



## Landscaping Standards

Condo 5 – YRVLCC 1193

April 2021

One of the most important reasons for choosing to live in our community is because of the way it looks. The streetscape is very important. Our declaration states that:

- The architectural theme for the Ballantrae Golf and Country Club is directed at establishing compatibility between buildings.
- Residences erected on the units must carry through a high quality luxury design and golf club theme via appropriate architectural features.

Preserving and enhancing the look of the community requires some standards so that we can make improvements to our homes while maintaining the compatibility between homes and the attractiveness of the streetscape.

Both the Community Standards Committee and the Landscaping Committee are composed of volunteer residents. They have spent a great deal of time considering the Alteration Requests that have been submitted by residents and the standards used in other Ballantrae Condos.

The Board has reviewed the Committee's recommendations and approved standards in the following areas. Each of these has a specific list of specifications and information to be included with your request and can be viewed by clicking on an item in the list below.

### Specifications - Landscaping Standards:

- ***Definitions (June 2019) page 3***
- ***DO NOT TRIM signs (Apr 2019)***
- ***Garden Removal (Augusta Models only)***
- Hanging Planter Baskets
- Landscaping/Gardening
- ***Shrubs, Trimming Standard, Revised version (Apr 2019)***
- Sod Replacement
- Trees
- ***Trellises – this section has been cancelled***
- Window Boxes

More items will be added to this list as the items are reviewed and specifications prepared.

For simplicity, we ask that each request be placed on a separate form. Completed forms may be dropped off in the FirstService Residential (FSR) mailbox at the Recreation Centre or emailed directly to FSR.

Some requests will require sketches of proposed layouts/locations and/or identification of manufacturers and material colours. Including this information with your Alteration Request will generally reduce its processing time.

FSR can approve completed requests that conform to the Board-approved specifications. Requests for changes that have not previously been considered by the Community Standards Committee or a new material or colour (e.g., a different type of patio surface, etc.) will be referred to the Committee for review and recommendation to the Board.

Our objective is to respond to common requests within ten days. Requests for changes that have not previously been considered and that must be referred to the Committee and the Board may take up to a month.

Here are some general provisions that apply to all Alteration Requests.

- Except where specifically exempted, all changes to the exterior of the home require an approved Alteration Request
- Alteration Requests should be submitted to FSR's mailbox at the Recreation Centre or by email.
- Work may be performed by a professional contractor or by the homeowner, but must be performed in a professional and workmanlike manner.
- The homeowner is responsible for complying with all relevant provincial and municipal building codes including Electrical and Fire Codes.
- All Alteration Requests are subject to inspection by FSR during and after installation to ensure that the work performed is consistent with the work approved by the Alteration Request.
- If an alteration is removed, the points of attachment to the unit must be restored, as near as possible, to their original condition.

## Specifications – Landscaping Standards

### DEFINITIONS

For the sake of clarity, the following definitions will be the only interpretations used by the Landscape Committee, the Board of Directors and homeowners in all decisions and discussions relating to any Alteration Requests or landscaping issues in Condo 5.

