

Coves of Morgan Creek Community Association, Inc.

Landscaping Guidelines

These guidelines define permissible landscaping activities and those that require Architectural Committee approval. Landscaping should be done in a manner that beautifies the Coves and enhances property values. Landscaping should be trimmed periodically to maintain a neat appearance. The placement of trees and shrubs as permitted in the following paragraphs should be done in a manner that avoids unbalanced and cluttered appearances.

Architectural Committee approval is not necessary for changes within existing landscaped areas at the front of the villas. However, Architectural committee approval is necessary to change the size of existing landscaping beds.

Landscaped areas may be established along the side and rear of villas, not to exceed three feet in width. Plants in these areas shall not exceed three feet in height when they are fully grown. Similar landscaping may be done on the perimeters of patios with a maximum width of two feet.

Each back yard may contain up to four evergreen or deciduous trees. Each back yard may contain one flowerbed in square, round, or rectangular shape not to exceed fifty square feet. It may be flush or mounded in construction. Irregular shaped flowerbeds, vegetable gardens, and additional landscaping requires Architectural Committee approval. Potted vegetable plants are permitted.

Additional front yard flowerbeds are restricted to the areas adjoining the driveway and where the driveway and common sidewalk intersect. In addition, a maximum of three bushes or trees may be planted in the front yard. Bushes shall not exceed four feet in diameter or six feet in height. Trees shall not exceed twenty feet in height when fully grown. Trees and shrubs planted by the contractor are not included in the limitations listed above. Additional landscape activities will require Architectural Committee approval.

Replacement of bushes, trees, shrubs, or flowers in the front beds of each unit is the responsibility of the owner.