MOODY RIVER ESTATES COMMUNITY DEVELOPMENT DISTRICT

PREMIER DISTRICT MANAGEMENT
3820 Colonial Boulevard - Suite 101 ▪ Fort Myers ▪ FL 33966
Phone (239) 690-7100 ▪ Fax (239) 214-6074

Dear homeowner,

The Moody River Estates CDD is a special purpose unit of local government established under Chapter 190 of the Florida Statutes. The District is charged with the maintenance and operations of infrastructure within the community such as the preserves, lakes and stormwater system.

Every year, the CDD receives numerous requests for the District to trim vegetation and tree limbs crossing the property line from District-owned property into private lots. We felt that it would be helpful to provide some further information to the residents of the Moody River Estates on this issue.

The CDD is not required to trim back any vegetation encroaching on a residential lot, whether it be leaves, branches, roots, stems, etc. Property owners have the right to trim all encroaching vegetation, including but not limited to branches and roots, back to their property line. Trimmed vegetation must not be placed in the preserve and must be properly disposed of by the property owner.

Sometimes trees fall from the District's property onto private property. There is a clear distinction between those that are CDD responsibility and those that are homeowner responsibility. The CDD is not required to remove any portion of a fallen tree lying on private property unless the CDD had knowledge of the defective tree and failed to take remedial measures to lessen the risk of potential harm, before the tree fell. To be clear, any healthy tree that has fallen due to storms or other acts of nature generally would fall under the property owner's responsibility for cleanup and removal.

With that said, if you notice a dead or otherwise defective tree on lands owned by the District, which may present a potential risk to person or property, please contact the District Manager's office and an inspection will be arranged.

Sincerely,

The Board of the Moody River Estates Community Development District