Woodforest

Residential Landscape & Reforestation Criteria

INTENT

Woodforest is a community designed to coexist with the natural wooded environment in which is it located. Builders should be mindful in preserving the native trees and vegetation whenever possible. It may be necessary to install additional reforestation and landscaping to supplement existing vegetation and trees to preserve the intended natural appearance of the Woodforest community.

It should also be noted that Builders and Landscapers should focus highly on the use of native trees, shrubs and other vegetation which are hardy, full and fast-growing. In the event of a drought or hard winter, landscape & reforestation designs should be created in a manner that, if plants did not survive, their absence would leave no bare mulch areas larger than four (4') square feet measured (2'x2').

I. Definitions

A. **Amenity Lot**
A lot in which the rear or side property lines back up to a Golf Course, Lake, Park or Public Venue.

B. **Buyer**
The "Buyer" is generally the Home Builder that purchased the lot from the "Owner" (the Developer).

C. **Owner**
The "Owner" is the Developer that sold the lot to the "Buyer" (generally the Home Builder).

II. Irrigation

A. All newly landscaped areas of the front yard and adjoining easements between homes must be irrigated by the homeowner's irrigation system.

B. In order to help conserve water, drip irrigation for trees should be considered.

C. Drip irrigation is required for planter beds on all corner lots with a wood fences so that irrigation water does not hit the wood fence.

III. Grass

A. Types of grass/sod allowed are:

- Zoysia (Preferred)
- St. Augustine
- Bermuda

B. Metal edging is not allowed.

IV. Front Yard

A. Landscape Coverage

1. How to Calculate the Eligible Front Yard Area (Refer to attached Exhibit "LR-1")

2. A minimum of 35% of the Eligible Front Yard Area must be a non-sod area of mulched planter beds populated with native vegetation as stated below.

B. Planter Bed(s)

1. Layout

a) Planter beds and vegetation should appear natural.

(1) Vegetation may not be planted in rows.

(2) Planter Beds may not be square or include corners other than those created when a planter bed meets a hard surface area.

(3) Planter beds may not have more than four (4') square feet of bare area (measured 2' x 2').

(4) Planter beds may not have only tree(s) regardless of planter bed size.

2. Shrubs

a) All shrubs must be hardy, full, fast growing and drought resistant from the approved plant list.

b) For every sixteen (16') square feet of planter bed (measured 4' x 4'), Buyer must install at least one of the following:

(1) One (1), five (5) gallon hardy, full, fast growing and drought resistant shrub from the approved plant list. (Minimum height of twenty-four (24") when installed.)

(2) Two (2), three (3) gallon hardy, full, fast growing and drought resistant shrubs from the approved plant list. (Minimum height of eighteen (18") when installed.)

(3) At least half of all shrubs must be five (5) gallon hardy, full, fast growing and drought resistant shrub from the approved plant list. (Minimum height of twenty-four (24") when installed.)

3. Ground Cover

a) Ground Cover:
(Asian Jasmine, Foxtail Fern, Variegated Flax Lily, Lantana, annuals, etc.)

(1) Can be used only in addition to the Shrub requirement stated above.

(2) Will not be counted towards meeting any reforestation requirements.

C. Trees

1. Trees may be a mix of existing and new trees.

a) Existing native trees must meet the minimum caliper measurement, stated below, to be counted towards meeting the requirement.

2. Front yards must have a minimum of three (3), three (3") inch caliper native trees.

a) Tree caliper to be measured at two (2') feet above natural grade. (Refer to attached Exhibit "LR-2")

V. Rear Yard

A. Landscape Coverage

1. All rear yards are required to be fully sodded except where optional (vegetation populated) landscape planter beds are installed. No bare grade is allowed.

B. Trees

1. Trees may be a mix of existing and new trees.

a) Existing native trees must meet the minimum caliper measurement, stated below, to be counted towards meeting the requirement.

2. Rear yards of Amenity Lots must have a minimum of two (2), two and a half (2.5") inch caliper native trees.

a) Tree caliper to be measured at two (2') feet above natural grade.

VI. Side Screening (Corner Lots)

A. Side screening is required on all corner lots. (Refer to attached Exhibit "LR-3")

a) Buyer must install a natural-appearing, continuous mulched planter bed the entire length of the side fence.

