall be identified and will be checked against the topographic survey.

No trees are to be cut or trimmed or earthwork started until the Committee has approved the application. When a proposed structure or improvement encroaches upon the drip line of a desirable tree, the owner must include a plan to provide for survival of the tree. Those trees proposed for removal are to be flagged. Under no circumstance is a contractor's sign or temporary power meter to be nailed to a tree. For additional information on the Fuel Reduction Plan and requirements for new houses and additions, see pages 24 and 25.

The Committee may file legal action and assess damages if trees are removed prior to approval, or if trees are removed contrary to the plan as submitted and/or if the trees are damaged during construction. Please see page 9 for the damage assessment for trees which have been removed, pruned, shaped or in any way altered without prior consent or contrary to the approved plans.

**Action on Applications** – After a review of the plans, the Committee will either approve, conditionally approve, or reject the application.

Any modifications to the approved plans must be approved by AWAC prior to making changes in the field. The applicant has six months from the date of approval to begin the project. If construction is not started within six months of AWAC approval, it will be necessary to file for an extension of time. Please contact the AWAC office to explain the circumstances and apply for an extension.

*Optional Preliminary Review* – Plans may be submitted for preliminary review if there appear to be questions about an unusual design or other factors. The review will provide comments and suggestions about the proposed project.

## Required Drawings

**Topographic Survey** - See example on page 19.

**Exterior elevations** - See examples on page 20. Elevations should include:

- Call outs for all materials
- All roof pitches identified
- Call out of roofing material brand and color
- Decks, deck railings and posts
- Show all trim
- Indicate finish and natural grades
- All retaining wall material and exposed face finish and color
- Roof overhangs and other projections beyond exterior walls

**Floor plan.** See example on page 21. Floor Plans should include:

- Complete dimensions of exterior
- Window and door locations and sizes
- Deck size and configuration

**Roof plan.** See example on page 22. Roof Plans should include:

- Indicate all hips, valleys, ridges and overhangs
- Indicate with arrows the direction and slope of roofs
- Outline of house wall (footprint)
- Dormers and bays
- Call out of roofing material, brand and color

## **General Information Requirements for Exterior Modifications**

**Additions inside the footprint of an existing structure** – For adding windows, doors, dormers, skylights, solar panels, and similar improvements inside the footprint of an existing structure, the application must include a drawing of the proposed addition and their location inside the existing house.

**Additions outside existing building footprint** – The application must include a drawing of the proposed addition, and identify the proposed exterior colors and roofing materials, and they will match those on the existing structure. This includes, but is not limited to, garages, sheds, gazebos, pergolas, greenhouses, car ports, treehouses, trash can enclosures and all other structures placed, maintained or erected on the property.

**Decks** – The application must include a site plan with the location of the proposed deck identified and show any trees six inches or more in diameter which will be removed. Plans must also include details of the railing. Decorative corbels are required for all decks unless the corbels are a structural component of the deck and another design is required. See Page 23 for examples of Corbel designs.

**Driveways and parking** – Two off-street parking spaces are required with each space measuring no less than nine (9) feet by nineteen (19) feet and located entirely on the property.

**Electrical Service Panels** – Electrical service panels will be recessed on the exterior walls of the structure. Underground electric service is recommended. Temporary power panels may not be nailed to trees during construction.

**Fences and other barriers** - Any proposed fence, hedge, wall or other barrier must receive AWAC approval. The application must include a site plan showing the property lines and the existing house and location of the proposed fence or barrier. Property corners must be marked for the site inspection. Fences included in a new home will be considered part of that request and will not require an additional application.

Efforts should be made to restrict fences to the rear yard; however, due to the shape and topography of each lot, no rule applies to every property. All fencing is reviewed on a case-by-case basis. Fences will be constructed of materials least likely to be offensive to neighbors and the community; ornamental iron, split rail and chain link (green, brown or black) are generally approved fencing material. Chain link fencing, posts, and rails must be coated with green, brown or black vinyl.

**Solid and galvanized fencing is not permitted.**

**Fences may not exceed five feet in height.**

**Perimeter fencing or fencing of unimproved lots is not permitted.**

Additional regulations apply to lots in tracts adjacent to the Golf Course; please refer to the CC&Rs.

Excessive fencing, including fencing which impedes roads, access roads or private road easements will not be permitted.

If your property lines and proposed fence line are not properly marked at the time of inspection and an additional inspection is required, you will be subject to an additional inspection fee. If approval is granted, your permit will not be issued until the additional inspection fee is paid in full.

**Fire Hazard Abatement** – Fires are a serious problem in Southern California. In an effort to reduce the threat of wildfires, AWAC has implemented a Fuel Reduction Plan (see page 24). Remember that any tree which is 6-inches or more in diameter requires AWAC approval to alter, trim or remove, even to meet the Fuel Reduction Plan. To report properties who have not cleared weeds, pine needles and dead trees, please contact the County of San Bernardino at (909) 884 4056.

**Fireplace Stacks** – Metal chimneystacks are not in keeping with the quality of Arrowhead Woods. If used, metal chimneys must be enclosed. Chimney enclosures must extend to the ground. Exceptions will be made only for an unusual alternative design.

**Garage Doors** – Roll-up garage doors are recommended.

**Hardscape** – All hardscape including garden or decorative walls, pillars, light posts, BBQs, seating walls, fire pits, etc. require AWAC approval. The application must include drawings of the proposed hardscape and samples of all proposed material.

**House Numbers** – Please ensure your house numbers are visible from the street. Do not nail or attach house numbers, signs or any other items to any tree within the Arrowhead Woods.

**Landscape** – Landscaping (except trimming or removing trees) does not require AWAC approval. Please check with the Lake Arrowhead Communities Services District for restrictions and allowable landscape.

**Modular Homes** – Modular Home typically do not meet AWAC guidelines, if you are considering a modular home, please refer to all construction guidelines to ensure your submittal will meet the specifications.

**Painting an existing house** – AWAC does not have a list of approved colors.

Semitransparent or solid bodied stains and earth tones, brown, tan and green colors, with appropriate trim colors, are most likely to be approved. Applications for Paint and/or Siding may be obtained by calling the AWAC office or online at [www.awac.biz](http://www.awac.biz).

**Pergolas, Gazebos, and Tree Houses** – The request must include a site plan and drawing showing the property corners, location of proposed structure, and elevations and materials and color of the structure. Under no circumstance is a tree house to be attached to any tree.

