

ACC Rules/ACC Standards for Landscaping and Fence

CC&Rs page 12 Sec. 5.26. **Fences.** No fence or wall of any kind shall be constructed on a Lot, unless the plans and specifications therefore, including the location, design, material, and color thereof, have been approved in writing by the ACC prior to the construction or installation. All fences and /or walls constructed on a Lot shall be in compliance with the ordinances (applicable to the Property) of the City of Meridian, Idaho.

All fences and walls shall be subject to the following restrictions:

(See complete set of recorded CC&R's for further information concerning fences.)

CC&R's page 12 Sec. 5.27. **Landscaping.** The following provisions shall govern the landscaping of Lots within the Property:

(a) The Owner shall prepare a landscape plan, and shall submit the same to the ACC as provided in Article X below. The ACC shall approve said landscape plan prior to the installation and/or construction of landscaping on a Lot. Landscaping of a Lot shall be in accordance with the approved plan.

(b) All required landscaping on a Lot shall be installed, within thirty (30) days after substantial completion of the building on the Lot, with a reasonable extension allowed for weather.

Article X Sec. 10.07 (c) page 26 Landscape Plan: A landscape plan for portions of the Lot to be landscaped which shall show the location, type, and size of trees, plants, ground cover, shrubs, berming and mounding, grading, drainage, sprinkler system, fences, freestanding exterior lights, driveways, parking areas, and walkways.

To help you know what the ACC considers the minimal landscaping requirements, the ACC has adopted the following guidelines.

Fences: must be cedar picture frame or vinyl. Wrought Iron may be approved on an individual basis. Owner needs to check with the City of Meridian as to fence ordinances and if a permit is needed before a fence is built.

Front Yard of lots: at least one 2" or more in diameter deciduous tree or one 6 feet or more in height conifer tree and five one gallon shrubs / flowering bushes. Front yards are to be sodded.

Side Yard of corner lots: at least one 2" or more in diameter deciduous tree or one 6 feet or more in height conifer tree and five one gallon shrubs / flowering bushes. Side yards are to be sodded from the front to the back property line.

Draw site plan with fence and/or landscaping or attach sheet with drawing, submit to ACC at on site sales office. If you have questions, contact Darlene Wheeler 602-6356

Builder's/Owner's name _____ Phone # _____