

Estate Lot Landscaping Requirements



Sod

- Front and rear yard must be fully sodded.
- Seeding is NOT permitted.
- Synthetic turf may be used. See attached for further information.

Trees and Shrubs

- Two (2) trees must be planted in the front yard (assuming no utility conflicts).
- Two (2) trees must be planted in the rear yard.
- Deciduous trees must be a minimum 2" caliper and tree structure must provide 5' of height and a well formed canopy. Ornamental or weeping varieties will not satisfy the requirement, but may be planted in addition to the minimum standards.
- Coniferous trees must be a minimum 6' in height. Coniferous trees are evergreens such as a pine, spruce or fir trees; ornamental or weeping varieties will not satisfy the requirement. Cedars and Junipers are classified as shrubs and will also not satisfy the requirement for a tree, but may be planted in addition to the minimum standards.
- Twenty-one (21) shrubs, ornamental grasses and/or perennials must be planted in a contained bed in the front yard. A contained bed is defined by edging (landscape vinyl, brick, stone etc.).
- On high visibility lots, nine (9) shrubs, ornamental grasses and/or perennials must be planted in a contained bed in the rear yard.

The objective of the landscape requirements is to achieve greenery. Wood and rock mulch must be restricted to shrub and/or tree beds and cannot cover more than 40% of the landscaped area, with the balance being sod. Large expanses of hard surface landscaping such as rock and wood mulch, concrete, and paving stones will not be permitted. Colored shale and white landscape rock are not suitable materials in this natural setting.

Fence

- Melcor will complete all rear yard fencing.
- Wood screen fence to be built out of cedar and treated with cedar stain. See attached fence detail.
- Side yard fencing on Pond Lots or Golf Course Lots to be decorative metal. Any desired privacy screening should be in the form of landscaping plantings.
- Side yard fencing on standard lots to be wood screen fencing.
- Where a side yard flanks on to a local road, fencing to be wood screen step-down fence, as per the attached fence standard.
- Side yard fencing on Ravine lots, to be wood screen step down fence, as per the attached detail. Wood fencing should step down for 2 panels in .2m intervals to meet the metal fencing.

Release of Deposit

Landscape deposits will be returned once the front and rear yard landscaping, and side yard fencing is complete and an onsite inspection has been conducted by the developer's consultant. The builder is not responsible to complete the landscaping but the security deposit will not be released until the landscaping has been satisfactorily completed and inspected for compliance. At time of inspection, the style-specific address plaque or numbers must be permanently affixed.

To request an inspection and apply for release of your deposit, please contact your builder directly. Please be advised that inspections are conducted during the growing season and requests are accepted from April 1st – September 15th. Final Inspections commence upon leaf-out, which is generally late May to early June, weather permitting. The annual cut off for final inspection requests is September 15th.

Landscaping must be completed within 12 months of occupancy.