**Retaining Walls** – The application must include a site plan showing the property corners, the proposed wall, and trees six inches or more in diameter which will be removed. The wall plan must include the top and bottom elevations of the wall and the material and color of the exposed face of the wall. Plain block is not approved. The application fee includes a refundable portion if the wall is completed per the AWAC approved plan, including all finishes, any required county Building Permit is provided to AWAC, and a written request for the refund is submitted within 30 days of completion.

**Roads** – The Architectural Committee has no jurisdiction over the roads (County or Private) in Arrowhead Woods, including maintenance, pothole repairs, snow removal, and issues with parked cars or boat trailers.

**Roof Pitch, Material and Color** – The major portion of the roof shall be pitched at no less than 45 degrees from horizontal (12/12) and the other roof areas at not less than 10/12. Proposed deviations that are part of a totally integrated design will be considered on merit. All roofing materials and colors will be considered individually by the Committee.

**Roofing an existing house** – The application must identify the proposed roofing material, including the color.

**Sheds** – Sheds are considered outbuildings and require approval for any size, even if a county permit is not required. Sheds must match the existing house in architectural style, color, roof pitch and roofing material. Some pre-fab sheds may not be acceptable due to architectural style, material or roof pitch. Please ensure approval from AWAC prior to purchasing a pre-fab product.

**Short Term Rental Properties** – Properties used as short term or vacation rentals are required to register with the County of San Bernardino. Information, inquiries and complaints regarding these properties should be made to the County of San Bernardino Code Enforcement Division **Complaint Hotline at (833) SBC-STR1**.

**Stairs** – The application must include a drawing showing the proposed location of the stairs, the dimensions, construction material, and a railing detail. If any trees over 6-inches in diameter are affected by this proposal, they must be noted on the plan.



**Tree Trimming and Removal** – The application must include a description of the proposed tree work. The application fee is for one property, not per tree. No trees are to be trimmed or removed until approval from AWAC is obtained, and the failure to obtain prior AWAC approval may result in damage assessments. If multiple inspections are required, an additional fee per inspection may be required. In some cases, a property survey may be required to determine ownership of the tree(s) in question.

**Unauthorized Tree Work** - Tree work performed without prior approval from AWAC will result in the property owners being assessed damages. Please see pages 8-10 for further information and the damage assessment procedure.

# Permit Application and Fee Schedule

## New Homes

Application Fee:	\$4,000
Refundable Deposit	\$1,500

## ADU’s and Additions

Application Fee:	\$2,500
Refundable Deposit	\$1,500
Additions: Under 250 sq ft	\$250
Additions Under 250 sq ft Refundable Deposit	\$250

*The \$1,500 deposit will be refunded if the following conditions are met: The structure is completed per the AWAC approved plan, including all exterior finishes, the County Certificate of Occupancy is provided to AWAC, and a written request for the refund is submitted within 30 days of the issuance of the Certificate of Occupancy.*

## Other Improvements

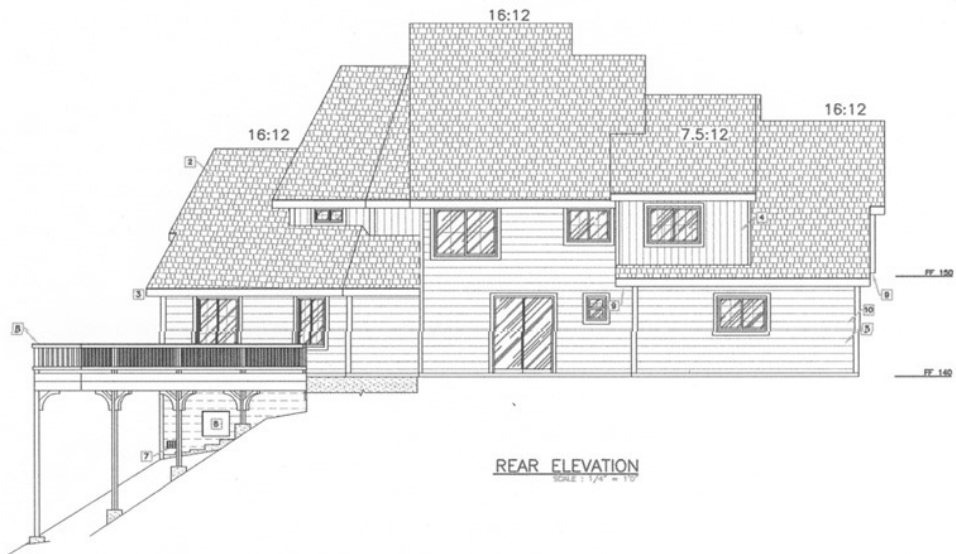
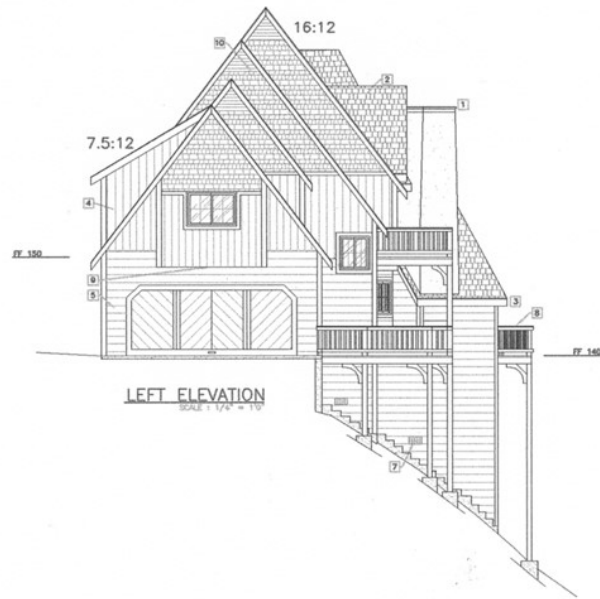
Build Up Conversion:	\$500
Garage or Carport:	\$1,500
Dormers:	\$500
Decks:	\$500
Fences: Over 100 Lineal Feet:	\$500
Fences under 100 Lineal Feet: (dog runs, split rail, etc.)	\$250
Hardscape including Walls under 3 feet in height:	\$250
Outbuildings under 120 SF (including sheds, gazebos, tree houses and green houses)	\$500
Painting:	\$75
Retaining and Landscape Walls* over 3 feet in height:	\$1,500
Roofing:	\$300
Siding:	\$300
Solar Panels:	\$100
Stairs:	\$500
Tree Trimming:	\$65
Tree Removal:	\$75
Dead Tree Removal:	No Charge
Windows or Doors (Adding or Relocating):	\$300
Windows or Doors: Replacing with the same size:	No Charge

