

LANDSCAPING

General Considerations

Landscaping is an integral part of the overall image and character of Brambleton and should promote and enhance the visual and aesthetic appearance of the community by embracing the natural environment around it. The use of native plants and curved landscaping beds consisting of foundation shrubs, groundcover plantings, annuals, evergreens and small flowering trees around the entire perimeter of all structures is encouraged. Examples of the curved landscaped beds can be seen throughout Brambleton in the Common Areas. More information on native plants can be found in the Appendix- *Native Plants*.

The preservation of wooded areas should be maximized through the retention and maintenance of existing trees. Nature should be preserved whenever possible; improvements should make way for nature, not vice versa. Blending the lines between landscape and structures, indoor and outdoor, is encouraged. Landscaping and the addition of plant material aids in erosion control, water runoff and drainage. Trees and shrubs can screen pools, decks, patios, fencing, parking areas and utility equipment. Landscaping is also the preferred means to provide visual privacy.

Special attention should be given to **scale, placement, quantity and impact on neighbors when considering landscaping**. The size (height, width, depth) of the proposed landscaping should relate well to adjacent structures and their surrounds at the time of planting and at maturity. The proposed landscaping should be consistent with the surrounding structures and not have a negative impact on existing neighbors.

Structural elements related to landscaping, including but not limited to retaining walls, paved areas, steps, etc., must be submitted for review and approval. See *Walls/Retaining Walls* for more guideline information.

ALERT – RESIDENTS ARE REMINDED TO CALL MISS UTILITY @811 BEFORE ANY DIGGING PROJECT

Specific Guidelines

1. Trees, shrubs and other landscaping materials must be located so as not to obstruct significant views from neighboring residences or restrict sight lines for vehicular traffic.
2. Plant materials are to be appropriate in character, habitat, species, size (both at time of installation and maturity) number and arrangement for their purpose and surroundings. If vining plants on a structure are desired, then the submission of a Design Review Application and approval by the Covenants Committee is required. Appropriate support for vines should be provided in the application using materials made specifically to function in this manner. Vining plants that are vegetables or grapes are limited to vegetable gardens in the rear yards. Vegetable gardens or vegetable plants are not permitted in the front or side yards and plants should be contained within the confines of the vegetable garden, and not of sufficient scale to constitute a natural structure.
3. Shredded bark, wood chips, shredded leaf mulch or pine straw shall be used for mulch. Only black and brown colored mulch are permitted. Red and other brightly colored mulch and rubber mulch products are prohibited.
4. If the builder-provided foundation shrubs are removed, they must be replaced with the same or similar evergreen shrubs. Foundation shrubs may not remain potted and must be planted directly

into the ground.

5. Re-grading must not negatively affect neighboring properties.
6. Approval will be required for all exterior decorative objects and landscape features exceeding twelve (12) inches in height or eighteen (18) inches in width or depth, or in quantities greater than two (2), whether natural or man-made, which were not part of the original construction design; See *Exterior Decorative Objects* for more guideline information.
7. Removal of trees over four (4) inches in diameter requires Committee approval. See specific guidelines found under the heading of *Tree Removal* for more detail.

Application and review are not required for the following modifications:

1. Planting, replacement or removal of annuals, perennials or foundation shrubs in existing beds.
2. Landscape beds four (4) feet wide or less around the perimeter of the house foundation (and deck, patio or fence, if present) or rear of the Lot, provided that plants installed have a mature height of less than eight (8) feet.
3. Landscape beds three (3) feet wide or less adjacent to the driveway or lead walkway to the front of the home, provided that plants have a mature height of less than four (4) feet.
4. Landscape beds two (2) feet wide or less around mailbox posts and transformer/utility boxes, provided that plants have a mature height of less than two (2) feet.
5. Installation of black plastic landscape border around existing or approved beds, provided that it is installed to be below the height of the top of the grass, no more than six (6) inches in height.

Submission Requirements

Any other landscaping modifications, including but not limited to the following, require application and review by the Covenants Committee. Landscaping materials may not be installed on ingress/egress easements shown on an official record plat or plat map, or within the VDOT right-of-way.

1. The installation of individual trees or multiple trees. A landscape plan and species details shall be included in the application.
2. Removal of grass and replacement with mulch or landscape ground cover, except in the case of the pre-approved locations above. (This will be considered for limited areas; on steep slopes, for example.)
3. Any installation of landscape timbers. Timbers may not define the individual front yards or walkways and cannot be used on property lines. Landscape timbers are prohibited in the front yard and side yard locations. Timbers may be used in rear yards to line flower beds. Timbers must be natural in color, not stained.
4. Stone or masonry landscape walls. Walls intended as a landscape feature are not to exceed two (2) feet in height. The use of natural stone is preferred; however, brick or cultured stone may be approved if consistent with the design characteristics of the home and adjoining properties. All stone or masonry landscape walls should be constructed using consistent, matching materials with low contrast colors. See specific guidelines found under the heading of *Walls/Retaining Walls/Feature Walls* for more details.
5. Any modifications that require construction (including retaining walls or garden structures, such as trellises, gazebos, etc.) or result in a grade change.
6. Any shrubs or trees which are planted to form an evergreen privacy barrier, hedge or natural screen which will be more than three feet (3') in height. Landscape screens or barriers may be considered to define private space, block undesirable views, create a windbreak or reduce noise. Landscape

screens or barriers shall be planted in a zig-zag pattern or clumped together (not in a straight line). However, the Committee will consider any adverse impacts on adjoining Lots, including the disruption of sight lines for adjoining properties and interruption of designed drainage patterns. Landscape screens or barriers are not permitted on front yard Lot lines.

7. Any proposed improvement which is of such a scale or type as to be potentially inconsistent with the scale and design features of the home, adjacent homes and the surrounding area.

Maintenance Requirements and Future Considerations

Landscaping must be maintained in keeping with the Brambleton Community Association's Property Maintenance Standards. If changes to previously approved or installed landscaping are desired, and if such changes require application and approval, a new Design Review Application is required and must be submitted for review prior to making any changes. Builder-provided landscaping will need attention, pruning, maintenance and possible replacement as homes age. Landscaping and trees should be pruned so that they do not encroach into neighboring Lots. The use of native plants and curved landscaping beds consisting of foundation shrubs, groundcover plantings around the entire perimeter of all structures is encouraged.