

## **Seven Gates Landscaping Guidelines**

**(June 25, 2010)**

**(Revised 3/15/13)**

**(Revised 2/11/14)**

**(Revised 5/10/15)**

**The Landscape Committee's goal is to insure that continuity is maintained throughout the Seven Gates Community. The original landscaping in the front of our homes should always remain the same unless a decision is made by our Board of Directors to have our Landscaping Contractor alter it in some way. All hardscape\* and decorative accents need to follow the "Principles of Design" (Unity, Balance, Proportion, Rhythm and Harmony) and be consistent with Seven Gates architecture and landscape.**

**Due to the mere definition of "Condominium", all landscaping whether installed by the Developer, HOA (Homeowners Association) or yourself, is in the common area.**

**Prior to making any changes to any landscape, homeowners must request approval for such changes by submitting the Landscape Modification Request Form. You can obtain the form at [LambethManagement.com](http://LambethManagement.com). The name and specific variety of plants is required and a drawing/sketch drawn to scale is necessary for the committee to have enough information to act upon.**

**The Landscape Committee/Board of Directors has 30 days to make all decisions once all pertinent information has been received. Do not begin work before approval is obtained. Request can be expedited by copying/ mailing your request to the current Landscape Committee, Chair (refer to most current list of residents) at the same time you submit your request to our Management Company.**

**Effective 5/10/15 the preceding individuals are:**

**Lambeth Management, fax to (336) 869-7268 or email to [Cheryl.Lmgmt@gmail.com](mailto:Cheryl.Lmgmt@gmail.com)**

**Jim Baulding, Chairman of the Landscape Committee email to: [jbaulding@triad.rr.com](mailto:jbaulding@triad.rr.com) or mail to 5322 Perrou Court, Greensboro, NC 27410.**

### **General Guidelines**

- The only plants and trees (softscape) that will be maintained by the HOA (Homeowner's Association) are the original ones planted by D. Stone Builder/Developer or the HOA
- Any hardscape\*, plants, trees, or shrubs that are added by an individual homeowner are to be maintained by the homeowner and should not interfere with turf growth and maintenance (mowers must be able to perform their usual job).

- In the case of a transfer of ownership of any home, the Homeowner is responsible to disclose to the new owner what they will be responsible to maintain as outlined above.

**This is a material fact.**

- Softscape Additions: Only Annual and perennial flowers not to exceed 2 feet in height may be added to the planting beds without approval from the Landscape Committee. Prior approval from the Landscape Committee is required for the addition of any other plantings. Plantings in the beds must not become invasive or impede the natural growth of the original plantings. Homeowners must remove all dead flowers within 2 weeks after the first killing frost.

Hardscape and Yard Art: These items consist of the inanimate elements of landscaping including but not limited to flower pots, statues, bird baths/feeders, bricks, rocks, and boulders not flush with planting beds, water fountains and small garden flags (not to exceed 14" X 20"). Additions of these decorative items are limited to no more than 3 pieces total per residence in the common areas, and must be limited in size to no more than 3 feet in height and 2 feet in width. Hardscape and yard art is allowed only in the existing planting beds (pine needled area) or on concrete areas close to the house. These items may be added without approval from the Landscape Committee.

The addition of solar lights/exterior landscape lighting is not permitted.

Addition of any stepping stones to improve walkways in the bedding areas must be flush with the planting bed. Any addition of stepping stones or other walkway improvements must be approved by the Landscape Committee and do not count as part of the 3 hardscape additions allowed each homeowner.

Art added to concrete walls: Metal and other art on exterior walls are only allowed on the front porch and must be attached in a way that does not harm the brick. Any addition of trellises or plants to the exterior walls must be approved by the Landscape Committee.

- Requests to change the landscape by the addition or removal of plants should be submitted to the Landscape Committee for approval via the Landscape Modification Request form that can be found in the Handbook or on the Lambeth Management Website.
- No vegetable plants are allowed in any beds that can be seen from Seven Gates Drive or Perrou Court.
- Any berms, expansion or elimination of existing planting beds must be approved by the Landscape Committee via the Landscape Modification Request form.
- Any permanent structure such as planting bed walls that use wood, brick and cement or stone would need to be approved by the Architectural Committee.
- There can be no plantings in any bed that are invasive on the grassy and/or common areas or that will interfere with turf growth and maintenance (mowers must be able to perform their usual job).
- If Homeowner installs invasive plants that kill out the original plantings or that damage the turf or irrigation, they will be responsible to pay the Association's appropriate vendor to replace plants or make repairs.
- All hardscape\* and decorative accents need to follow the Principles of Design and be

consistent with Seven Gates architecture and landscape.

· In case of infraction to the above guidelines, the homeowner will have 30 days from non-complaint notice to correct specified issues. After that time they will be responsible to pay the Association's appropriate vendor to make corrections. In addition, the Bylaws allow for the owner to be fined up to the maximum limit (\$100) allowed by the North Carolina Planned Community Act for each violation. Such fines may be assessed on a daily basis for a continuing violation. Anyone causing damage to turf, natural beds, or irrigation system will be responsible for the costs of repairs.

**REMEMBER – You must obtain permission for any additions to the Common Areas** (everywhere – front, side and back of your home) which includes everything except your front stoop/porch and back patio/deck except those outlined above (a maximum of 3 hardscape items, and annual/perennial flowers less than 2 feet in height). The **ONLY EXCEPTIONS** are a security sign, annuals and perennials in the planting beds as specified in the Handbook Guidelines.

**PETS in relationship to Landscaping** – Pets are not allowed to be loose in Seven Gates as defined in Greensboro's leash laws. **Pet owners are required to immediately clean up after their pets, regardless of location.** In addition, pet owners should insure that their pets do not urinate on the flowers or shrubbery planted throughout common areas and should make an attempt to prevent pets from urinating on the grass. Owners will be held liable for damage to plantings that are caused by their pets.