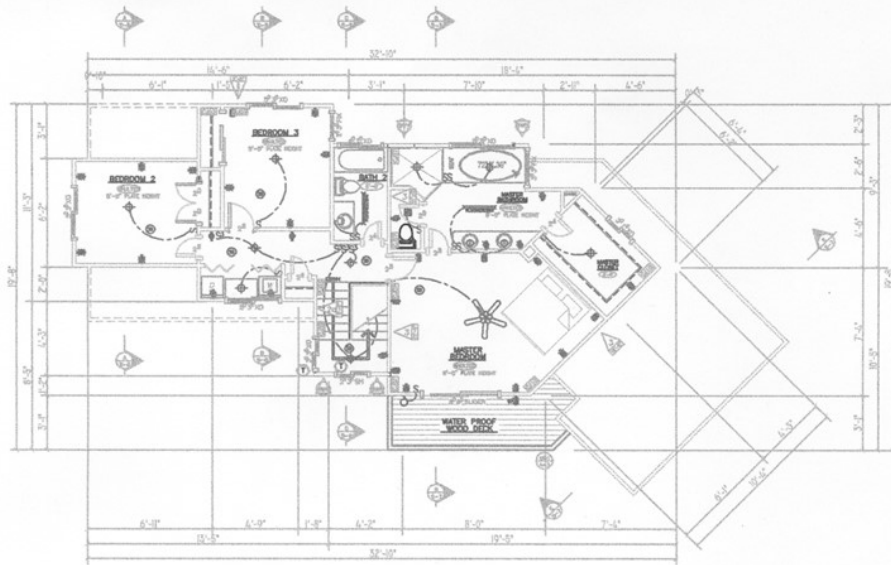
*\*Retaining and Landscape Walls: \$300 of the permit fee will be refunded if the following conditions are met:*

*The wall is completed per the AWAC approved plan, including all finishes, the county Building Permit is provided to AWAC, and a written request for the refund is submitted within 30 days of completion.*

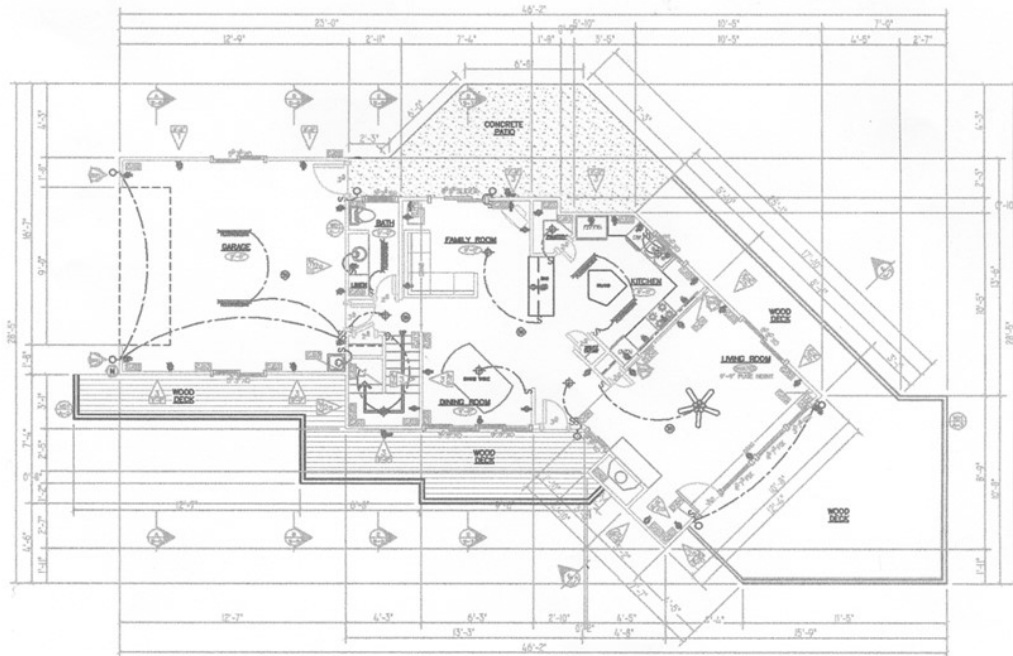
Project Completion - To encourage full completion of projects, projects not completed within a reasonable amount of time may be required to reapply with AWAC and may be subject to additional fees. Permits are valid for 18 months from the original AWAC approval date unless otherwise stated.



