

# Sidewalk Tips for Solterra

## Please Help Keep The Sidewalks Safe

Trees and bushes must not encroach onto the public right of way, or obstruct public street signs such as street names and stop signs.

The Lakewood City Code 8.06.100, Projection into public way states:

Where any vegetation upon private property projects into or encroaches upon any public way in such a manner as to visually or physically impair, obstruct or endanger pedestrian or vehicular traffic or to present a potential hazard or potential damage to public or private property, the parks manager may give written notice to the owner requiring the removal, trimming or other treatment of such vegetation. Such notice shall require the corrective action to be completed within 30 days after the owner's receipt of the notice.

The clearance height of any vegetation over sidewalks and walkways shall be not less than eight feet measured vertically from the walk to the first foliage. The clearance height of vegetation over public streets and public alley ways shall be not less than 16½ feet measured vertically from any point in the street to the first foliage.

The parks manager is authorized to prohibit plantings on private property in locations that will, at maturity, encroach upon the public way as set forth in this section.

Refer to [Municipal Code Title 8, Chapter 8.06](#)

To report obstructions of sidewalks or signs and obstructions caused by overhanging trees or bushes, call the City of Lakewood Forestry Division at 720-963-5240

## Tree Lawn Trees

For the single family homes in Solterra, the lawn area between the sidewalk and the street is owned by the homeowner. The trees planted in this "Tree Lawn" area are specified by the City of Lakewood Filings for Solterra.

If you have a dead tree(s), your tree(s) must be replaced with the same species of tree that was on the initial landscape plan and Filing. All trees must be 2½ to 3 inches in caliper. Owners are not permitted to alter or change plant material (grass & trees) installed by the Builder or the Declarant in street/tree lawn area. Replacement of dead trees with a different tree requires approval from the DRB and City of Lakewood. Approval is not required to replace dead trees in the street/tree lawn area with like species of similar size.

Homeowners should check with their builder or landscaper to determine if the dead tree is under warranty. Trees that were installed over one-year ago are most likely not under warranty. Please note: dead trees in the "tree lawn" are also a violation of City Code and of the Solterra HOA Declarations.