Original Date: October, 2011

Revision Date: May, 2019

RULE # 7

Landscaping/Gardens

PURPOSE

- These rules were developed to help individual home owner's design, construct and to esthetically enhance their properties while at the same time maintaining consistency within the confines of the Pinnacle.
- These rules allow each home owner to use creativity when designing their individual garden and/ or landscaping within the scope of the controls imposed.

RULES

- Home owners should strive to use Xeriscaping methods that recommend drought and dear resistant plantings. See the Okotoks Parks link for your information: https://www.okotoks.ca/sites/default/files/pdfs/publications/Xeriscaping2.pdf
- Projects should not increase landscaping costs by drastically changing the amount of lawn-edge trimming required by the Landscaping Contractor.
- Projects should not adversely affect the operation of the irrigation systems.
- Landscaping and gardens on individual properties are permitted immediately adjacent to the foundation of your structure and/or your deck.
    - The width of landscaping and gardens should not exceed approximately 1 meter from the edge of the foundation and should follow the contour of the building as closely as possible.
    - All plantings should be of a size and type so as to not over grow your planter/garden in the future.
    - Where properties slope away from the foundation a retaining system may be used provided that the material used for this purpose is consistent with the "materials" described below.
    - The height of retaining walls or border should be kept to a minimum and should not exceed approximately 0.5 meters in height.
    - The distance from the landscaping and/or garden to any obstruction (i.e. retaining wall, air conditioner, property line, etc.) must be of a suitable dimension to allow for the access of landscaping equipment (minimum 1.5 meters).

- Trees and beds may be added to the rear yard of individual properties.
    - Tree varieties will be consistent with existing rear yard plantings.
    - Beds will be small to moderate in size and will be cared for by owners.
- Edging and borders are permitted at ground level only around existing trees so long as they are constructed using materials that are consistent with the "materials" listed below and do not enclose a space larger than .25 meters outside the span of the tree line.
- Edging / Borders around trees, foundation plantings and beds should be of a manufactured concrete material, product developed from new materials (e.g. recycled tires) or wooden product similar to the wooden planks used to construct basement window wells.
- All Edging/Borders of a concrete type material should be complimentary with the exterior colour scheme of your unit. All wooden products should be kept in their original colour and not painted.

OWNER RESPONSIBILITY

- All Landscaping/Gardens should be laid out in a way as to not interfere with the existing irrigation system. However, if there is no other way to achieve a desired design, the irrigation system may be modified to suit (within reason). All modifications to the irrigation system must be completed by a licensed irrigation contractor acceptable to the Condo Board and all costs related to these modifications will be borne by the owner. Any modifications must not affect the intent, or the purpose for which the irrigation system was originally designed and may only be undertaken after Board review and written approval.
- If there is uncertainty regarding the application of these rules; owners are asked to contact the Condominium Board in writing before commencing construction.
- It will be the responsibility of the owner to rectify identified issues at their expense so that the project complies with these rules.

PINNACLE BOARD RESPONSIBILITY

- It is not the intent of Board of Directors of the Condominium Corporation to approve every project. As long as the above rules are followed, the project will be deemed acceptable to the Board. It is important to note that, in the event of a complaint or a disagreement, it is the determination of the Condo Board whether or not rules were followed; identified issues will be communicated to the owner.