

Estate Lot Landscaping Requirements



Sod

- Front and rear yard must be fully sodded.
- Seeding is NOT permitted.
- Synthetic turf may be used. See attached for further information.

Trees and Shrubs

- Two (2) trees must be planted in the front yard (assuming no utility conflicts).
- Two (2) trees must be planted in the rear yard.
- Trees must be a minimum 2" caliper.
- Twenty-one (21) shrubs, ornamental grasses and/or perennials must be planted in a contained bed in the front yard.
- In highly visible lots nine (9) shrubs, ornamental grasses and/or perennials must be planted in a contained bed in the rear yard.

Fence

- Melcor will complete all rear yard fencing.
- Wood screen fence to be built out of cedar and treated with cedar stain. See attached fence detail.
- Side yard fencing on Pond Lots or Golf Course Lots to be decorative metal. Any desired privacy screening should be in the form of landscaping plantings.
- Side yard fencing on standard lots to be wood screen fencing.

Release of Deposit

Landscape deposits will be returned once the front and rear yard landscaping is complete and an onsite inspection has been conducted by the developer. The landscaping does not need to be completed by the builder, but the deposit will not be released until the landscaping is complete and has been inspected for compliance.

To request an inspection and apply for release of your deposit, please email lothold@melcor.ca using the subject "Jagare Ridge Landscape Deposit". We require the following information in order to review your request:

- Home address
- Name of your builder
- A copy of your final grade approval (obtained from the City of Edmonton)

Landscaping must be completed within 12 months of occupancy.

These requirements are subject to change at the developer's discretion.