



Standard for Completion of Back Yard Landscaping (Policy No. 9)

WHEREAS, Snoqualmie Ridge is a master planned community governed by Covenants, Conditions and Restrictions; Design Guidelines and Development Standards that provide direction for development of all aspects of the property, including individual residences, architectural features, landscape, streetscape, signage, lighting, etc;

WHEREAS, the above-mentioned governing documents address a “community-wide standard” for maintenance and construction that is applied to all aspects of the development;

WHEREAS, Section 7.4 of the Declaration of Covenants, Conditions and Restrictions for Snoqualmie Ridge states that all Owners must comply with the Governing Documents, and that the Board of Directors has authority to ensure compliance through a variety of measures;

NOW THEREFORE BE IT RESOLVED, that the following Backyard Landscaping Policy is hereby adopted by the Board of Directors.

THE PURPOSE of the backyard landscaping standard is to (1) bring uniformity to the standard of completion and to establish a time frame to complete, and (2) require 100% coverage of backyard and side yard areas of all homes at Snoqualmie Ridge within the growing season following close of escrow on a home. The purchasing owner of the home is responsible for completing the landscaping in accordance with the required time frame and in accordance with the standard outlined below. A homeowner may delegate the completion of landscaping to the selling builder through the provisions of a Purchase and Sale Agreement. However, the homeowner remains responsible for assuring completion.

The growing season is defined as follows:

March 1 through June 30

September 1 through November 30

The backyard landscaping standard shall include any or all of the following landscaping materials:

Grown seeded lawn or sod

A variety of plantings including shrubs and/or evergreen trees or shrubs

(see Recommended Plant List)

Stone pavers

Textured or finished concrete

Beauty bark or border trim and planting bed surfacing

Washed gravel or stones as a trim, accent or border material

A backyard landscaping plan detailing all the above shall be prepared by the owner or a landscaping professional and shall be approved by the Snoqualmie Ridge New Construction Committee if landscaping is a requirement of the Purchase and Sale Agreement. The plan shall be reviewed and approved by the Snoqualmie Ridge Modifications Committee if the landscaping work is to be accomplished by the owner after closing escrow on the home.

Policy #9
Adopted by the Board of Directors
September 4, 2001