

Guidelines for Landscaping in *The Uplands of Scio Ridge*

- 1.) A landscape plan, approved by the Design Review Committee, must be obtained before closing on the home and prior to installation of the landscaping.
- 2.) Sod is the preferred lawn installation. At a minimum, sod is to be installed in the front of a home. If the sideyards or backyard of a home face a street, then sod is to be installed in those areas as well. Areas to be sodded must be noted on the landscape plan. The lawn must be installed within 30 days after occupancy, weather permitting or by June 15 for occupancies from November 1 thru April 30.
- 3.) Adequate foundation plantings to soften the appearance of the home must be installed within 30 days after occupancy, seasonal weather permitting, as stated in item #2. Design Review will establish minimum requirements for foundation plantings by working with the homeowner and the particular lot and house design.
- 4.) A minimum of two street trees on each side of the lot that faces a street must be installed between the street and the sidewalk. In the event of no sidewalk, they should be installed within 16' from the edge of the street. Street trees are to be a minimum of 2-1/2" diameter when measured 1' from the ground after installation and at least 10' in height after planting. Approved varieties are limited to: Norwegian Maple, Sycamore, Little Leaf Linden, Ginko and Bradford Pear. Location must be noted on the landscape plan. Any trees located in the area between the street and the sidewalk must meet the same guidelines as the required street trees.
- 5.) On lots that back into Scio Ridge Road ONLY, a minimum of two evergreen trees must be installed within 25' of the edge of the pavement. This satisfies the street tree regulation along this boundary; no other trees are required but additional trees may be installed with prior approval. The trees must be a minimum of 7' in height. Approved varieties are: Austrian Pines, White Pines, Blue or Green Spruce. Location must be noted on the landscape plan.
- 6.) All other By-laws still apply.