B. Side screening planter beds must be irrigated by homeowner's system.

C. Drip irrigation is required for planter beds on all corner lots with a wood fences so that irrigation water does not hit the wood fence.

D. Planter Bed(s)

1. Layout

a) Buyer must install a winding, natural-appearing, continuous mulched planter bed the entire length of the side fence.

b) The planter bed must be installed beginning at the side fence line out three (3') feet towards the street.

c) The continuous side screening bed can only be separated is cases when its presence would create a lot drainage issue. (In this case, a small break in the continuous bed may be made to install a small drainage swale covered with bull rock which may not pass beyond the edge of the side screening planter bed.)

d) Planter beds and vegetation should appear natural.

(1) Vegetation may not be planted in rows and should be staggered to further give a natural appearance.

(2) Planter bed to be populated with a continuous variety of shrubs of different sizes, heights and types from the approved plant list.

(3) Planter Beds may not be square or include corners other than those created when a planter bed meets a hard surface area.

(4) Planter beds may not have more than four (4') square feet of bare area (measured 2' x 2').

(5) Planter beds may not have only tree(s) regardless of planter bed size.

2. Shrubs

a) All shrubs must be hardy, full, fast growing and drought resistant from the approved plant list.

b) When installed, all shrubs must be a minimum of twenty-four (24") inches tall or 1/3 the height of the side fence to be screened, whichever is greater.

c) All shrubs should be spaced no greater that three (3') feet from center to center.

3. Ground Cover

a) Ground Cover:
(Asian Jasmine, Foxtail Fern, Variegated Flax Lily, Lantana, annuals, etc.)

(1) Can be used only in addition to the Shrub requirement stated above.

(2) Will not be counted towards meeting any reforestation requirements.

E. Trees

1. Trees may be a mix of existing and new trees.

a) Existing native trees must meet the minimum caliper measurement, stated below, to be counted towards meeting the requirement.

2. Side screening planter beds must have a minimum of two (2), two and a half (2.5") inch caliper native trees.

a) Tree caliper to be measured at two (2') feet above natural grade.

3. Trees in planter beds do not count towards the Shrub population requirements.

VII. A/C Unit & Pool Equipment Screening

A. All A/C units, pool equipment, generators, etc. which are visible from the street must be screened.

1. Interior Lots:

a) Buyer must install at least one (1) native shrub at the front of the A/C unit and/or pool equipment and/or generator, etc.

b) When installed the Shrub must be at least half the height of the tallest unit it is screening.

c) Shrub(s) must be hardy, full, fast growing and drought resistant.

2. Corner Lots:

a) Buyer must install at least one (1) native shrub at the front of the A/C unit and/or pool equipment and/or generator, etc. and one (1) native shrub on the street facing side of each A/C unit or comparably sized

portion of pool equipment, generator, etc.

(1) Note that A/C units, pool equipment, generators, etc. (which are larger in length or depth than a standard A/C unit may require additional shrubs to provide adequate vegetation screening.

b) When installed the Shrub must be at least half the height of the tallest unit it is screening.

c) Shrub(s) must be hardy, full, fast growing and drought resistant.