- **Garden:** A small piece of land used to grow shrubs and/or flowering plants. We are not allowed to grow vegetables in the garden, nor are we allowed to expand or alter the shape of any existing gardens as per the Declaration. Our gardens are referred to as the “standard gardens”, which were originally designed and installed by the developer. Please refer to Article 4.2, item 17 on page 8 of the Declaration for the specific wording.
- **Back Patio:** “A paved outdoor area adjacent to a home”. This term is also referred to in our Declaration. It refers to the BACK of the house; for Grand Cypress models, it also refers to the SIDE patio.
- **Front Porch:** This term will differentiate it from the back patio structures, regardless of size, shape or model of house.
- **Planters:** These can be flower pots, flower boxes, urns in any size and can be located anywhere except grass areas on a condo property. The selection of such a container should be in keeping with our community theme and standards. Planters can also hold trellises upon which vines can be grown for increased privacy and beauty. Flowering plants, vines, as well as vegetables may be grown in such planters.
- **Trees:** As defined in our Notes on Trees on the Approved Tree List — “A tree typically has a single self-supporting woody main stem or trunk growing to a considerable height and bearing lateral branches some distance from the ground”
- **Deciduous trees:** Trees that shed their leaves in the Fall, remain mostly bare all Winter, and grow new leaves in the following Spring.
- **Evergreen trees:** Trees that have needles instead of leaves and remain green all year round with the odd exception such as the Larch, the Baldcypress, and the Dawn Redwood, that shed their needles in the fall like deciduous trees. These are called “deciduous evergreens”
- **Shrubs:** These can be either woody and deciduous or evergreen.
- **Perennial plants:**
  - Woody: Plants that grow a woody set of stems every year such as the Hydrangea;
  - Herbaceous: These plants die right back to the ground in the Fall and re-emerge in the Spring. Hostas are a good example of an herbaceous perennial.
- **Annual plants:** These are frost sensitive and will die every Fall and must be removed.

## DO NOT TRIM Sign – Updated April 2019

- A sign with a ***“Please DO NOT TRIM”*** message is available **at no charge** to Condo 5 homeowners. It is available from Adam at the Recreation Centre office. It was professionally designed and manufactured to coordinate with our “Garden Maintained by Homeowner” sign. This sign is to replace various homeowners’ signs currently in use around Condo 5, and it will be the only sign allowed for such use.
- **The purpose of the DO NOT TRIM SIGN is to convey to Melfer that the homeowner displaying it will not want to have ANY shrubs, hedges or perennials trimmed or cut AT ANY TIME, and during all seasons.**
- Melfer will continue to maintain all gardens, including those with the new *“Please DO NOT TRIM”* sign displayed, unless a *“Garden Maintained by Homeowner”* sign is present, in which case only lawn cutting and edging will be done on those properties.

### Please note:

- There is a limit of two of these signs per household.

Should you have any questions, please email the Landscape Committee at [landscape1193@gmail.com](mailto:landscape1193@gmail.com)

## Garden Removal (Augusta model only):

Homeowners with Augusta models may submit an Alteration Request to replace the small garden (approx. 16" x 90") located between the garage and the front walkway with paving stones subject to the following criteria:

- The new pavers must be professionally installed, and be a match in size and colour to the existing pavers on the walkway/driveway.
- The design border (darker paving stones) must be enlarged to border the now larger front walkway.
- The sprinkler head must be removed by Porcupine Mgmt. at the homeowner’s expense.

Information for alteration	Required
Alteration Request form for #3 above	Yes
Sketch showing location and size	
Pattern Design for #3 above	Yes
Manufacturer’s name	
Colour for #3 above	Yes
To be installed by for #3 above	Yes
Material sample, picture or website link required for #3 above	Yes

## Hanging Planter Baskets

Hanging planter baskets are permitted under the following conditions:

- No more than two on the front of the home
- Not more than three on the patio
- Supported by a wall or column mounted “L” or “J” bracket
- Baskets should be removed when not in use

For safety reasons, homeowners should be careful not to obstruct their house numbers.

Information for this alteration	Required
Alteration Request form	No
Sketch showing location and size	
Manufacturers name	
Colour	
To be installed by	
Material sample, picture or website link required.	

## Landscaping / Gardening

For information related to the options available for plantings within existing garden beds, refer to the “Landscaping/Gardening Guidelines” section of the web site. Included in this section is an extensive listing of the approved plants, shrubs and trees for the existing garden beds. For information on additional trees not within the garden beds, refer to the “Trees” standard listed further along in this section.

- Alteration Requests are required if the plant, shrub or tree for an existing garden is not on the Approved List (see below).

Information for this alteration	Required
Alteration Request form	Yes
Sketch showing location	Yes
Manufacturers name	
Colour/Tree type	Yes
To be installed by	
Material sample, picture or website link required.	

