

Landscape Guidelines

OBJECTIVES

Considerable effort has been expended on careful land planning, conservation and the enhancement of the natural environment at Kings Chapel. There are areas of large open spaces, creek and water systems have been protected, every back yard has open space behind the lot which will promote wildlife and give the homeowner a truer sense of privacy. Suitable landscaping for the new home site is an essential part of this effort to create a quality development sensitive to its existing surroundings, therefore, as mandated by the covenants, the SDRC requires that a landscaping plan be submitted as part of the development proposal subject to its approval. Landscaping in accordance with the approved Landscape Plan must be substantially completed within 60 days after completion of construction. The entire front yard and side yard of the lot situated on a corner must be covered in sod. The extent of the front boundary shall be the rear of the main body of the home. A landscaping plan will be reviewed with two major concerns in mind:

1. Landscaping must be adequate to properly complement the house and site as well as the surrounding properties.
2. The following proposals will be denied:
 - a. Unwarranted removal of trees
 - b. The use of highly sheared topiary or stylized plants
 - c. Intensive use of plants with forms or colors not native to the area
 - d. Large, unplanted windowless area
 - e. Use of crushed stones, bricks or gravel as mulch
 - f. Use of concrete animals where they may be seen from the street

RESTRICTED PLANT MATERIALS

There is no plant that is specifically prohibited at Meadowbrook; however, there are some that should be used with great discretion. Generally, they include plants that are associated with exotic effects (like a contrived attempt to achieve a Florida tropical or Arizona desert effect). Variegated foliage, which creates a stark contrast with surrounding foliage and background and the use of ornamental statuary, is not recommended.

SOD REQUIREMENTS

Houses on a typical lot, not a corner, shall be sodded from the curb to a point ten feet back on both sides from the front of the house.

Corner lots shall be sodded from both curbs to ten feet back from the front corner of the house (corner closest to drive way) and ten feet back from the remaining corners that will front the side street.