

STONEGATE LANDSCAPE GUIDELINES

REQUIRED SUBMISSIONS FOR LANDSCAPE PLANS FINAL DESIGN APPROVAL

After Final House or Improvement Plan approval has been obtained from the Architectural Committee, Builder / Owner shall submit two (2) copies of a Landscape Plan to the Landscape / Architectural Committee within 90 days. Landscape plans shall include:

- The Name, Address, Lot Number and Telephone number of both the Applicant as well as the intended landscape contractor (if applicable) must be included on plan. (Funds allotted to landscaping are recommended to be budgeted at 2-3% of price of home.)
- The elements required in the Stonegate Lot Standards regarding landscape. (see: Builder Manual).
- A layout which clearly indicates:
 - The Location for all Plant, Shrubs, Trees
 - The Location of all Planned hardscapes or decorative Landscape Features
 - The list of materials planned for use.
 - Street Tree Location. (Oak, Red Maple, & Ash are typically used.) The Committee shall determine the final location and type of trees to be placed in the "Tree Lawn" keeping the homeowner's interest in mind.
 - Location of all drainage swales, drainage easements, buffer yards, and utility easements.
 - Size (at time of Planting) of Planting Material, Shrubs and Trees planned for use.
 - Location of all Utilities, Meters, Satellite Dishes (if ground mounted), Motor Courts, Play Areas and Structures, Thru Wall Vents, etc. that will or may require screening.

Minimum Plant Sizes (at time of Planting)

- Deciduous trees, Min. 2" caliper. Trees with a height of 30' or greater at maturity must be approved for Location.
- Evergreen Trees, Min. 6' ft.
- Clumps of trees, Min. 7 ft. tall.(e.g. River Birch, Serviceberry, etc.)
- Shrubs 3 gal. Min. size (See landscape guidelines for size of plants in Builders Manual)

"Screening" Material

The following guidelines are used to determine if the Plant Materials "Characteristics" shall serve the purpose of "Screening":

- Dense enough to obscure from line of site objects that are required to be screened. (e.g. garage doors, HVAC, utility boxes, including cable (present and future), Thru Wall Vents, etc.)
- Size of Material at time of planting will provide "instant screening" within 5" of required height.
- Planting Material shall be close enough that no more than 9"-15" inches, at time of planting, can be found between plants.
- Ornamental Grasses will not be considered for Screening Material.

Modifications to Approved Plans

- Future "New" structures, pools, patios and play areas with equipment and trees require approval by the Landscape / Architectural Committee. Some colors of Play Structures and equipment may be denied.
- All planting additions to approved landscape plans must be resubmitted before planting. Only Annual flowers may be planted without approval in the yard.

11" x 17" PRESENTATION

LANDSCAPE INSTALLATION STANDARDS

At the time of Occupancy of the Home or Improvement the following shall have been installed (Weather Permitting) by Occupant or their Contractor(s).

- All Required Screening (HVAC, Meters, Motor Courts, Utilities at Lot Corners, Play Structures, etc.)
- All Required Foundation Landscape Area Planting
- All Trees identified on the Approved Landscape Plan
- All turf areas shall be either seeded or sodded according to the following schedule:

SEASONAL SOIL PROTECTION CHART:

| STABILIZATION PRACTICE | JAN | FEB | MAR | APR | MAY | JUNE | JULY | AUG | SEPT | OCT | NOV | DEC | |
|------------------------|-----|-----|-----|-----------|-----------|-----------|------|-----|------|-----|-----|-----|--|
| PERMANENT SEEDING | | | A | *///N///* | | | | | → | | *// | | |
| DORMANT SEEDING | B | → | | | | | | | | B | → | | |
| TEMPORARY SEEDING | | | C | → | | | | D | → | | | | |
| | | | | E | *///N///* | | | | → | | | | |
| SODDING | | | | | F** | *///N///* | | | | → | | | |
| MULCHING | G | → | | | | | | | | | | | |

A = KENTUCKY BLUEGRASS 40 LBS/ACRE; CREEPING RED FESCUE 40 LBS/ACRE; PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 20 LBS/ACRE.

B = KENTUCKY BLUEGRASS 80 LBS/ACRE; CREEPING RED FESCUE 80 LBS/ACRE; PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 30 LBS/ACRE.

C = SPRING OATS 3 BUSHEL/ACRE

D = WHEAT OR RYE 2 BUSHEL/ACRE

E = ANNUAL RYEGRASS 40 LBS/ACRE

F = SOD

G = STRAW MULCH 2 TONS/ACRE

*//° IRRIGATION NEEDED DURING JUNE, JULY, AND/OR SEPTEMBER

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

- Boone County or Stonegate may require other erosion control measures with winter "move ins."
- Final Grading / Seeding or Sodding must be completed no later than 18 months from the date of commencement of the foundation.
- Remaining planned planting outlined on landscape plan should be completed in a "timely" fashion.

Additional Requirements:

- Tree lawns require fill and grading. Final grade should be "slightly" higher than sidewalk. The width of street tree and their mulch foot print shall be approximately 58 inches to maintain Street Uniformity. Grading of Tree Lawns shall be done in such a way and sloped so as to allow excess water to reach the curb.
- Properties will be inspected periodically to determine landscape violations. There are 2 categories of violations:

Violation Category I – Deadline to correct following if not addressed will result in a lien being placed on the applicable property. At any time the Architectural Committee can have the work done and adjust the lien amount to cover costs at the time and any costs in the future, if necessary.

Violation Category II – If correction of landscaping violation is not evident by the following growing season, a notice will be sent that a lien will be put on your property covering the cost of correcting landscaping violation until corrected or will be used if the property is resold. Any monies spent by HOA in correcting this problem will be applied to resolving this violation at the discretion of the architectural committee.