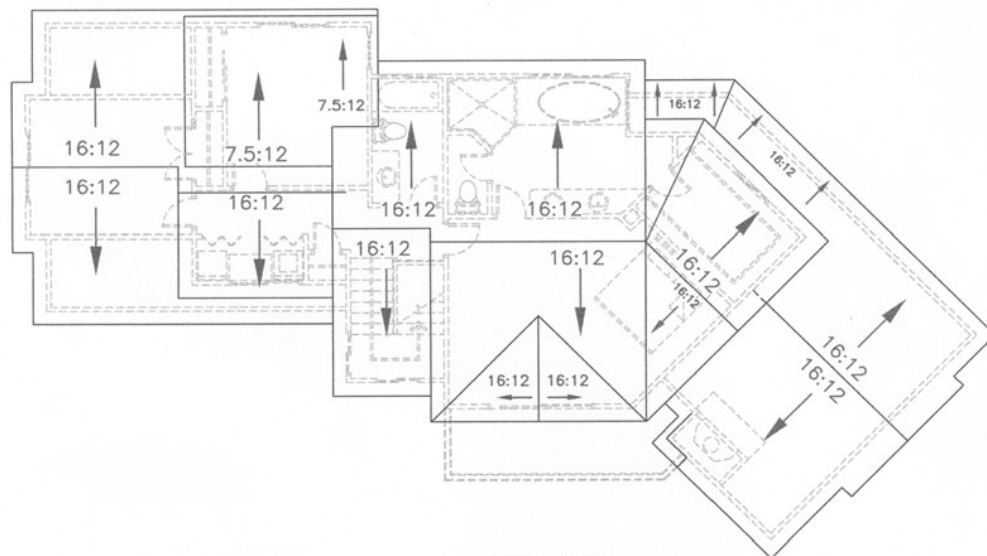




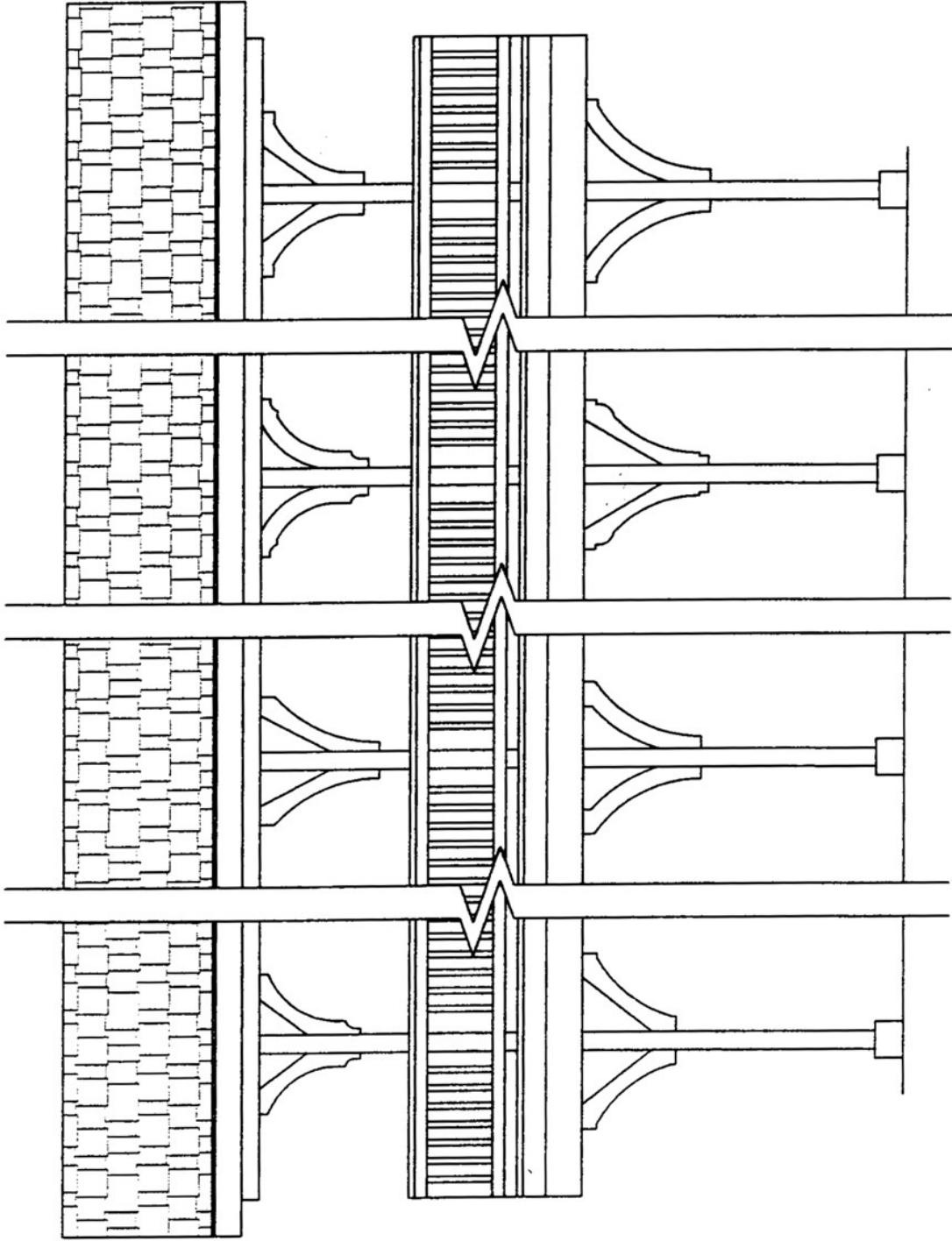
UPPER FLOOR PLAN  
 1086 SQ. FT. LIVING AREA SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN  
 1028 SQ. FT. LIVING AREA  
 491 SQ. FT. GARAGE AREA SCALE: 1/4" = 1'-0"



ROOF PLAN  
SCALE: 1/4" = 1'-0"



CORBEL DESIGNS



## Fuel Reduction Plan

This is a requirement for new homes and remodels. For existing homes, this is an option and strongly recommended.

The San Bernardino Mountains' area is considered a severe fire zone. San Bernardino County, CA Code of Ordinances Sections 23.0301 – 23.0319 mandates the abatement of all fire hazards and hazardous trees from properties at all times. Homeowners are responsible for reducing the accumulation of forest fuels around their structures. Following this plan will help reduce the risk of fire in our community and still preserve our native forest environment.

For areas within 10 feet of roads and driveways, and areas within 100 feet of any structure (or to property lines - whichever is less), the following must be accomplished:

- A. Thin trees 1 foot or less in diameter to a 12 to 16 foot spacing between individual trunks (Except for birch, alder, aspen, and dogwood species). **Removal of any live tree with a diameter of 6 inches or more requires approval of AWAC.** Note: the diameter is determined at a point on the trunk 4.5 feet above the ground. Not to include ornamental trees that are pruned and free of dead or damaged foliage.
- B. Remove trees with a mature height greater than 20 feet under power lines (including pines, firs, cedars, and oak species, including previously topped trees).
- C. Raise tree canopies. A tree taller than 12 feet should be trimmed up by half of its total height to a maximum of 15 feet from the ground. A tree shorter than 12 feet should be trimmed up 1/3 of its total height. Remove all dead branches regardless of height. **Any tree trimming requires approval of AWAC.** Trim complete branches that have any portions less than 10 feet from chimney openings or stovepipes.
- D. Remove all shrubs that are within 15 feet of structures that produce high-energy-release components and are considered high fire fuels, not to include low energy release deciduous ornamental plants that are well-pruned, well-spaced and free of dead or damaged foliage. High-energy-release shrubs include, but are not limited to; Manzanita, Service Berry, Mountain Whitethorn, Sage, Ironwood, Juniper, Spanish Broom and other species as determined by the County Fire Chief.
- E. Space all high-energy-release shrubs that are within 15 to 30 feet of structures so that they are spaced no less than double the size of the height of the tallest shrub and stand (e.g. a 4 foot high shrub should be spaced 8 feet or more away from the next shrub, providing that the 4 foot high shrub is the tallest of the two shrubs). This does not include ornamental plantings that are well-pruned, well-spaced and free of dead or damaged foliage.

- F. Remove all dead, burnable fuels, ground debris, dead trees, grass 4 inches and higher, pine needles/leaves higher than 2 inches, and dead branches in shrubs. Do not remove the naturally occurring "duff". "Duff" is a layer of partially and fully decomposed organic materials lying below the raw pine needles or leaves and immediately above the mineral soil. Neatly stack cut logs or firewood 30 feet away from any structure.
- G. Reforesting your property. Do not over plant. Identify where mature sized trees best fit. Only select trees zoned for this climate. Properly spaced trees will grow fuller and healthier. A "healthy" acre of land should have about 70-100 various sized trees.
- H. Chip all generated litter or haul to the landfill/transfer station, WITHIN ONE WEEK, so it will not aggravate a fire condition or create a forest insect problem.

