



Landscape and Home Improvement Guidelines Summary of Changes – October 2020

The major reasons The Farm Home Improvement and Landscape Design Guidelines were changed:

1. Make it easier for homeowners to understand when their initial landscape plan is due to the Design Review Board (DRB) and when, where and what to submit.
2. As a result of some of the changes/additions made to the Guidelines, some formatting changes were also needed to include new section numbers for items. Outlined below are the significant changes to the Guidelines.

Section 1 - Introduction

- Clarified the Metro District's responsibilities versus the HOA's.

Section 2 – Approval Process

- Clarified the approval process for initial landscaping/home improvements versus modifications/changes to existing landscaping/changes to the exterior of the home.

Section 3 – Exterior Home Improvements

- Description of open accessory structures added
- Identified what material is not acceptable for sheds
- Clarified what is acceptable for deck stairs
- Clarified that downspouts cannot drain onto adjacent properties and/or tracts.
- Clarified driveway extensions and allows for concrete extensions
- Described how to calculate driveway slope
- Provided front walkway requirements
- Clarified that decorative grills on storm doors "must be" complementary to the architectural style of the home.
- Added section on window well covers
- Clarified that communications equipment greater than 1 meter in diameter is prohibited.

Section 4 – Fencing & Walls

- Allows for gates to be installed in the developer-installed community fence.
- Include details on the 4-rail cedar fence in Filing 3 – Julep Estates.
- Limits invisible fencing to side and rear yards only.
- Provides a list of installation specifications for invisible fencing.
- Allows dog runs to be painted to match the body color of the home or painted the required color of the 3-rail fence (or 4-rail fence in Filing 3 – Julep Estates).
- Requires welded wire, if installed, to be placed on the inside of the dog run.



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Section 5 – Landscape

- Deleted section on edible perennials.
- Requires at least 2 feet of rock along all property lines.
- Deleted the Native Seed Growth Chart.
- Changed the verbiage and the drawing under “Landscape Transition Between Lots” to make it easier to understand this requirement.
- Allows for the use of Black Granite rock, but not solid black rock.
- Outlines that any one of the following or combination of any of the following is limited to 50% of the non-concrete area in the rear yard: sod, artificial turf and native seed.