



Landscape and Fence Application Guidelines

General Application Instructions

- This application is for Landscape and Fence projects only.
- Include descriptions of all colors and materials used and whether they match existing materials.
- Landscape work must identify types and locations of all proposed trees.
- Preserve view corridors from other properties.
- Identify existing and proposed sod areas including approximate square footage.
- Clearly annotate any changes to land contours or drainage. Drainage across property lines shall not be altered.
- Identify any changes to exterior lighting. All lighting must be shielded to avoid nuisance.
- Applications should include drawings and annotated photographs that adequately convey how the project will modify existing conditions.
- Applications must clearly describe the proposed project or they will not be approved.
- Projects impacting neighboring properties (e.g. view corridors, etc.) may require extended review (up to 60 days).

Submission Requirements

- For fastest response, submit the application and supporting documents via the form on the website. Alternatively, you can email the form with the supporting documents to the HOA office.
- All required fields must be completed or the application will be rejected.
- Owners are encouraged to attend ACC meetings during review so they can answer any questions that may arise during consideration of the application.

Owner Responsibilities and Agreement

- **Applications must be received at least 72 hours prior to the ACC meeting to allow sufficient review time.**
- No work shall begin prior to ACC approval.
- Live trees may not be removed or cut without ACC approval.
- Owner must identify underground utilities prior to any digging to ensure these utility locations are properly identified prior to any digging, whether for construction, for landscaping, or for any other purpose.



- ACC approval is effective for 60 days. Projects not started within 60 days of approval are no longer approved. ACC may grant an extension if requested in writing and justified.
- The effective start date shall be the day immediately following the ACC approval date, unless Owner notifies the ACC in writing of the actual project start date, which shall not be more than 60 days following the ACC approval date.
- Project must be completed within 9 months of the start date unless extended.
- Owner grants permission for King's Deer HOA representative to visit the project site during normal duty hours, for the project duration, for the purpose of validating that the project is in compliance with ACC approval.
- A non-compliance fine may be imposed on any project that does not adhere to the specifics of the project as submitted by the Owner of the property and approved by the ACC.
- Submission of this application does not imply acceptance or approval of the project



Application Checklist

Disclaimer: This checklist is a guide, not a specification. Any conflicts with the covenants, standards, rules or policies of the Association will be resolved by following those documents rather than information in this checklist

Administration

- ☐ Application must be submitted with all required information and supporting documents.
- ☐ Fence applications must include material, height, color, and wire mesh details (if used).
- ☐ Site plan must be included where applicable.
- ☐ Change orders must be submitted for any changes to approved plans prior to changes being made.

Landscaping Site Plan Requirements

- ☐ General property outline indicating the location of all setbacks.
- ☐ The location of house and other existing structures.
- ☐ The location of all existing sidewalks, retaining walls, driveways, gazebos, berms, decks, patios, play areas and any other existing hardscapes.
- ☐ Location and identification of existing trees, shrubbery, ground cover and all turf grass areas being irrigated (turf grass areas must include approximate square footage being irrigated).
- ☐ Any and all existing landscape ornamentation, including, without limitation, statues and fountains.
- ☐ Existing ponds, dry creek beds, water features.
- ☐ The location of any proposed sidewalks, retaining walls, driveways, gazebos, berms, decks, patios, play areas and any other new hardscapes.
- ☐ All proposed new structural features (e.g. gazebo, additional deck space) to be added to the property in conjunction with the landscape project, will require accurate renderings with dimensions, material composition, geographic placement on the lot and compliance with the Design Standards Guidelines will also be required.
- ☐ Proposed ponds, dry creek beds, water features.
- ☐ Any and all proposed landscape ornamentation, including, without limitation, statues and fountains.
- ☐ Location and identification of all proposed trees, shrubbery, ground cover and all turf grass areas (turf grass areas must include approximate square footage being irrigated).
- ☐ HIGHLANDS ONLY: Identification of the locations and types of trees being added to satisfy the covenants requirements.



Fencing Site Plan Requirements

- ☐ General property outline indicating the location of all setbacks, the house, and other existing structures.
- ☐ The location of proposed fence showing distances from the fence to the closest property lines.
- ☐ Accurate renderings of the proposed fence with dimensions of each leg, material composition, geographic placement on the lot and compliance with the Design Standards will also be required.
- ☐ A detailed landscaping plan to be immediately implemented around the fence to effectively soften and reduce the visibility of the fence structure itself as outlined in the Design Standards.