## **A Guide to Preserving Trees in Arrowhead Woods**

The growth of a tree is in response to its functions. The trunk reaches upward to the sun and sky, lifting leafed branches to spread outward, gathering air and sunlight for photosynthesis. Roots sink downward and spread out to gather moisture and nutrients, provide storage and act as an anchor. (For information on caring for your trees, please consult with a qualified Registered Professional Forester or Certified Arborist.)

The spreading is greater than the downward growth and in a normal tree, much greater than the distance to the tips of the branches. The most crucial area is from the trunk outward to the branch tips, to a point called the drip line.

In a natural forest such as Arrowhead Woods, trees are close together and the soil is covered with needles or leaves. Branches tend to be shorter. Roots of forest trees are mostly in the top six inches of soil and rarely deeper than two feet.

A tree doesn't just die but weakens and succumbs to attack by fungus or insects. Injury to the trunk and branches above ground or the roots and soil structure below ground will damage a tree's defenses.

### **When building, stay out of the tree cylinder – the space inside the drip line.**

Trees often are damaged during clearing and excavation of a building site. All protected trees should be fenced to prevent damage within the drip line. To restrict all foot or vehicular traffic and material storage from the tree cylinder, the fence may be made of any durable material that will withstand the impact of excavating equipment, small machinery and workmen. The fence should not be removed, moved, or knocked down without authorization from AWAC or the general contractor, and should be so posted.

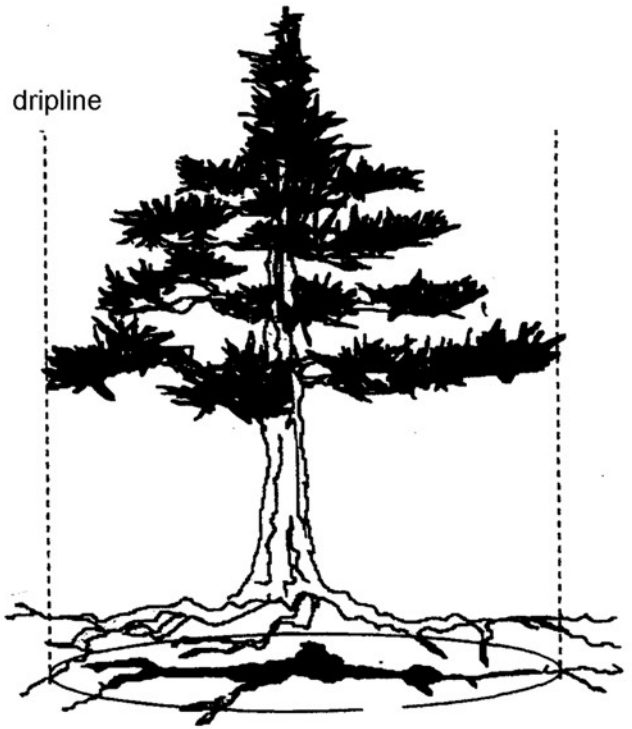
When grading equipment must operate within the drip line, a protective barrier should protect the trunk. An example is a snow fence style barrier of standard 2x4 lumber, eight feet long, held together by heavy gauge steel wire twisted between each board and stapled. It should not be attached to the tree but placed around the tree by twisting the wire ends together.

## A Responsibility to Protect

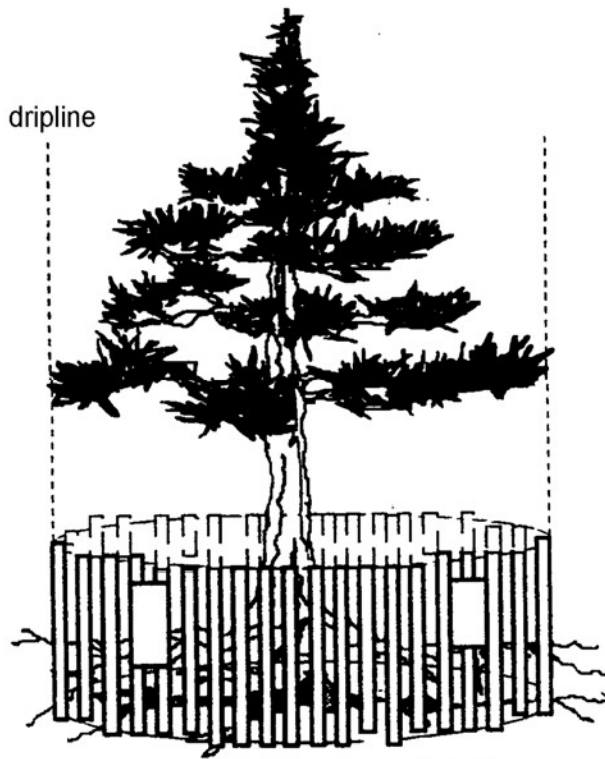
The Arrowhead Woods Architectural Committee (AWAC) has the responsibility to promote a healthy forest landscape in the Arrowhead Woods. While embracing development, AWAC simultaneously encourages specific construction practices to preserve the trees that remain after a home is built. Construction-related tree mortality has been narrowed to five recurring causes:

1. **Damaged Trunks and Branches**
2. **Broken Roots**
3. **Compacted Rootzones**
4. **Diminished or Smothered Rootzones**
5. **Insects and Fungal Colonization**

The balance of this section is devoted to providing information that should prevent or remedy the aforementioned causes of tree mortality.



