

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
LANDSCAPING CHECKLIST

- ☐ **Attach your Land Title Survey (Mortgage Survey)** provided at the time of closing. Applicant has confirmed this proposal does not infringe on any easements, flood plains or required setbacks.
- ☐ Attach a copy of your site/landscape plan illustrating the location and layout for each landscaping element drawn to scale.
 - The landscaping plan shall be designed by an approved professional landscaper. The ACC will waive this requirement for small projects, provided all the necessary specifications are met.
 - If any existing landscaping element is being removed, it shall be labeled “removed” on the site/landscape plan submitted and note what will replace that element. Note: Tree removal must include removing the stump.
 - Lake front lot owners must also complete the Shoreline and Dock checklist if the modification is within 10 feet of the water’s edge.
 - Landscaping lighting shall be submitted with the Exterior Lighting checklist.
- ☐ **Attach a detailed list of all landscape materials, both hardscapes and plantings, sizes, quantities, and colors including the approximate dimensions of all hardscapes.**
- ☐ Verify all the following applicable minimum requirements are met (See Covenants, Conditions, and Restrictions (CC&R’s) Article VII, Section P, Q Paragraphs 1-4, R 5-7), as summarized below, and that all landscape materials are available:

Street Trees (between street and sidewalk): Minimum of two (four on corner lots) 3-inch caliper Norway Maple trees or other approved deciduous trees.

Front Yards Trees: Minimum of three trees (in addition to street trees), two of which must be ornamental trees.

Back Yard Trees: Minimum of six trees, three of which must be shade or evergreen, and at least one ornamental.

Landscape Material Requirements:

Ornamental Trees – Minimum of 2.5-inch caliper: can include Bradford Pears, Serviceberries, Japanese Maples, Dogwoods, Cherry, etc. The tree's caliper is measured by using calipers (either manual or digital) to measure the trunk's diameter **6 inches** above the ground level (or the top of the root ball if container-grown). The expected height at planting is 12 feet for standard varieties and at least 3 feet tall for **dwarf varieties**.

Shade Trees – Minimum of 3-inch caliper: can include Norway Maple, Pin Oak, Paper Birch, River Birch, etc. Ash trees are prohibited. Shade tree's caliper is measured by using calipers (either manual or digital) to measure the trunk's diameter **6 inches** above the ground level (or the top of the root ball if container-grown). The expected height at planting is 16-18 feet for most varieties.

Evergreen Trees – Minimum of 12 feet tall: can include Austrian/White Pine, Norway/Colorado Blue Spruce, White Spruce, and Douglas/Concolor Fir. Arborvitaes and dwarf ornamental varieties will not be included in the minimum tree requirement, if less than 12 feet tall.

Shrubs – Minimum height is based on location. Foundation shrubs shall be at least 3-4 feet in height and surrounding shrubs at least 2 feet in height. **Hedges must be continuous.** At least 50% of all shrubs shall be evergreen. Shrubs can include evergreen varieties, such as: boxwood, yew, and juniper, and deciduous varieties such as: barberry, viburnum, spirea, forsythia, lilac, hydrangea, and cotoneaster.

Landscaping Stones/Mulch and Hardscape Materials – Must be harmonious with the community, earth tones that **compliments** the exterior (a contrasting color rather than matching). Provide a picture for color and material approval.

Lawns – Only sod is permitted (front, sides, and back). **Grass seeding is prohibited.**

Ornamentation (Landscaping Lighting, Fountains, Statuary, Lawn Ornaments, Planters, etc.) – Provide photos, dimensions and locations for approval. Excessive ornamentation is prohibited (Rules Section 1.03).

Evergreen Screening Requirements:

Swimming Pools - All swimming pool areas shall be landscaped to minimize the visual impact upon adjacent residences and shall not be visible from the road. All swimming pool mechanical equipment will be located in rear yard of the Dwelling, will not extend past the side of the Dwelling, and will be fully concealed. Installation must comply with all local ordinances. **Owner must complete and attach the Pool Checklist when installing a new pool.**

Air Conditioning Units (includes Stand-by Generators) – No compressor or other component of a central air conditioning system (or similar system, such as a heat pump) shall be so located on any Lot so as to be visible from the public street on which the Lot fronts, and, to the extent reasonably possible, all such external equipment shall be so located on any Lot so as to minimize the negative impact thereof on any adjoining Lot, in the terms of noise and appearance. In general, **such equipment shall be completely screened by an evergreen landscape screening.**

Antennae. No exterior antennae, receiving devices, or **satellite dishes**, of any kind or nature whether freestanding or mounted upon any Dwelling or other Structure shall be permitted, except that the Architectural Control Committee, in the exercise of its sole and absolute discretion, may allow a Lot Owner to install a so-called "mini-dish" (not to exceed 18 inches in diameter) which

should be located on the Lot in a location that is **fully-screened from view** and approved by the Architectural Control Committee. A variance for camouflaging will be considered on a case-by case basis.

Refuse and Stored Materials. – Waste shall be kept in a sanitary container, **properly concealed from public view**. If waste containers are stored outside, the location must have ACC approval and be completely screened with evergreen landscaping (Rules Section 3.04).

- ☐ Verify all the following applicable material staging requirements will be met (See Rules 3.02), as summarized below:

Commercial vehicles and trucks that are making pickups or deliveries or providing services to a Homeowner are permitted during normal business hours, and must not park in a fire lane (located on one side of all streets).

Delivery and staging of landscaping or other materials (i.e., mulch, compost, shrubs, pavers, etc.) must be placed on the Homeowner’s Lot/driveway and may not obstruct the street or sidewalks.

Homeowners must secure prior written ACC/Board approval for temporary storage of a roll off container, port-a-potty, or other construction-related obstructions. These materials can only be temporarily installed for a reasonable amount of time.

My signature below indicates that I have completed all the actions listed above in preparing this modification request. I have also shared this Information with my contractor (if applicable).

Owner’s Signature

Date