## Shrub Trimming Standards – Updated April 2019

The standards below are for the trimming of shrubs on homeowner properties and are based on what is deemed by our Landscape Committee, the Condo 5 Board and Melfer Landscape Maintenance, to be the most attractive and most manageable heights for maintenance purposes.

- The shrubs described below may be trimmed to a minimum height of 2 feet.
- At the side of the driveway:  
These shrubs must be kept to a height that will not interfere with the garage light.
- In front of the patio:  
These will be kept trimmed by Melfer to a maximum allowable height of 5 feet.
- Privacy cedars or yews beside the patio:  
Homeowners may keep privacy hedges beside the patio at any height. However, Melfer can only trim to a height of 6 feet with their day-to-day equipment.
- With regards to hedges over 6 feet homeowners have the following options:
  1. Trim the hedges themselves.
  2. Retain Melfer to trim the hedges **at additional cost to the homeowner.**
  3. Use an outside service of their choice **at additional cost to the homeowner.**

## Sod Replacement

For the replacement of sod due to the following or similar situations:

- Damages from toxic spill, pets, insects or vermin.
- Erosion
- Traffic wear and tear
- Following adjustments /repairs of patio or other hard surfaces
- Poor initial installation by developer
- Dying grass in the shade beside the house foundation
- Desire for better lawn when weeds have made the current lawn unsightly

## Preparation and Installation

- For small damaged areas, soil and seed may be a good option but sod is required where there is an area larger than 1 square metre to be replaced.
- Contact Porcupine Management to have irrigation lines flagged

- Any other buried services such as telecommunications also must be located and flagged
- Any damages to these services will be repaired at the homeowner's expense
- Ensure grade levels as installed by the developer are maintained
- Select sod based on location (shade or sun exposure)
- Daily watering is recommended in the first two weeks following installation
- More complete instructions and suggestions regarding sod replacement can be found on this website by clicking on the link to Landscaping and Gardening Guidelines.

## Trees

Additional Trees are permitted because they were allowed by the Declarant but must adhere to the following specifications:

- Rear of the house may have up to 2 additional trees planted if adequate space.
- Houses (except for a Grand Cypress) located on a corner lot may have up to 3 deciduous trees planted along the street side.
- Live trees cannot be removed without an Alteration Request.
- The side of the Patio, in line with the side of the house, may have up to 5-6 Yews/Cedars planted. Yews/cedars may also be planted behind the house adjacent to the patio. Where a house has a BBQ pad, the shrubs may be planted adjacent to the patio or on the outer edge of the BBQ pad but not both. Alternate shrub types may be considered if they are contained on the approved list. The same "one" type of shrub, not a mix of shrub types, must be planted.

Information for this alteration	Required
Alteration Request form	Yes
Sketch showing location	Yes
Manufacturers name	
Colour/Tree Type	Yes
To be installed by	
Material sample, picture or website link required.	

Additional trees that die can either be replaced or removed and sodded over but must adhere to the following specifications:

- In all cases, the foliage, trunk, root ball and stump of the dead tree must be removed.
- Replacing dead existing trees of the same species is permitted without the need for prior approval
- Replacing a tree with a different species will require an Alteration Request.
- If a dead tree is not being replaced, an Alteration Request must be submitted and the tree saucer area must be properly filled and sodded.
- Any dead trees must be replaced or sodded over within 6-8 weeks of their removal (Spring, Summer and Fall)
- The standard deciduous trees in the front yard or the rear yard placed by the Declarant must be replaced by the same or similar deciduous tree if they die and may not be sodded over. These trees are only warranted by the Declarant for one year following planting; after that replacement is at the homeowner's cost

Information for this alteration	Required
Alteration Request form	Yes
Sketch showing location	Yes
Manufacturers name	
Colour/Tree Type	Yes
To be installed by	
Material sample, picture or website link required.	

## Trellises

This section has been cancelled.

## Window Boxes

Window box planters may be installed or placed on rear windows but not on front or side windows.

Information for this alteration	Required
Alteration Request form	No
Sketch showing location and size	
Manufacturers name	
Colour	
To be installed by	
Material sample, picture or website link required.	



