

## Landscaping Guidelines

Based upon recommendations from the Handbook Committee, the Association's Board of Directors approved the following landscaping guidelines on February 25, 2021. These guidelines became effective immediately.

The Design Review Committee's goal is to ensure that continuity is maintained throughout the Seven Gates Community. The original landscaping in the front of our homes should always remain consistent 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 should 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. Please review the Management Company's website for instructions on how to submit a Modification Request form.

### **General Guidelines**

- The HOA (Homeowner's Association) maintains the front yard foundation plantings, street trees, privacy screening plantings between yards, screening plantings around utility boxes, entrance plantings, and streetscapes along New Garden & Northlake Roads. The Unit Owner is responsible for maintaining side and back foundation plantings.
- 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.

- Softscape Additions: Only Annual and perennial flowers not to exceed 3 feet in height may be added to the planting beds without approval from the Design Review Committee. Prior approval from the Design Review 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 front common areas. Such items 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 Design Review Committee.
- The addition of solar lights/exterior landscape lighting is not permitted in common areas without Design Review Committee approval.
- 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 Design Review Committee and do not count as part of the 3 hardscape additions allowed each homeowner.
- Art added to masonry 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 Design Review Committee.
- Requests to change the landscape by the addition or removal of plants should be submitted to the Design Review Committee for approval via the Landscape Modification Request forms that can be found on the Management Company 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 Design Review Committee via the Landscape Modification Request form.
- Any permanent structure such as planting bed walls that use wood, brick, cement, stone, plastic or other material must be approved by the Design Review 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 damages the turf or irrigation, or affects the function of the irrigation system, the unit owner will be responsible to pay the Association's appropriate vendor to replace plants or make repairs.
- In case of guidelines infraction, the homeowner will have 30 days from non-compliant 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.

**PETS in relationship to Landscaping** – Pets are not allowed to be loose in Seven Gates. **Pet owners are required to immediately clean up after their pets, regardless of location.** In addition, pet owners should ensure 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.