LANDSCAPING AND FENCING REQUIREMENTS

QUALICO® communities

- The intent of the landscaping requirements is to provide a consistent standard for the community while allowing the homeowner flexibility with their individual landscaping style
- Front yard landscaping is to be completed within one year of the approved rough grade certificate date
- Inspections are weather dependent and will commence once plant material has come out of dormancy. Inspections will cease once the majority of plant material has gone into dormancy, (i.e. leaves are no longer on trees or shrubs)
- The accepted minimum standard is to consist of:
    1. Topsoil to be installed to a minimum depth of 4” for all front, side and rear yard areas, and
    2. SOD in the front yard from the front of the house to the curb or sidewalk (seed is not acceptable). Artificial Turf is permitted as long as material and installation are of high quality; and
    3. Additional plantings as noted in table below to be planted in the front yard:

Home Style	Deciduous Tree Number & Size		Coniferous Tree Number & Size		Shrubs Number & Size
Single Family - Front Garage	1 @ 1 3/4”	or	1 @ 6’	or	7 @ 24”
Single Family Zero Lot Line - Front Garage	1 @ 1 3/4”	or	1 @ 6’	or	3 @ 24”
Single Family - Rear Lane	1 @ 1 3/4”	or	1 @ 6’	or	7 @ 24”
Single Family Zero Lot Line - Rear Lane	1 @ 1 3/4”	or	1 @ 6’	or	5 @ 24”
Duplex - 2-Storey Front Garage	1 @ 1 3/4”	or	1 @ 6’	or	5 @ 24”

Disclaimer: *Substituting one tree with seven appropriately sized shrubs is permitted.*

Quick Tips

- **Deciduous Trees** are measured at 6” above ground and based on trunk width (caliper). Move aside any rocks/wood chips surrounding the base of the tree to allow for an accurate 6” measurement from the ground.
- **Coniferous Trees** are: Fir, Larch, Pine or Spruce. These trees are measured by height. (columnar or pyramid cedars are considered shrubs)
- **Deciduous shrubs** are measured by height
- **Coniferous shrubs** are measured by spread or height
- **Shrubs** should be a combination of Deciduous and Coniferous types, planted in a mounded shrub bed topped with mulch or landscaping rock. Two Perennials can be substituted for one deciduous shrub, and are measured by height. **For example:**
    - 1 Cedar (Coniferous)
    - 1 Juniper (Coniferous)
    - 2 x Lily (equivalent to one Deciduous)
    - 2 x Peony (equivalent to one Deciduous)
    - 1 Rose Bush (Deciduous)
      = 5 shrubs - 2 coniferous, 4 perennials (counted as 2 deciduous), and 1 deciduous
- **Pie Lot Option:** Pie lots are not required to have Sod in the front yard, but are to have finishing landscaping material and 5 shrubs @ 24” (combination of Deciduous and Coniferous).

Homeowners wishing to reduce water usage might consider a front yard that has been designed specifically for water conservation. We recommend that homeowners research trees and shrubs that are suited for Xeriscaping along with materials that help with drainage and evaporation.

- The following must be incorporated in front yard if Xeriscaping is being used:
    1. Mulch and Landscaping Rock
    2. Additional plants as noted in the table below to be planted in the front yard (either side of the driveway if applicable)

Home Style	Deciduous Tree Number & Size		Coniferous Tree Number & Size		Shrubs Number & Size
Single Family - Front Garage					
Option #1	1 @ 1 3/4"	or	1 @ 6'	**&**	7 @ 24"
Option #2	-	-	-	-	14 @ 24"
Single Family Zero Lot Line - Front Garage					
Option #1	1 @ 1 3/4"	or	1 @ 6'	**&**	5 @ 24"
Option #2	-	-	-	-	10 @ 24"
Single Family - Rear Lane					
Option #1	1 @ 1 3/4"	or	1 @ 6'	**&**	7 @ 24"
Option #2	-	-	-	-	14 @ 24"
Single Family Zero Lot Line - Rear Lane					
Option #1	1 @ 1 3/4"	or	1 @ 6'	**&**	5 @ 24"
Option #2	-	-	-	-	10 @ 24"
Duplex - 2-Storey Front Garage					
Option #1	1 @ 1 3/4"	or	1 @ 6'	**&**	3 @ 24"
Option #2	-	-	-	-	10 @ 24"

See "Quick Tips" on previous page for further shrub information.

Other

Homeowners are responsible for installing a permanent address plaque or home addressing numbers. This will be a requirement of the landscaping inspection.

- Homeowners are to contact their Builder once they have completed their front yard landscaping
- Please note that all plant material is to be the size stated above at time of inspection
- If landscaping fails and more than one (1) re-inspection is required, $150.00 will be deducted from the deposit for each additional re-inspection
- Upon approval of the landscaping by Qualico, the landscaping deposit will be refunded to the Builder. It will be the Builder that issues the landscaping deposit to the homeowner

FENCING

- Fencing is encouraged to be of a similar design and color to the fencing style established for the subdivision, by the Developer. In some cases, chain link fencing may be specified by the City, County, Municipality or Town
- **Developer fencing has been done in: Cloverdale – #8455 Tropical Tan**