



LANDSCAPE REQUIREMENTS – NEW CONSTRUCTION
METROPOLITAN DISTRICT

Landscaping must be installed within ninety (90) days after Closing of acquisition of a newly constructed home if such Closing occurs between March 31 and September 1 of any year, and ninety (90) days after the April 1 immediately following Closing if such Closing occurs between September 1 and March 31 of any year. For example, if Closing occurs on March 31, the ninety (90) day period commences running the following day, which is April 1). **All improvements must be pre-approved by the Design Review Committee prior to commencement of the project.**

Failure to comply with these requirements may result in a fine of Fifty Dollars (\$50.00) per day until the earlier of (a) completion of the landscaping, or (b) thirty (30) days after the end of the initial ninety (90) day period. If Owner fails to complete the landscaping within such additional thirty (30) day period, the Metropolitan District may enter upon such Lot and shall install landscaping, the cost of which shall be the personal obligation of Owner(s) of the Lot on which such work is performed to the Metropolitan District, including, without limitation, interest, and late charges, and the Metropolitan District shall have a lien upon the Lot to secure such cost. Landscaping of a Lot must be completed within thirty (30) days after an Owner commences such landscaping.

You can access the *Second Amended Design Guidelines & Residential Site Improvement Reference Guide* on the District's website at www.whisperingpinesdistrict.com. **Prior to submission of your request**, carefully review:

- Sections 2.22-Fences and 2.32-Landscaping of the *Guidelines*;
- Exhibit A (Fencing - posted separately on website)
- Exhibit B (Plant Material and Landscape Minimums/Requirements – attached to *Guidelines*)

Lastly, the *Application for Improvements and Modifications* is also posted on the website and must accompany detailed plans as noted.

Buyer

Date

Buyer

Date