**The Arrowhead Woods Tree**



**Whole Tree Protection on Large Lots**

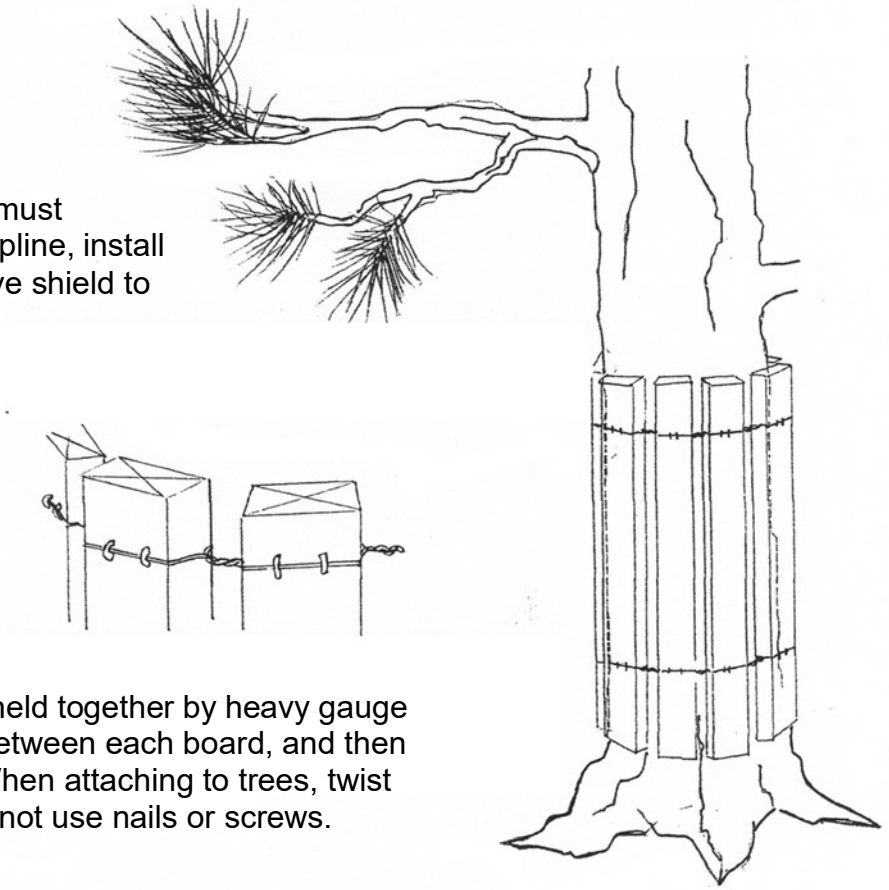
### Whole Tree Protection (TPP#1)

Almost all damage to trees occurs during the tree removal, excavation, and landscaping phases of homebuilding. On spacious properties all protected trees should be fenced in to prevent excavation or any other work from being done within the driplines. No construction materials or chemicals can be stored within the fence.

On smaller lots building practices and tree boundaries overlap, making tree segregation difficult if not impossible. Builders should use the following tree protection plans (TPP) to assist them in minimizing damage to trees.

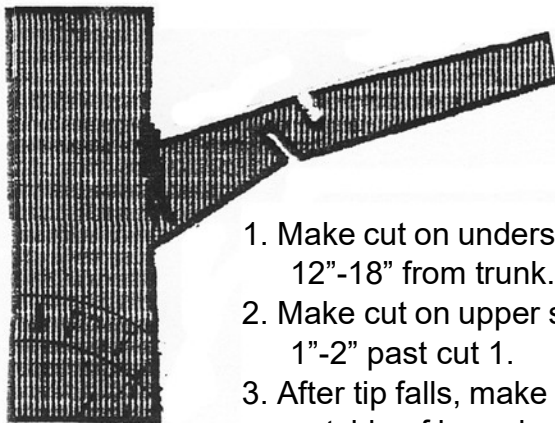
## Protecting the Tree Trunk (TPP#2)

When grading, equipment must operate within the tree's dripline, install a snowfence-style protective shield to protect the bark.



Standard 2x4x8 lumber is held together by heavy gauge steel wire. Twist the wire between each board, and then double staple it in place. When attaching to trees, twist the wire ends together; do not use nails or screws.

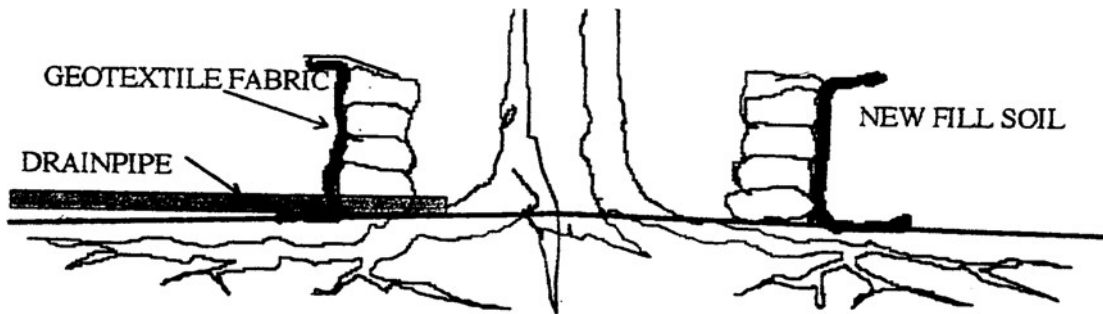
## Remove a Large Limb by Making 3 Cuts (TPP#3)



1. Make cut on underside of branch 12"-18" from trunk.
2. Make cut on upper side of branch 1"-2" past cut 1.
3. After tip falls, make finish cut at trunk outside of branch collar.



## Raising or Lowering the Grade (TPP#4)

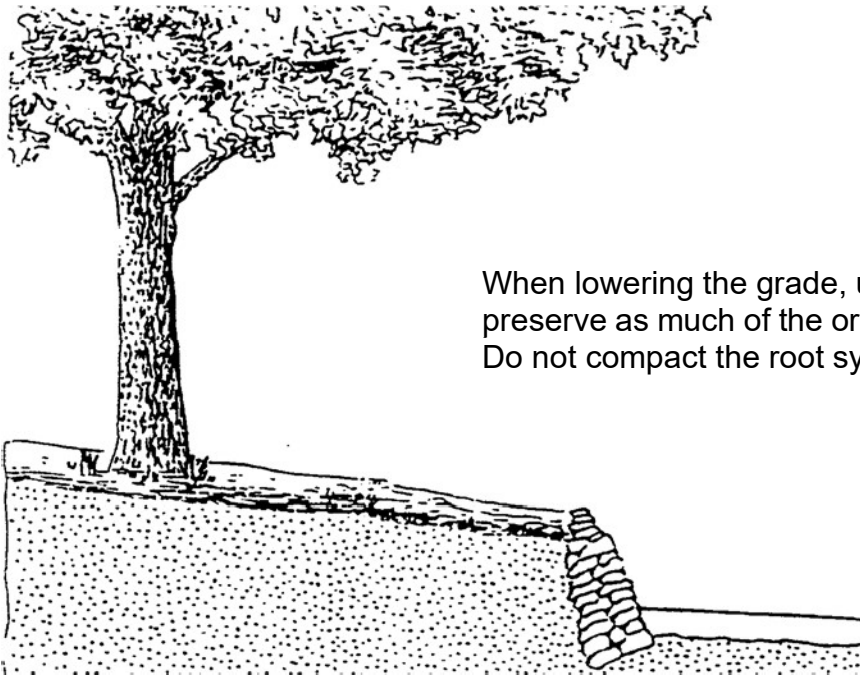


**When raising the grade around trees, consider three points:**

1. The soil in the original rootzone must not be disturbed.
2. Fill soil cannot be pushed up against the bark.
3. Water from any source cannot collect at the tree's base.

