

DRB Policy for additions to homeowner lots after moving in:

DRB asks each homeowner to submit a landscaping plan to any improvement made to the exterior of their home or lot.

Why? One of many things that sets Stonehill Village apart from an average development is the attention to detail. Landscaping is the main difference. DRB feels the job is not complete until landscaping is added to the project. For all improvements made to your property, landscaping is the finishing touch.

Landscaping helps soften the hard-scapes and the hard lines of homes after construction. Landscaping blends the home, deck additions, HVAC units, and play equipment into the environment.

Because of this, the majority of projects you do to your lot after purchasing your home requires some landscaping additions. DRB suggests you read the allowed and not-permitted plants listed on the website. After familiarizing yourself with the documents, you should consult a professional landscaper. Professional landscapers can help you find the perfect plants that will finish your project.

Landscaping adds value to your home that usually exceeds the money you spend for it.

What does the homeowner need to do?

1. As the online CCR and DRB documents state, the homeowner needs to submit a scaled drawing $1/8" = 1'$ or $1/4" = 1'$ detailing any existing landscaping located on your lot. Please always place a "scale box" on the drawing to help DRB and others pinpoint the exact scale of the drawing. This is because in today's computer world, the actual scale may change as the drawing is viewed on a monitor or printed on paper.
2. Suggested landscaping to add to most projects would be foundation plantings, screen plantings for hot tub privacy, HVAC units, etc. Larger landscaping items such as trees will add value and shade.

Why was there no landscaping required from the builder?

The answer to this depends on in which neighborhood you call home. Each neighborhood was built with initial requirements specific to the neighborhood and builder. Some requirements were less stringent than others for initial construction – not because the same standards of landscaping didn't apply, but simply as a cost-control method for prospective purchasers. It is required that the purchasers implement the appropriate landscaping after moving in. As the residents in neighborhoods decide to make additions/improvements to their lots, landscaping will be required to help make the project more appealing.

Playset landscaping: All playsets require DRB approval and landscaping to help soften the look of the playset. This is because "beauty is in the eyes of the beholder." Your next-door neighbor

may not be as enamored with your beautiful play equipment as you are. Therefore, DRB requires screening landscaping to be added on the sides of the playsets that face the neighbors' homes and any common space. Some play equipment, such as trampolines and soccer goals, require more landscaping to help blend the play equipment into the environment. Very few lots in Stonehill Village have the size needed to have trampolines and soccer goals. This is because of the amount of landscaping required to shield these objects. Additionally, objects such as trampolines are hazardous when left unattended. Trampolines require special permission from DRB. Trampolines require substantial landscaping and other safety items, such as a fenced in rear yard.

These items addressed in many documents on the Stonehillvillage.com website under the tab "Bylaws" and in the Homeowners restricted section under "Bylaws". These documents should have been provided to you at your home's closing. If you have any questions, please contact ARC SUPPORT.