



LANDSCAPING REQUIREMENTS & DEPOSIT REFUND PROCEDURE

Landscaping

Front yard landscaping is to be completed within one year of the grade certificate date. The minimum standard is to consist of:

- a) Topsoil to be installed to a minimum depth of 4" for all front, side and rear yard areas; and
- b) Sod in the front yard from the front of the house to the curb or sidewalk (seed is not acceptable); and
- c) A minimum of one tree, of the following minimum size, must be planted in the front yard.
 - Deciduous trees must have a minimum 2" calliper trunk (trunk width); measured 6" above ground; OR
 - Coniferous trees (fir, larch, pine or spruce, no columnar or pyramid cedars) must be at minimum 5' in height;
- d) Sizes specified are required at time to planting.
- e) If landscaping fails and more than one (1) re-inspection is required, \$150.00 will be deducted for each additional re-inspection required from the deposit.

Landscaping inspections are weather dependant and will therefore commence once plant material has come out of dormancy and it is possible to tell that trees, shrubs and grass are alive and growing and will cease once the majority of plant material has gone into dormancy, (i.e. leaves are no longer on trees or shrubs).

Alternate Landscaping (Low Water Usage)

Proposals for alternate landscaping of the front yard (low maintenance, low water use) will be considered on an individual basis if it can be demonstrated that the alternate plan meets the objective of these guidelines, to achieve greenery in all front yards within the neighbourhood. The use of hard surface landscaping rather than sod will require the planting of additional trees and extensive shrubbery, to visually soften the hard surface and achieve greenery. Submission of a

detailed plan for approval, prior to landscaping construction will be required. Plan should include location, number and size of actual shrubs and trees being planted. If mulch or rock is being used, please supply the colour and in the case of rock, the size. It is strongly suggested that black and grey rock be avoided and that shrubs be a minimum of 18” in height or spread. Research into types of shrubs and trees suited for Xeriscaping should be done as not all shrubs are suitable for this type of landscaping.

Fencing

Fencing is encouraged to be of a similar design and colour to the fencing style established for the subdivision, by the Developer.

Lots Backing Onto the Storm Pond - Lots 148 to 154, block 1 (inclusive)

The fencing on the above noted lots will be restricted to black coated chain link (without inserts) or powder coated steel, consistent in design and colour with the fencing style established for the subdivision, except where the developer has installed wood fencing on lots 163 & 161 (adjacent to the walkway) and the east property line of lot 148.

Landscaping Deposit

A \$1,000.00 landscaping deposit, per lot, must be paid by the Builder to the Developer at time of lot payout to ensure landscaping compliance.

Landscaping Deposit Return Procedure

Please contact your Builder to arrange for a landscaping inspection.

If you have questions, please contact your Sales Person or Builder directly.