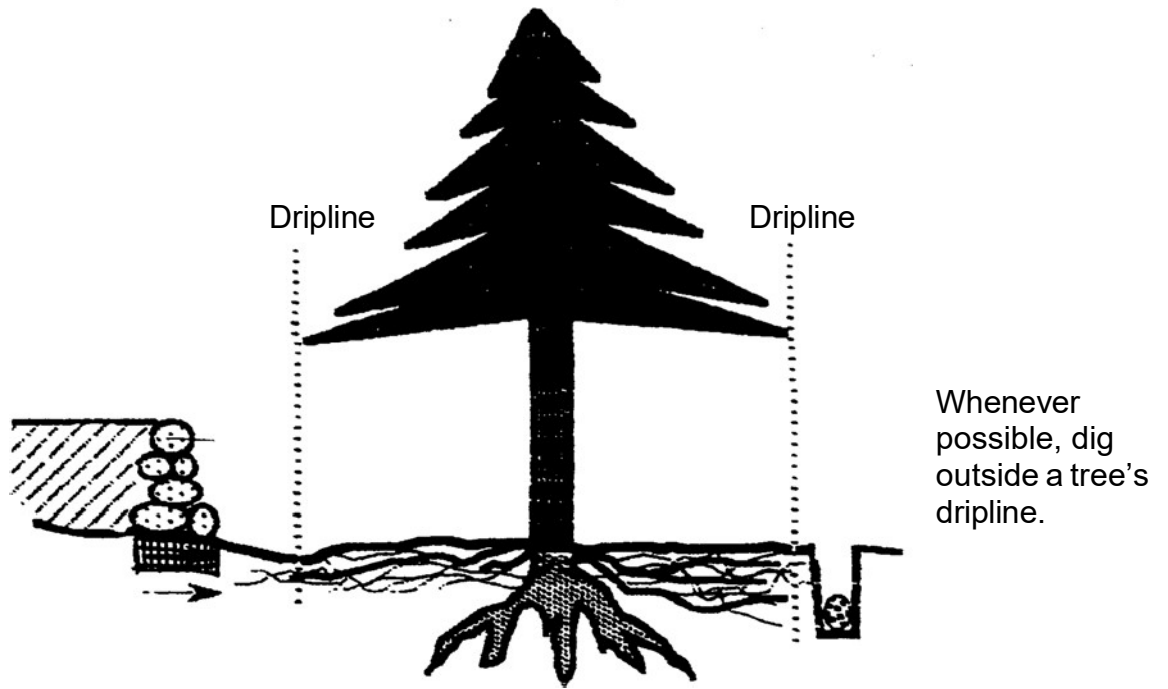
Do not allow any heavy equipment within the tree's dripline. Build a drywell around the trunk.

The drywell has no footing that may damage roots when built. There is at least one-foot air space between the tree trunk and the wall's face for evaporative airflow. Geotextile fabric forms a filter to prevent silt from washing into the drywell. Finally, install a drainpipe to remove collected precipitation or sprinkler water.

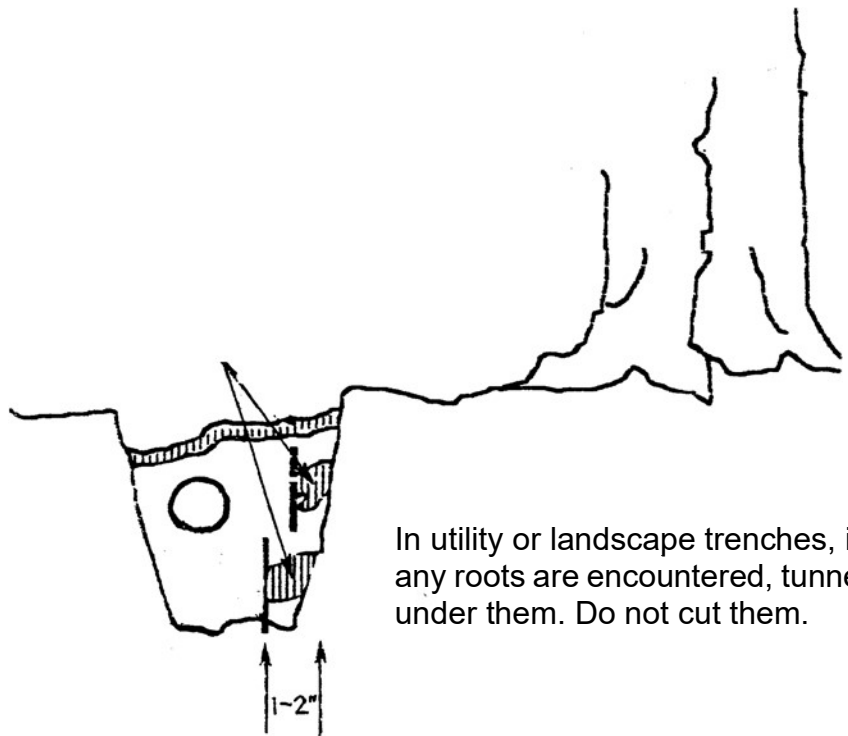


When lowering the grade, use retaining walls to preserve as much of the original soil as possible. Do not compact the root system.

## Root Pruning in Foundations, Footings, and Trenches (TPP#5)



In foundations and footings roots larger than 4 inches in diameter should be bridged, if possible. Roots smaller than 4 inches in diameter should be flush cut to within 2 inches of the ditch wall. Use a handsaw or lopping shears to make a clean cut.