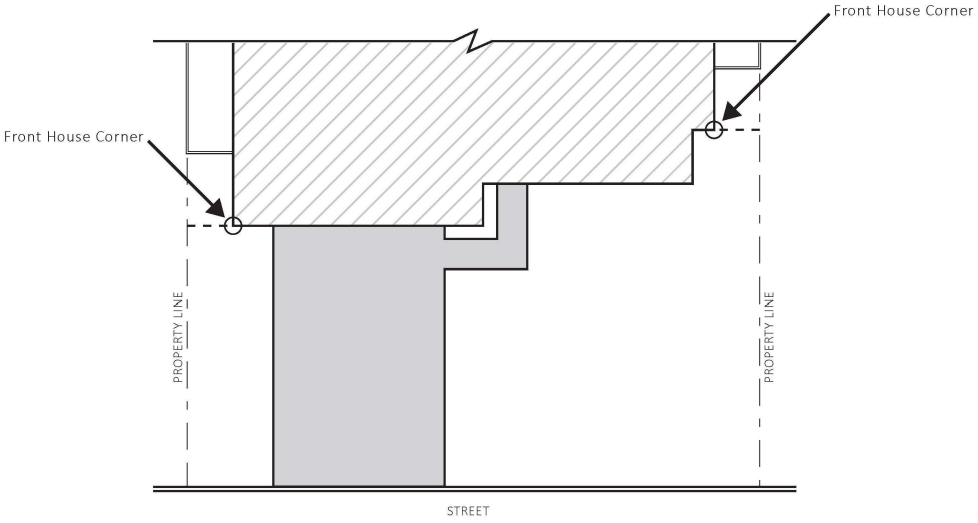
EXHIBIT LR-1

HOW TO CALCULATE THE FRONT YARD AREA ON INTERIOR LOTS

STEP ①

Locate the front corner of the house on each side that is both closest to the side property line and is forward of the front fence. Then draw a straight line from that point to the side property line.

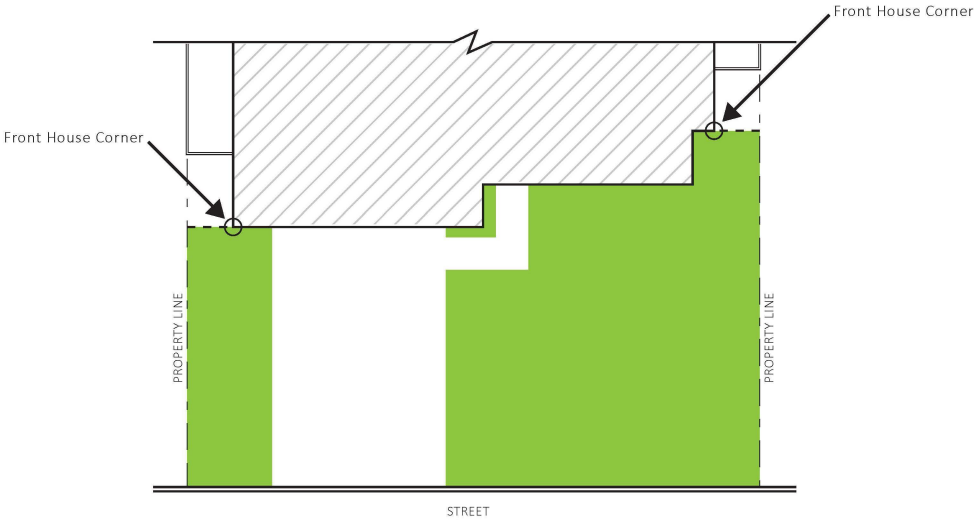
IMPORTANT NOTE:
These two front corners are usually not on the same front plane of the home, so eligible front yard reforestation zones might be deeper on one side of the lot than the other.



STEP ②

Now take the area forward of the two front house corners (continuing along the front of the foundation) all the way to the back of curb and subtract all hard surface areas (driveway & walkway).

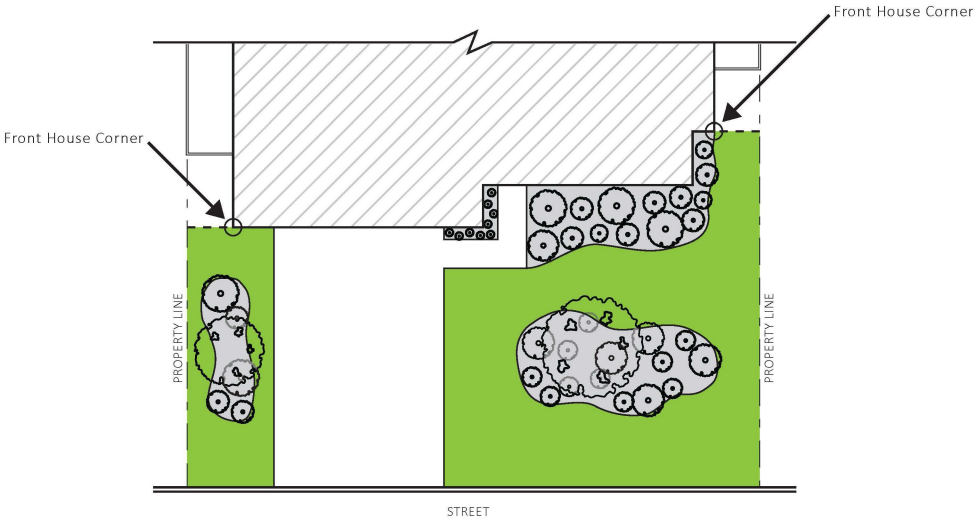
The remaining area is what should be considered 100% of the Eligible Front Yard Reforestation Zone.



