

Landscape Planting, Irrigation and Maintenance/ BUILDER GUIDELINES for “THE SETTLEMENT”, a patio home development for The Villages of Indian Lakes

The purpose of this guideline is to establish a baseline to achieve visual continuity and to maximize maintenance efforts and minimize maintenance costs for each home/lot. These guidelines are designed to also allow some flexibility for individual design concerns.

PLANTINGS

- All landscape related work located in or visible from The Settlement HOA (TSHOA) maintainable areas must be completed 100% prior to the occupancy of the home.
- Plant material specie selection should be made based upon the following considerations:
 - Plant hardiness
 - Disease resistance
 - Mature growth size
 - Growing patterns
- When possible, select native plant. Fewer chemicals are required to manage native plants than are with cultivars or introduced species. If native plants are used, lower maintenance-related utility costs will prevail.
- Planning a Xeriscape landscape is strongly encouraged. Information is available at: <http://aggie-horticulture.tamu.edu/extension/xeriscape/xeriscape.html>
- The following invasive introduced species are FORBIDDEN FROM USE anywhere on the property regardless of location.
 - Chinese Tallow
 - Paper Mulberry
 - Tree of Heaven
 - Siberian Elm
 - Japanese Honeysuckle
 - Japanese Privet
 - Kudzu
 - English Ivy
- Plants selected for use as “foundation plantings” must be evergreen and mature size considered. All foundation background shrubbery must be a minimum height of 24” above grade at the time of planting (approx. 5 gallon). Beds or hedges that are planted with aggressively growing large shrubs that will require hedge cutting or regular pruning to maintain a specific height will not be permitted. Proper shrub selection will prevent the planting of shrubs requiring regular pruning to maintain a specific shape or height.
- All planting beds should be made with an acceptable planting mix with topsoil and compost or humus to support plant growth.
- All planting beds must be either edged with steel edging, native stone or materials compatible with the exterior building facade.
- All beds fully must be mulched after planting with 2” of decomposed hardwood mulch. Prior to mulching a pre-emergent herbicide must be applied to all beds.

- To discourage long-term weed growth, all beds must plan to be shaded by mature shrubs or fully covered with groundcover type plants at maturity. Any accent locations left open for seasonal plantings or perennials will be the responsibility of the homeowner.
- No shrubbery will be allowed to block windows. The landscape plan must reflect the planting of species that will not grow above said height.
- All homes must provide prepared planting beds adjacent to the building excluding porches or paved surfaces. Each lot must have a minimum of 280 s.f. of planting beds. Additional planting beds are optional but if installed must meet the same specifications as the required planting beds.
- All homes must have at least 1- 100-gallon container grown oak tree and 1- 30-gallon container grown ornamental accent or hardwood tree. All trees must be staked with 3 green t-posts. Guyed trees are not acceptable unless within private fenced areas. The 100 gallon oak tree is required to be planted in the front yard of each home.
- The watering schedules and any special care required for the plant material is the responsibility of the homeowner. The maintenance of the beds and the lawn does not imply responsibility for any warranty for any plant material including trees, lawn or shrubbery. **ALL WARRANTY RELATED AGREEMENTS OR REPLACEMENTS WOULD BE THE RESPONSIBILITY OF THE HOMEOWNER OR THEIR BUILDER.**
- All lots must be graded to reflect positive drainage. Lots should be graded to drain toward the road or to existing conservation corridors if available. Any ponding or low spots will not be permitted.
- No exposed soil or ground will be allowed if visible from the public right-of-ways or the common areas. Areas that are not covered with hardscape surfacing must be either planted with shrubbery, groundcover or solid sod turf grass. Sprigging, seeding or checkerboard planting of sod will not be permitted. Builder is responsible for the grading and sodding to the paved roadway.
- The approved turf grass species for the areas outside of privately fences and/or areas maintained under the TSHOA maintenance agreement is *Zoysia* sp. Note that all TSHOA mowing will be performed with rotary mowers only.

IRRIGATION

- All beds and lawn areas denoted as The Settlement HOA (TSHOA) maintained areas are to have a fully operable automatic irrigation system installed prior to the occupancy of the home. It is required to separate lawn zones from planted bed zones. The cost to maintain and operate said irrigation system and associated utilities is the sole responsibility of the homeowner. Any damages to the existing irrigation as a result of the TSHOA maintenance operations will be borne by the maintenance operations. Liability for such damages do not extend nor or implied to extend beyond the cost of the materials and labor to repair the damaged irrigation system.
- Builders are encouraged to use Rainbird brand commercial grade materials and equipment.
- Trees planted in the lawn areas may be zoned separately and irrigated with adjustable drip bubblers.
- Overspray on common area sidewalks, trails or roadways will not be permitted.
- Irrigation anti-siphon devices must be located out of view of the roadways.
- All irrigation systems are to designed and installed by state licensed irrigators.
- Automatic irrigation watering cycles should be programmed to avoid watering prior to maintenance days.

MAINTENANCE

- Mowing, line trimming, steel blade edging, and debris disposal of front yard areas, the area of TSHOA maintenance responsibility, will include the property of each lot from the road pavement back to the dwelling unit or the associated dividing fence. (Refer to attached “Front Yard Diagram”). Landscape maintenance will occur in intervals as deemed appropriate by the management authority of TSHOA. Appropriate maintenance cycles will vary depending on weather conditions and lawn growth.
- Adding of bedding mulch to maintain approx. a 2” depth will occur if necessary once per year.
- Weed control in the beds as well as the lawn areas will be done by means of chemical applications. Hand weeding of beds, tree rings or lawn areas is not included in the maintenance scope of services.
- Scheduled fertilization and pesticide treatments of lawn areas and front planting beds will be included that are in the area of TSHOA maintenance responsibility. This maintenance will occur in intervals as deemed appropriate by the management authority of TSHOA. Appropriate maintenance cycles will vary depending on weather and growth conditions.
- The TSHOA will provide a maintenance schedule to each homeowner. Lawn areas shall not be watered 24 hours prior to the scheduled maintenance day. If lawn areas are too wet, maintenance may not occur till the next scheduled maintenance cycle.