

Present and *Proposed Amended* Architectural Committee Rule
Regarding **Front** Lawn Landscaping

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EXISTING RULE AC Rule 3.23

3.23.1 **Front Yards.** Front yard is defined as that area between the front property line and the planer of the face of the building, or intercepting side yard fence or wall. The total front yard area (except the driveways and entry paving) is to be landscaped and irrigated. The front yard landscaping shall be maintained in a healthy and neat appearance at all times. The front yard landscaping shall be designed in conjunction with and in harmony with the architectural design of the residence and Building Lot. The following standards shall be followed when designing and installing the front yard landscaping, unless otherwise approved by the Architectural Committee.

3.23.1.1 **Ground Plane.** All landscape areas shall be irrigated by an underground sprinkler system. Sixty percent (60%) of the ground area shall be planted in grass. The grass area shall be designed so as to accomplish a continuous grass appearance along the property frontage from the back of the curb. Forty percent (40%) of the ground area may be planted with shrubs, ground cover, or utilized as an entry patio.

NOTE TO BOARD MEMBERS - Intent of Proposed amendment: The 60% requirement for grass in the existing rule does not reflect the changing River Run terrain. Trees have matured over the past 40 years, sometimes making it difficult to grow grass in shade. Eliminating a specific percentage for grass from the AC Rule gives the Architectural Committee latitude to review proposed landscape designs with a consideration for overall harmonious appearance without a rigid requirement for grass.

PROPOSED AMENDED RULE 3.23.1.1

3.23.1.1 **Ground Plane.** All landscape areas shall be irrigated by an underground sprinkler system. **Front yard landscaping may should** be a combination of grass, planted shrubs, perennials, and/or annuals, as well as a portion within being used as an entry patio. -Prohibited ground cover includes but is not limited to gravel, rocks, artificial turf, landscaping bark or mulch (except **mulch** around existing shrubs or trees.) Furthermore, all designs shall be subject to review and approval by the Architectural Committee and meet the requirements of accomplishing **a** harmonious appearance of plantings along the property frontage and any adjacent homeowner or common areas.

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