STEP ③

Now create natural appearing planter beds that cover at least 35% of the Eligible Front Yard Reforestation Zone (determined in Step 2).

Then, using the Landscape & Reforestation Guidelines, populate these planter beds with native, full, hardy, drought-resistant trees and shrubs.



This exhibit may not be to scale and is intended for example use only.

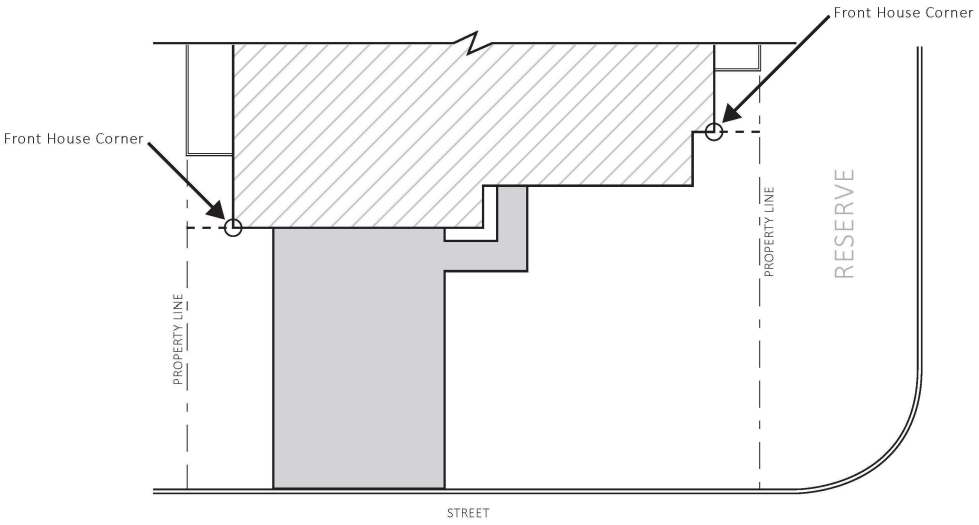
EXHIBIT LR-1

HOW TO CALCULATE THE FRONT YARD AREA ON CORNER LOTS (WITH A RESERVE)

STEP ①

Locate the front corner of the house on each side that is both closest to the side property line and is forward of the front fence. Then draw a straight line from that point to the side property line.

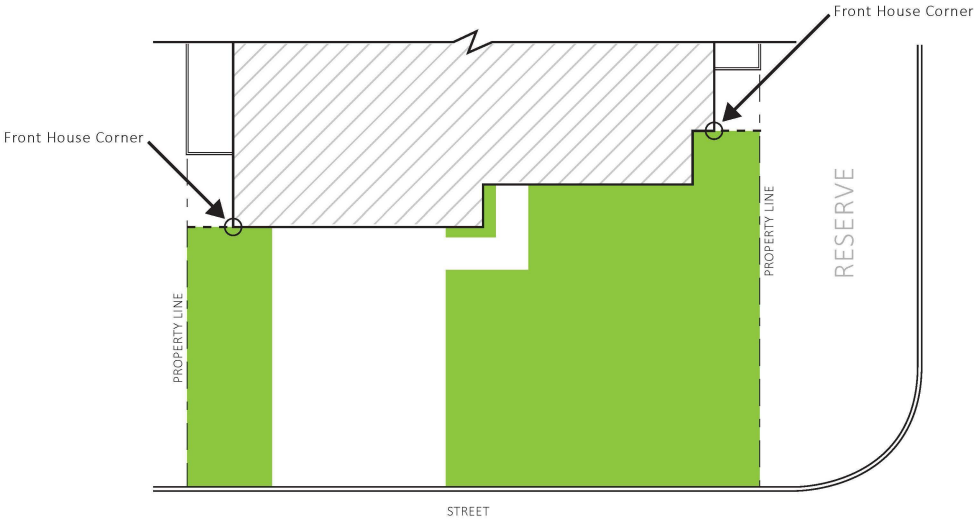
IMPORTANT NOTE:
These two front corners are usually not on the same front plane of the home, so eligible front yard reforestation zones might be deeper on one side of the lot than the other.



