

CITY PARK WEST
LANDSCAPE SPECIFICATIONS
AND
BUILDER GUIDELINES
November 2009
(40' Lots)

1. **Front & Side Yard**: Fully sod front and side yards (on corner Lots) with St. Augustine. . In the event there is any natural vegetation preserved in the front or side portion of the Lot, only areas that have been cleared shall be required to be sodded. Sidewalks must be constructed along the entire front and side width of the Lots including wheelchair ramps). The builder shall be responsible for connecting sidewalks between the lots, to community walking paths (if any) and across gaps caused by easements or access ways (if any). The minimum tree requirement for Lots are as follows:
 - (i) 40' Lots (corner lot) – Two trees, one of which must be hardwood, with a minimum caliper of 3 inches each. Minimum tree height is 8 feet.
 - (ii) 40' Lots (interior non-corner lot) – One oak tree (or other approved hardwood tree), with a minimum caliper of 3 inches each. Minimum tree height is 8 feet.

2. **Rear Yard**: N/A

3. **Plant selection** to include:
 - (i) 40' Lots –
 - a. 10 one gallon species;
 - b. 5 five gallon species; and
 - c. 3 fifteen gallon species

4. **Bed preparation**, edging, and mulching to meet standards of first class practice for the industry. Drainage Patterns of lots may not be altered. * Corner Lots: The builder must plant plants along the front 25% of the visible side of the house on corner lots unless the rear / side fence extends to the front of the House.

5. **Brick Requirement**: All houses must be constructed of at least 51% (on the entire front exterior wall area below 8 feet and 51% in the aggregate of) and 51% in the aggregate of the exterior wall area of all other sides below 8 feet above the foundation which is visible from any street) brick, brick veneer, stone veneer, or other masonry material. All siding must be cement based board. No hard board, vinyl or metal siding allowed. The siding cannot be more than 1 board in width. All homes must have clearly displayed house numbers in cast stone or other material which is attached to the main residence and has been approved by the Architectural Review Committee.

6. **All improvements** must conform to the rules set forth by the ACC and the deed restrictions.

7. **Normal Fences** to be constructed by the Builder shall be 6' in height, of cedar construction or better and shall be constructed so that the structural supports are not visible from any public streets, public areas including HOA common areas, public easements, and drainage ditches. All picket widths shall be 6" consistent throughout the Subdivision. All fences shall fully enclose the rear yard and be extended at least to the rear of the residence to enclose the yard. Builder shall be responsible for connecting fences across gaps caused by easements or access ways between lots.
8. **Special Fencing and/or Perimeter Fencing** – Builder shall construct perimeter fence in accordance with the attached Perimeter Fencing Exhibit. All fencing along perimeter, including fencing adjacent to common areas, public roads, drainage ditches and HISD site shall be constructed with boards facing out. Developer shall construct perimeter fence along the rear property lines of lots located adjacent to Kirby and West Orem Drive as shown on the attached Perimeter Fencing Exhibit. Any special fencing installed by the Developer along Kirby may not be disturbed, damaged, removed, or altered during the construction of the homes. Any fences or columns so damaged shall be repaired at the expense of the Builder
9. **Roofing** shall be minimum 20 year composition shingles for 40' lots. The roof pitch of each residence shall be a minimum of five (5) feet of vertical rise for each twelve (12) feet of horizontal length, except that a roof over a porch on a residence can have a minimum rise of four (4) feet of vertical rise for each twelve (12) feet of horizontal length. Color shall be shadow black or equivalent. In subdivisions with two or more builders, the builder must coordinate the brand and color of black shingle to be used with each other and the ARC for uniformity throughout.
10. **Drainage** must conform to the drainage plan approved by the local government having jurisdiction as well as any Deed Restrictions, HOA criteria and ARC guidelines.
11. **Driveways** are encouraged to be placed so that no two driveways on adjacent lots are placed next to each other.
12. **Plan and Color Repetition:** Do not use the same elevation and/or color combination (including brick color) in close proximity to other homes of the same elevation and/or color combination. The minimum separation distance between the same house plan and same elevation is two (2) lots. The minimum separation distance between the same plan and different elevation is one (1) lot. Builder must pay careful attention to this requirement when paneling out house starts.
13. **All Improvements** which are not shown on the plans such as decks, pools, hot tubs, play structures, basketball goals, storage buildings, patio covers or any other improvements must be approved by the ARC prior to installation. All pool equipment must be screened from view from fronting or side streets. All plans must show areas which are proposed to be cleared as part of the construction of the improvement.

CITY PARK ARCHITECTURAL REVIEW COMMITTEE

CITY PARK WEST SECTIONS 1 TO 8

PERIMETER FENCING EXHIBIT



LEGEND

**Developer Special Hardi
Fence with Columns:**

**Builder 6' Cedar Fence
(Fence Boards Out If Facing
Streets, Common Areas, Public
Easements and Drainage Ditches)**

**Builder 6' Cedar Fence
with Cap (Fence Boards Out)**

**Builder 8' Cedar Fence With
Cap (Fence Boards Out)**

