

TAPESTRY LANDSCAPE GUIDELINES

TAPESTRY AT CHARLOTTE'S GROVE

Exhibit H to Project Summary

tapestry Landscape Guidelines

REVISED: 12/14/05

Introduction

The beauty at tapestry resides in the land. Therefore, tender care must be taken to insure that the improved state of the land responds gracefully to its existing condition. The artistic blending of landscaped home-sites with natural open space will be controlled by the tapestry Architectural Control Committee (ACC).

The following guidelines serve as a starting point for the development of a landscape plan to be done by a pre-approved landscape contractor. These landscape guidelines are not meant to serve as an all-inclusive, self-governing, or sole basis of determining the acceptability of a submitted plan. The ACC will serve as the governing body to determine the acceptability of each submitted plan and final acceptance is placed solely upon this body so long as our requirements do not require the owner to invest over 3% of home and lot value as suggested in the guidelines below.

Architectural Control Committee

Each homeowner must submit a landscape plan to the ACC for approval 60 days prior to the completion of their home. This plan must be professionally designed by a qualified landscape designer. **Each applicant must submit a completed form ACC 004** with their submission.

Each submission must include scaled drawings of the entire property including the defined boundary of the "natural zones" if applicable (see "*natural zones*"). In addition, name of the landscape contractor, designer, phone number, fax number, owner's name, site address, lot and block, unit cost proposal, and proposed completion date must be included. The ACC reserves the right to approve landscape installers and designers and/or to provide a list to all land owners that names the pre-approved installers and designers.

The following is a list of pre-approved landscape contractors:

Sarah's Cottage Creations
Heins Valley Creek Nursery
Buell's Landscape Center
Abrahamson Nursery

The above list is subject to change without notice. The above list does not preclude the homeowner from submitting a landscape contractor for approval.

The landscape plan must include a plant schedule listing sizes of each proposed plant all of which need to conform to the minimum requirements established by the ACC (see "*landscape requirements*"). It is encouraged that larger containers (# 5 or greater such as B&B for larger variety shrubs) are used to create greater initial impact.

Retaining walls must indicate type of material and include the top and bottom elevation of the proposed wall.

It is important that retaining walls, or any other site feature, do not significantly alter the flow of water as determined by the grading plan approved by the City of Lake Elmo. Any modification to the grading plan that has the potential to affect the flow of water as originally designed by the site engineer must be approved in writing by the same engineer at the expense of the owner, builder, or landscaper.

The bid proposal must be included to insure that the budget meets or exceeds tapestry's minimum budget parameters for "green-scape" (see "Budget" below).

Timing

Landscaping must be complete no later than 60 days after the issuance of the "Certificate of Occupancy" (CO) so long as the CO is received prior to October 1st. When the CO is issued after October 1st landscaping of the owner's property must be complete by July 1st of the following year. Homeowners in breach of this condition will forfeit their entire landscape escrow (see "Escrow" below) and the association may move to complete the owner's landscaping and forward those costs (not to exceed minimum budget requirement as stated below under "budget") to the owner.

Budget

Each homeowner will be required to invest a minimum of 2-3% of the home and lot package price which means that if the package price is \$500,000, \$10 -\$15,000 must be spent on landscape. This total is for "green-scape" only which does not include mulch (rock or other), retaining walls, patios, sidewalks, irrigation, etc.

Escrow

A down payment of \$2,000.00 over and above the initial cost of the lot is payable at the initial land closing and will serve as the landscape escrow. The escrow will be returned to the land owner when the landscape has been successfully completed in substantial conformance with the approved landscape plan in a timely manner (consistent with the Timing paragraph above).

Lawn Zones

All home-sites within tapestry will include boundaries between "lawn zones" and "natural zones" which will discourage large quantities of lawn. Within the "lawn zone" will be an appropriate plant list that will be different in content to the plant list within the "natural zones". The ACC will control conformance to these standards. A maximum of 60% of the total lot square footage (calculated by total lot square footage less house foundation size and driveway) can be designated and landscaped as "lawn zone" unless otherwise approved by the ACC

Natural Zones

Within each of the home-sites at tapestry will be "natural zones" that require a specific landscape approach which is consistent with the existing natural landscape. The purpose of these zones is to limit the quantity of lawn, especially in the larger lots. This will reduce run-off and also help in creating a more natural landscape.

In most home-sites the natural zone landscape is simply a seed mix that the developer has specified to be planted in those areas. Other plantings in natural zones are allowed, so long as they compliment or are consistent with the existing landscape.

Each homeowner will be required to submit a landscape plan to the ACC that includes these "natural zones" to insure that the design successfully demonstrates the intent of these areas. A minimum of 40% of the total lot square footage (calculated by total lot square footage less house foundation size and driveway) must be designated and landscaped as "natural zone" unless otherwise approved. **Appropriate protection measures must be taken to protect established "natural zone" during construction. The owner of each home-site will be required to construct (or reconstruct) and maintain these natural zones as a part of their landscape requirements.**

Planting and Landscape Materials

The following list of planting materials is considered to be a minimum size that will be accepted within each individual lot's lawn zone area. It is encouraged that these sizes will be increased, as much as possible, to provide greater initial impact. No plan shall have minimum sizes on all varieties and size variation must be blended proportionally at initial installation.