STEP ②

Now take the area forward of the two front house corners (continuing along the front of the foundation) all the way to the back of curb and subtract all hard surface areas (driveway & walkway).

The remaining area is what should be considered 100% of the Eligible Front Yard Reforestation Zone.



STEP ③

Now create natural appearing planter beds that cover at least 35% of the Eligible Front Yard Reforestation Zone (determined in Step 2).

Then, using the Landscape & Reforestation Guidelines, populate these planter beds with native, full, hardy, drought-resistant trees and shrubs.

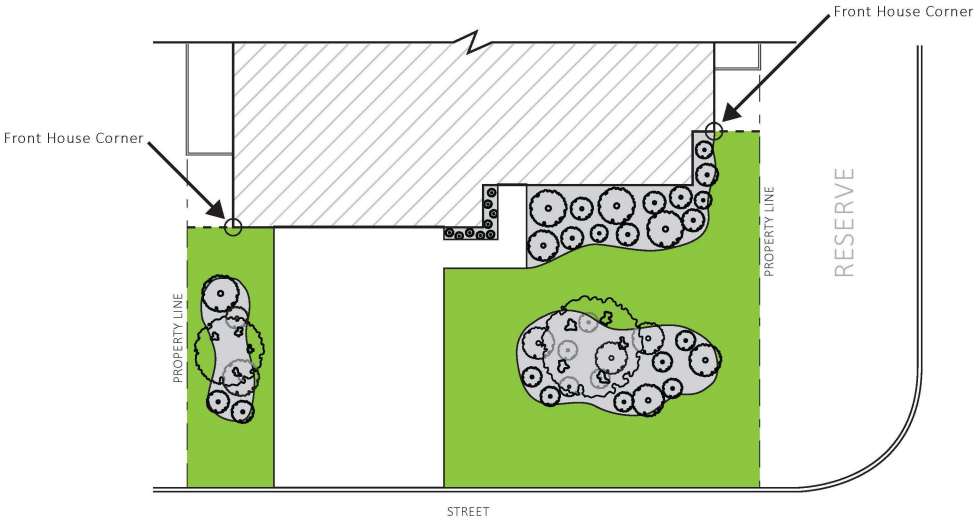


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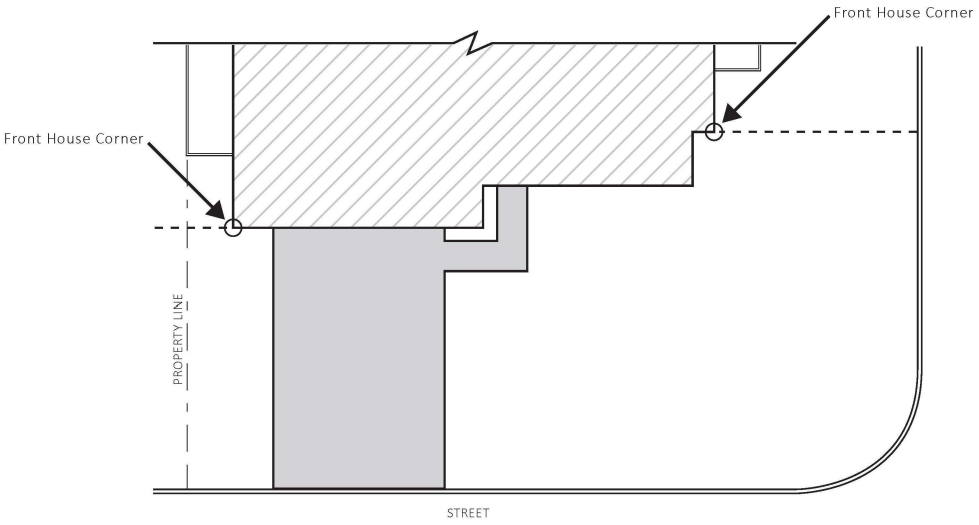
EXHIBIT LR-1

HOW TO CALCULATE THE FRONT YARD AREA ON CORNER LOTS (WITHOUT A RESERVE)

STEP ①

Locate the front corner of the house on each side that is both closest to the side property line and is forward of the front fence. Then on the interior side of the lot, draw a straight line from that point to the side property line and on the corner side draw a straight line from the front house corner to the side street's back of curb.

