

## **Grove Hill Homeowners' Association Landscaping and Fence Guidelines**

### **Landscaping**

Please see Page 21 Section 6.09 of the Declaration of Covenants, Conditions and Restrictions for Grove Hill. The following are in addition to all preexisting covenants.

- (a) A landscape plan must be submitted at the same time an ARC plan is submitted for approval. Any changes to the landscape plan must be resubmitted for approval. The Grove Hill Board of Directors and appointed members of the landscape committee may inspect the landscaping at any time. After the project is completed a final inspection and written approval will be issued.
- (b) Seventy-five percent of all shrubs planted on the front or side yard must be three-gallon size plants. Twenty-five percent of the plants may be filler plants and of one gallon size. All plants placed at the corners of the residence must be of seven gallon size or larger.
- (c) Seventy-five percent of the plants in front of the dwelling must be evergreens.
- (d) All plants must be indigenous to the area.
- (e) All foundation beds on the front of the property must have a bed space minimum of six feet depth unless otherwise approved. All foundation beds on the side and back must be at least five feet unless otherwise approved.
- (f) All areas of the property must have ground stabilization.
- (g) If the lots are void of trees, a sufficient number of two and one-half inch diameter trees must be planted on the property as approved by the landscape committee.
- (h) Underground irrigation for the front and side yards is recommended.
- (i) It is recommended that at least three percent of the house cost be allocated for landscape improvements.

### **Fences**

- (a) All fence plans must be approved by the ARC prior to construction. After construction all fences must be inspected and a letter of approval provided to the property owner.
- (b) No privacy fences greater than a height of six feet may be erected.
- (c) All privacy fences erected must be neighbor friendly or have double façade unless otherwise approved. No vertical or horizontal supports may be visible from the outermost aspect of the property. All fence tops must be decorative in nature.
- (d) All privacy fences must have at least 6'' x 6'' corner posts.
- (e) All wooden privacy fences must be landscaped with evergreen shrubs that are spaced no greater than four feet apart (unless otherwise approved) and will obtain a height of no less than four feet. All exterior portions of the privacy fence must be landscaped.

- (f) Black chain length fences are acceptable in areas approved by the ARC. No black chain length may be visible from the front of the property or along Grove Hill Road. All chain length fencing must be landscaped.
- (g) Grove Hill Phase II Lots 1-96 and Lots 77-106 are only allowed to have a cedar shadowbox fence of not greater than six feet in height.