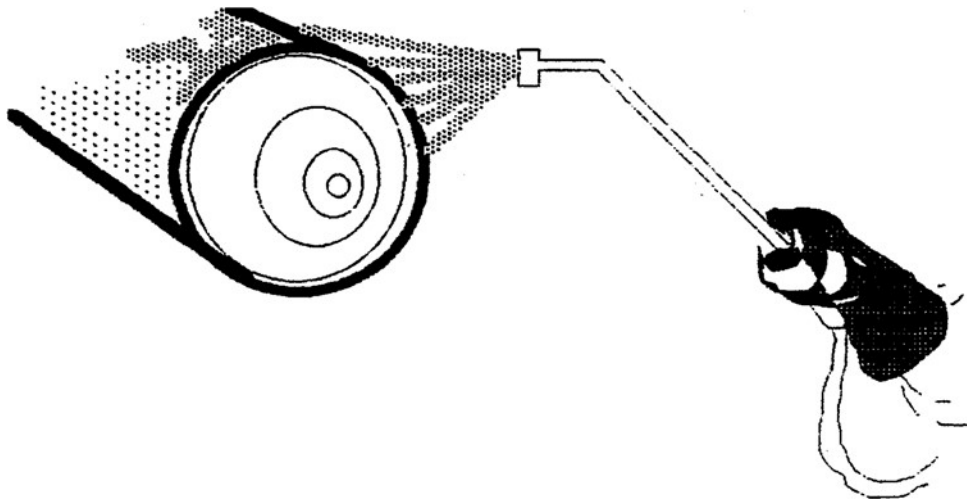
## Control of Insects in Conifer Debris (TTP#6)

In residential sites two methods of insect control in Conifer Logs are effective:

1. Spray conifer logs with an insecticide labeled for Bark Beetles, or
2. Remove logs from the property to an appropriate dumpsite.

In residential sites one method of insect control in Conifer Branches is effective:

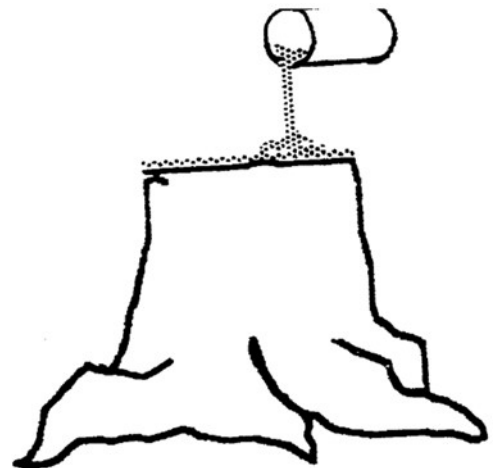
1. Remove the branches to an appropriate dumpsite.  
Branches sprayed and left eventually become a fire hazard.



## Control of Root Fungus in Conifer Stumps

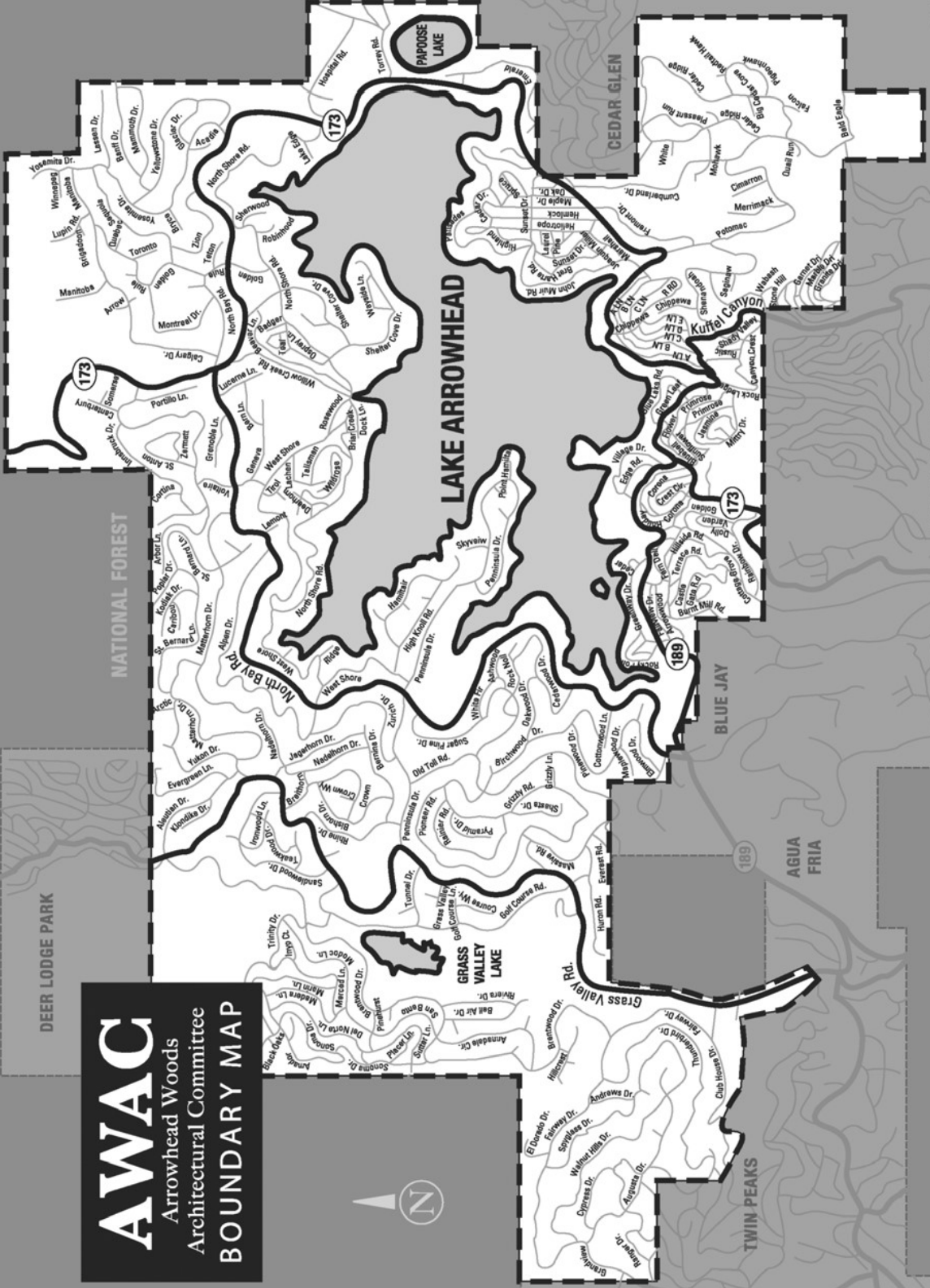
To treat Conifer Stumps for Annosum Root fungus, apply a thin layer of powdered Borax on top of the sawn face.

Borax must be applied within 2 hours of cutting and be 1/16 inch thick.





SAN BERNARDINO MOUNTAINS



**AWAC**  
 Arrowhead Woods  
 Architectural Committee  
**BOUNDARY MAP**

NATIONAL FOREST

DEER LODGE PARK

BLUE JAY

AGUA FRIA

TWIN PEAKS