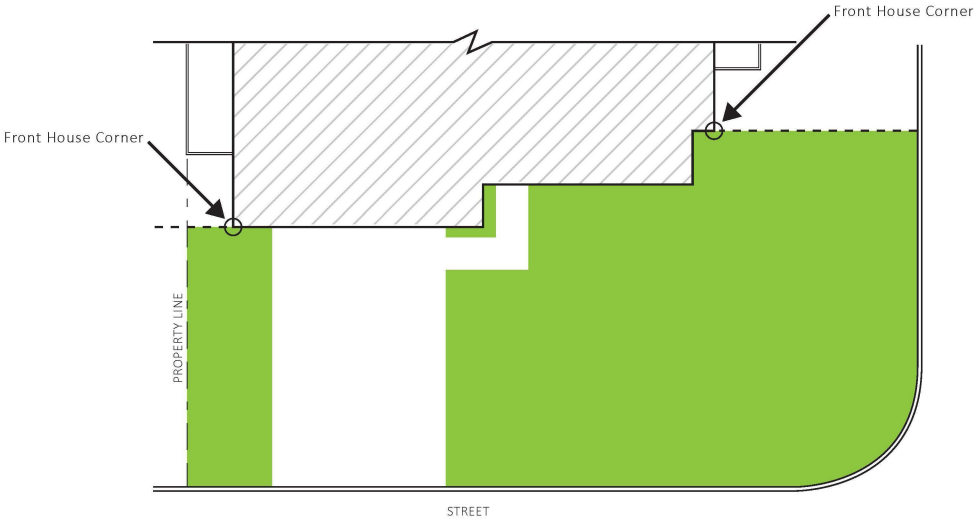
IMPORTANT NOTE:
These two front corners are usually not on the same front plane of the home, so eligible front yard reforestation zones might be deeper on one side of the lot than the other.



STEP ②

Now take the area forward of the two front house corners (continuing along the front of the foundation) all the way to the back of curb and subtract all hard surface areas (driveway & walkway).

The remaining area is what should be considered 100% of the Eligible Front Yard Reforestation Zone.



STEP ③

Now create natural appearing planter beds that cover at least 35% of the Eligible Front Yard Reforestation Zone (determined in Step 2).

Then, using the Landscape & Reforestation Guidelines, populate these planter beds with native, full, hardy, drought-resistant trees and shrubs.

