






THE ESTATES AT
Cottonwood Creek
Naturally.








Landscape Guide

How to position your home on a lot!


 **Determine the buildable area of your lot.** Take the surveyor certificate of your lot and mark off "Natural Grass Restriction Area" (25' side yards and 50' rear yard). Please refer to section 16 of the covenants. These areas can't be disturbed without written approval of developer.

 **Develop a "Nested" Home Site Landscape Plan.** Place your home on the most buildable portion of the lot and note on site plan the landscaped area to be maintained around your "nested" home site. (As a reminder, all areas that are landscaped and mowed must be irrigated. The maximum amount of area to be landscaped and maintained can not exceed 2/3 of entire lot size - see *Landscape Concept*.)

 **Highlight Landscape Transitional Area.** Please note how you will soften the transition from the "Natural Grass Restriction Area" to landscaped areas on front, sides and rear of your home site. The following are a few of the recommended methods:

-  Creative shape to landscaped area – see Landscape Concept.
-  Use of berms.
-  Use of trees and planting beds.
-  Use of fences (front, rear and sides).
-  Use of hedge rows.
-  Use of stone walls.
-  Use of natural grass buffer between street and landscaped front yard.

 **Yearly maintenance of "Natural Grass Restriction Area" will be under the direction of the developer.** We are requiring this to that the entire community has a seamless continuity of look. We encourage wildflowers to be overseeded to match your style of home. Any natural grasses that are damaged during construction must be reseeded using grass seed purchased from the developer.

 **Silt fences must be installed during construction.** This includes all perimeter areas of grass disturbed on building site and along natural drainage areas where silt and erosion may occur.

 **Your landscape plan must be approved by developer.** Prior to commencement of construction, please make use of the guidelines mentioned above to inspire that process.

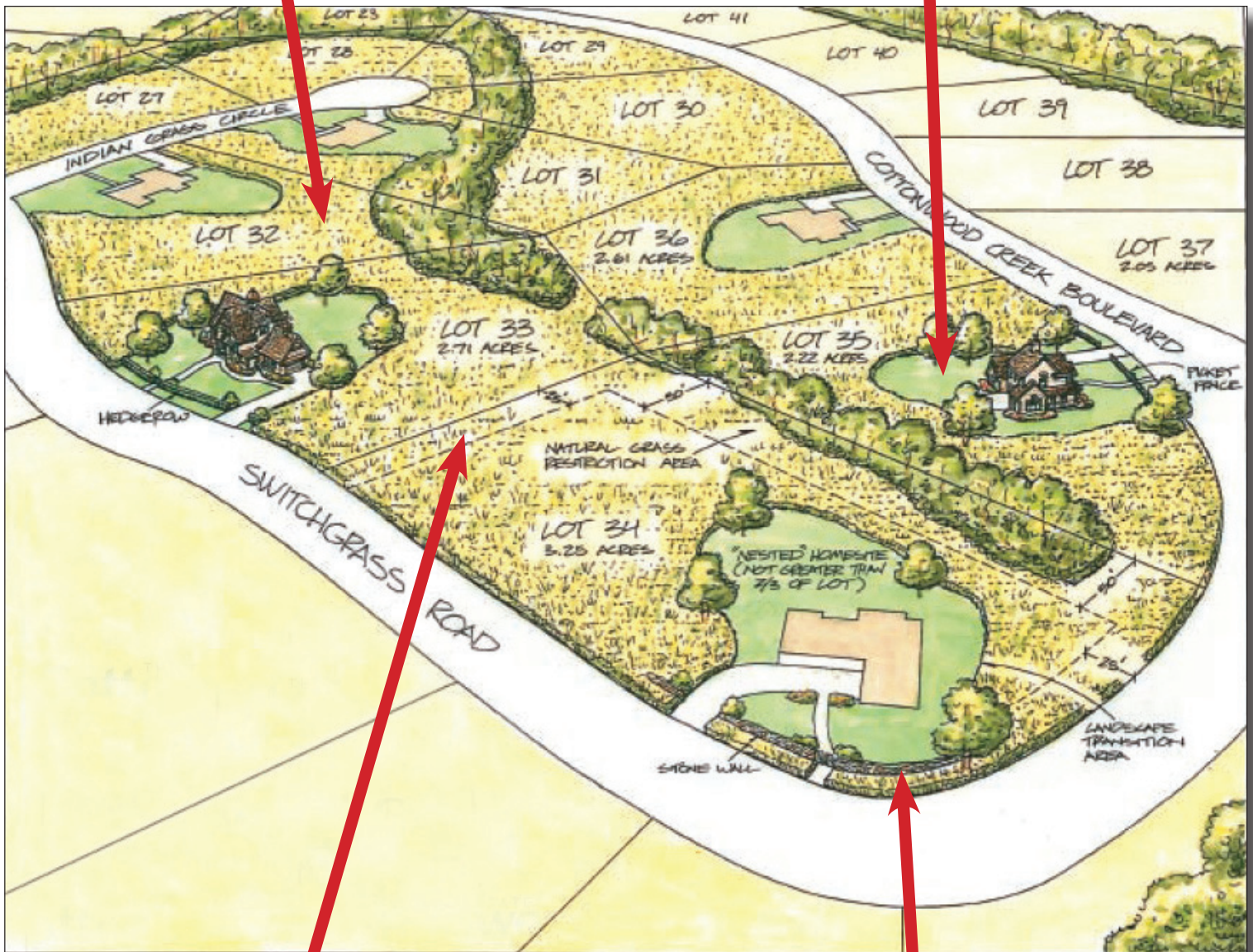
Landscape Guide

How To Build Your "Nest"



**Natural Grass
Preservation Area**

**Manageable
Yards**



**Seamless
Property Lines**

**Nesting
Transition Elements**