



When am I required to have my landscaping completed?

Homeowners must have their front yard landscaping completed within 12 months of occupying the home. A homeowner should contact their builder in the event they would like to request an extension.

What are the Southbrook landscaping requirements, and how do I find them?

Your builder would have provided you with a copy of the Southbrook Architectural Guidelines at the time of closing, along with a copy of the Southbrook Landscaping Guidelines and Inspection form. They would also have made you aware that a \$2,000 landscaping deposit was withheld at closing. If you require an additional copy of the Guidelines please contact Southbrook at info@liveinsouthbrook.ca.

How do I request an inspection and recover my \$2,000 deposit?

In addition to making you aware of the \$2,000 landscaping deposit, your builder would also have run through the Southbrook Landscaping Deposit / Inspection Form and would have had you sign that form to confirm you acknowledged the requirements and inspection process.

Once you've completed your front yard landscaping, you can contact your builder to request an inspection. If the landscaping meets the requirements as set out in the Guidelines, the Developer will send a written approval to your builder. Once approved, your builder will process a cheque to return your deposit.

What is the builder and developer looking for when inspecting my landscaping?

Once an inspection has been requested, the builder will first preview your submitted photos to ensure they comply with the requirements. If they agree that your lot is ready for inspection, they will forward the inspection request and photos to the Developer, who will perform a final assessment.

Some common issues that arise that may result in landscaping approval being withheld include:

- Not including photos that clearly show all areas and elements of the front yard landscaping. This could include photos that are not high enough resolution to see all details, or photos that have not captured the entire front yard and required elements. Submitting multiple, high-resolution photos is recommended.
- Not including the required number, size and type of plant material specified in the Guidelines.
- Not obtaining pre-approval for xeriscaping.
- Installing oversized parking pads or driveways that reduce areas specified to be landscaped.
- Not completing landscaping within the requisite 12 months of occupancy.
- Not landscaping all areas of the front yard. For the purposes of the Guidelines, your front yard is anything that is directly visible from the sidewalk or street. If you own a corner lot, this would include the areas on the side of your lot nearest the corner. You are also responsible for the separate boulevard adjacent to your home.

What if my builder included front yard landscaping with the purchase of my home?

In the event your builder included landscaping, they would not have withheld a \$2,000 landscaping deposit, and this inspection/deposit process would not apply to you.

What if I want to use xeriscaping? Is that allowed?

Yes, xeriscaping is an option. For those who don't know, xeriscaping is a method of landscaping that combines native drought tolerant plants, non-organic material and hardscaping to reduce or eliminate the need for supplemental watering. Xeriscaping is not to be confused with zeroscaping, which essentially is gravel or rocks with no plants in it. If you're interested in xeriscaping your front yard, please contact the Developer. Requests for xeriscaped landscaping will be reviewed and approved by the Developer on a case by case basis. Xeriscaping plans require pre-approval, in writing, from the Developer prior to beginning landscaping. Homeowners xeriscaping without a pre-approval, risk forfeiture of their \$2,000 landscaping deposit.