



LANDSCAPING REQUIREMENTS & DEPOSIT REFUND PROCEDURE

Landscaping

Front yard landscaping is to be completed within one year of occupancy. 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);
- 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 must be at least 6’ in height;
 - Sizes specified are required at time of planting.

If landscaping fails and more than one (1) re-inspection is required, there will be a penalty charge of \$150.00 to be deducted from the deposit.

Alternate Landscaping (Low Maintenance)

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 detailed plans for approval, prior to landscaping construction will be required.

Fencing

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

Lots backing onto Storm Pond/Park

Fencing on lots backing/flanking onto the storm pond/park will be restricted to black coated chain link (without inserts) or powder coated steel, consistent in design and color with the fencing style established for the subdivision.

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

Upon completion of the front yard landscaping in accordance with the above requirements, the Builder shall make a written request to Qualico to conduct a landscaping inspection. The written request must include the following:

1. The lot, block and plan number;
2. The municipal address; and
3. A copy of the approval rough grade certificate.

Upon approval of the landscaping by Qualico, the \$1,000.00 landscaping deposit will be refunded to the Builder. Written request can be faxed to 440-1728.

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).

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