

## Homeowner's Landscape & Fence Guide

### MULCH

- Wood chips/bark or rock in natural colours - acceptable
- Exposed soil or landscape fabric not permitted
- Shrub beds with weed growth are not acceptable



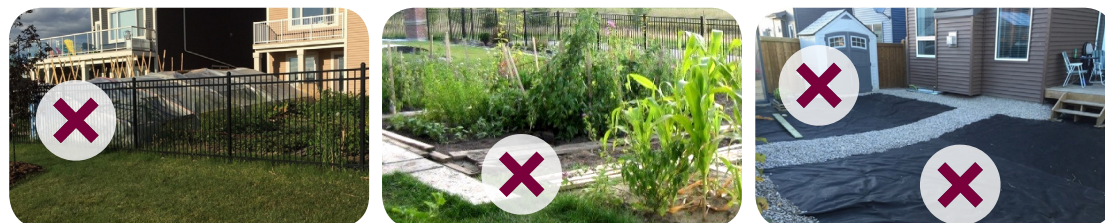
### DRIVEWAY

- Width is not permitted to be extended past the garage width.
- The use of a walkway containing concrete, brick, stone or other similar products directly adjacent to the driveway and the full length of the driveway is not permitted



### HIGH VISIBILITY REAR YARDS (YARDS THAT BACK ONTO ROADS, STORMWATER LAKES AND OTHER HIGH PROFILE LOCATIONS)

- Poorly designed or constructed garden sheds or greenhouses
- Gardens that are not clearly identified by edger
- Incomplete rear yard landscape



### General Requirements

#### LANDSCAPE REQUIREMENTS CHECKLIST

- 1 tree in front yard - 2" deciduous caliper or 8' ht. coniferous
- Prepared shrub bed in front yard containing:
  - Minimum area of 75 sq. ft.
  - Minimum 7 shrubs - 18" height or spread (height for deciduous/spread for evergreen)
  - 4 out of 7 shrubs along front walkway (requirement for front drive garages only)
  - 2 large ornamental grasses can replace 1 shrub (ratio)
- Sod
  - Artificial or Synthetic Turf is not permitted
  - Mulch is not an acceptable replacement for sod unless replaced with additional plant material that provides adequate coverage
- Exposed soil is not permitted
- Rear yard to be completed with a minimum of sod
- Rear decks required to be constructed if visible to the public
- Side yards to be completed with mulch (no plant material) and proper underlay

#### FENCE REQUIREMENTS CHECKLIST (NOT REQUIRED FOR INSPECTIONS)

- Wood screen fence to match subdivision fence detail
- Stain colour to be Monterey Grey (Cloverdale Paints)
- If the rear fence is provided by the Developer, then the side yard fencing is to be match the design and colour of the Developer's fence

### Landscape Inspection Requests

- Once your landscape construction is complete, please contact your Builder.
- All inspection requests and Final Grade Certificates are to be submitted by the Builder on the archcontrol.com site.
- Inspections are only conducted during the growing season.

### Inspection Process

- After the inspection is requested, an inspector will visit and photograph your property and prepare a report.
- If landscape is acceptable, the report will be forwarded to the Builder and Developer; the Builder will arrange for refund of landscape deposit.
- If landscape is not acceptable, the report will be forwarded to the Builder. This report will clearly outline the deficiencies that need to be corrected.
- Once corrections are completed, a photo of the corrected deficiency is to be submitted to the Builder so that a new inspection report can be prepared. The Builder will then submit the corrections to the Design Consultant for acceptance.

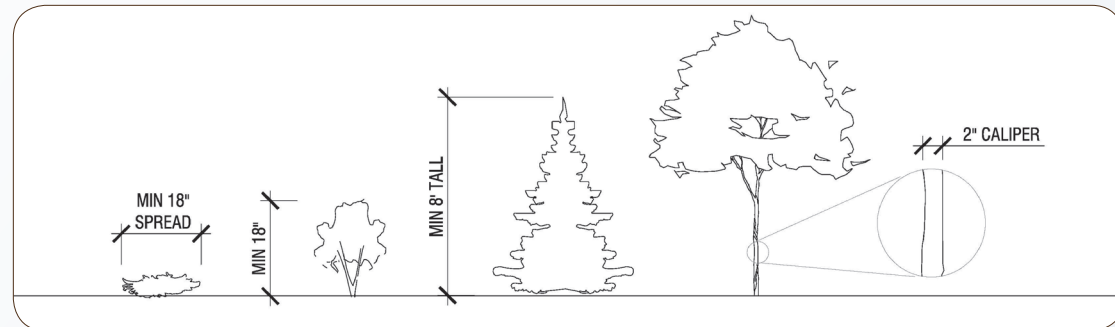
*\*The following document only provides the homeowner with common reoccurring deficiencies that prevents a final landscape approval. Other deficiencies maybe noted once a final inspection is completed.*



# Common Landscape Deficiencies

## Plant Material

- Plant material too small
  - Shrubs measured by width/spread for evergreen or height for deciduous
  - Deciduous tree caliper measured 6" above ground. Evergreen trees measured by height.



## Unacceptable tree types and location such as:

- Grafted trees (shrubs grafted to tree trunks) - acceptable as shrubs only
- Columnar spruce or pine species
- Trees not installed within the homeowners property
- Trees are unhealthy, dead or diseased
- Tree has poor form (i.e. one side dead, top is dead or missing limbs)



## Grading

- Gaps between stairs and grade due to settlement or poor grading



## Plant Material Coverage

- Not Acceptable - Large areas of mulch without shrubs
- Acceptable - Combination of ornamental grasses, perennials and shrubs to cover mulch bed



## Landscape Edger

### NOT ACCEPTABLE

- Not level/poor installation
- Spacing between edger/poor installation

### ACCEPTABLE

- Plastic, Vinyl or Metal continuous
- Stone or concrete - unit blocks or poured in place