Tree Size

Deciduous Overstory (shade tree)	2 ½"	caliper
Deciduous Overstory (clump)	10'	height
Deciduous Ornamental	2"	caliper
Deciduous Ornamental (clump)	6'	height
Evergreen Trees	8'	height

Shrub Size

Small deciduous shrubs	#2 container	15" height/spread
Medium deciduous shrubs	#3 container	18" height/spread
Large deciduous shrubs	#5	24" height/spread
Evergreen shrubs	#5	24" height/spread
Perennials	#1	

Planting requirements per site will include an appropriate mixture of shrubs, trees, and perennials. **The landscape plan must include a minimum of three spaded over-story shade trees that are a 4" caliper (or greater), or three spaded 16 ft. (or greater) coniferous trees, or a combination thereof.**

Mulches

The following list of mulches is acceptable. Other mulch types may be acceptable as approved by the ACC. In no case shall any mulch touch any public use pedestrian trail or roadway. A "green" edge shall be maintained at all these paved surfaces.

Rock mulch -rock mulch is acceptable for foundation plantings but it may not be used in planting beds outside or disconnected from the foundation area **unless specifically approved by the ACC.** Acceptable areas may include areas in the rear of a yard, areas adjacent to rear patios, etc. Acceptable rock mulches include: ¼" minus or 2" plus river rock (standard 1 ½" river rock is not acceptable), ½" to 1 ½" CA granite, ¾" to 1 ½" Trap rock. Other rock mulches may be acceptable so long as they are approved by the ACC.

Wood Mulch -Wood mulch is acceptable mulch at all areas of landscape. Shredded hardwood, pine needle, and shredded cypress mulches are all acceptable but must be noted on the landscape plan and be consistent with the natural area that the home site is located within.

Edging is required to be installed with rock mulches. It is not required with wood mulches. Acceptable edging types include; Cobra or Valley View vinyl edging, steel, brick and stone.

Irrigation

Each home site at tapestry will be required to install an irrigation system to irrigate their landscape zone grass areas.

Lighting

All landscape lighting must conform to the lighting policy as determined by the City of Lake Elmo.

Retaining Walls

Retaining walls within tapestry must be natural stone type. Window well areas where the wall faces the house and generally cannot be seen by public view can be manufactured block type such as Diamond Block or approved equal. Color selection should be as natural as possible. Raw concrete color will be discouraged **unless it is consistent with the color palette of the home**. Other retaining wall types such as a "tumbled" manufactured block may be accepted upon approval of the ACC.

Fencing

Any type of fencing must be approved by the ACC. No chain link fence of any variety will be acceptable. **All fencing must conform to the standards as described in the City of Lake Elmo's fencing regulations. Please contact the City of Lake Elmo for requirements.**

Dog Kennels and Dog Runs

Dog kennels and dog runs may be permitted so long as they are approved by the ACC. Careful planning must be done to ensure that the kennel and run blend seamlessly into the home's original architecture. In so much as possible, these structures must be hidden from public view, particularly from neighboring views.

Pools and Hot Tubs

Any pool, hot tub or spa proposed to be within tapestry must be approved by the ACC. All design features such as size, location, decking, and other features must be included and clearly communicated on the plan. No above ground pools are allowed. All spas must be designed so their impact on the public's view is minimized.

Trampolines, Basketball Hoops, Play Courts, Play Sets, and Gazebos

All permanent and temporary accessory items as listed above or any other must be approved by the ACC. A site plan showing location and general elevation is required for the submittal.

Grading Plan

The landscape contractor hired by each lot owner and installing the approved landscape plan must ensure that, after all landscaping has been completed, the final grades meet the intent of the grading plan as approved by the City of Lake Elmo. Landscape "berms" are allowed so long as they work with the approved grading plan.

Tree Policy

Tapestry will have a master landscape plan that will seek to enhance the overall beauty of the entire neighborhood. Included in this plan is the allocation of developer installed trees and tree groupings that will be installed in the public right-of-way, in open space areas, and, in some cases, on individual lots. These trees, to be installed by the developer, must be carefully protected at all times. The developer will continue to maintain these trees until the home site is sold. All home sites are sold "as is" in regard to these trees and the home owner must take into consideration that all trees are not created equal and

adjacent lots can have similar trees of different health, vigor, shape, color, etc. The land purchaser should take note of these differences when selecting their home site and choose accordingly.

Once construction begins, the building contractor will be responsible for any damage to any tree located in these areas and will be responsible for the condition of these trees until the owner takes possession of the home at which time the owner will be responsible to replace any tree that dies with a tree of equal size (at the time of original installation) and species. It is recommended by the developer that all trees be properly protected during the course of construction by fencing or other means.

Developer installed trees may be moved upon approval of the ACC.