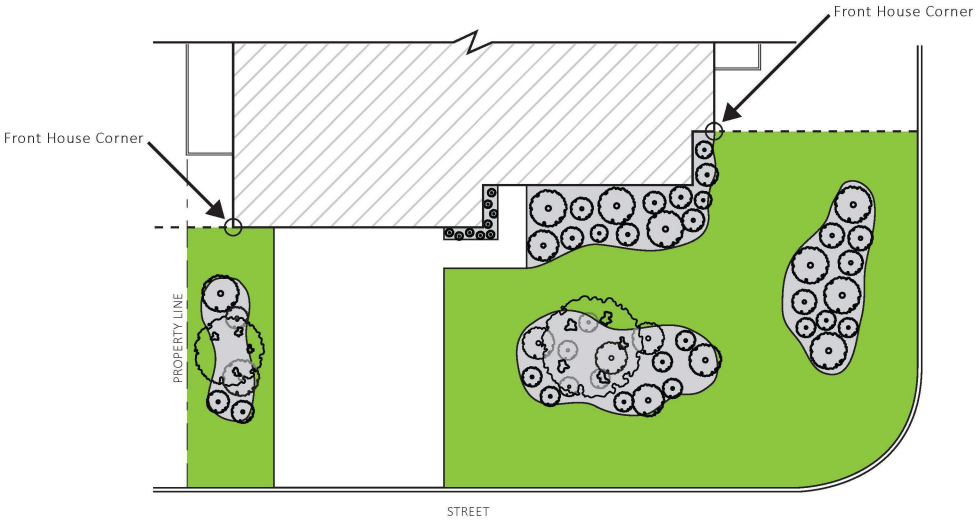


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EXHIBIT LR-2

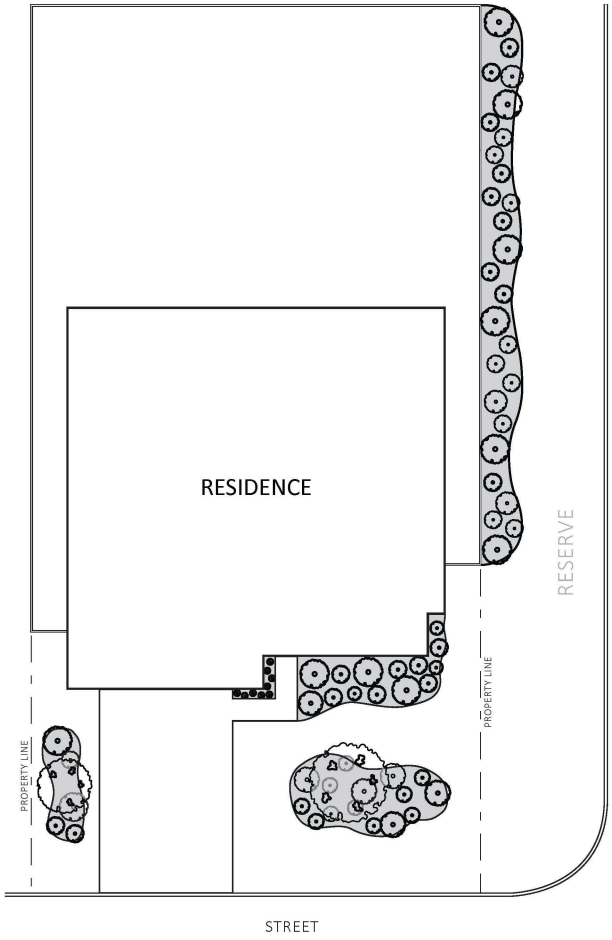
How tree caliper is measured this community

The caliper of a tree is measured two feet above natural grade.

EXHIBIT LR-3

SIDE SCREENING PLANTER BED ON CORNER LOTS

(WITH A RESERVE)



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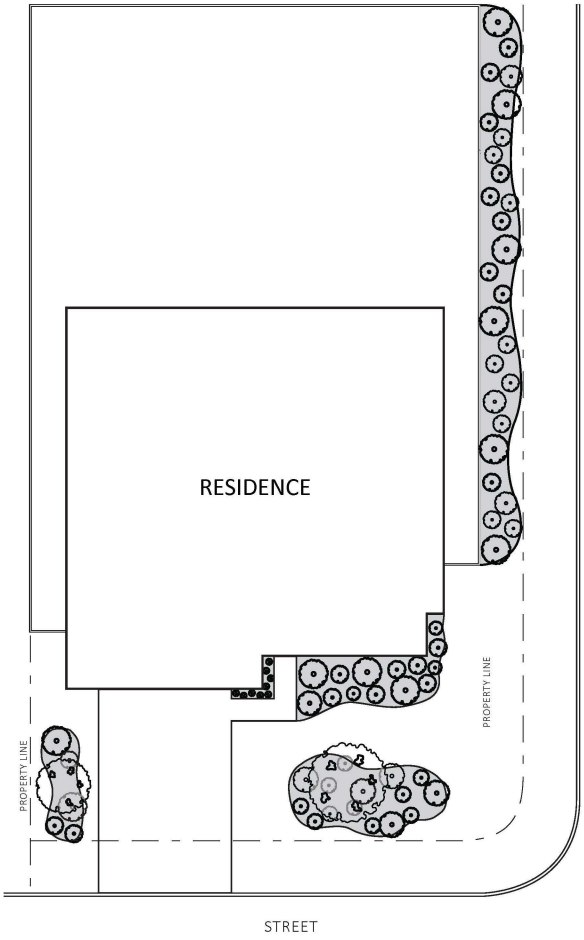

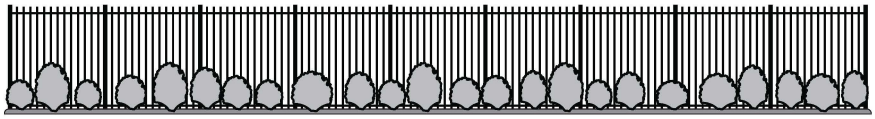

Side Screening at Fence Elevation