

ANTELOPE TRACE LANDSCAPING PROVISIONS

PART A: BOULEVARDS

Description: Boulevards are the areas that lie between the roadway and the sidewalk

1. Boulevard landscaping is the responsibility of Mountain View Meadows in accordance with City of Helena planning.
2. Residents are restricted from planting in Boulevards except within five feet of either side of the homeowner's driveway. No trees may be planted in this area. Additions are limited to decorative rocks, grasses, and plants.
3. Boulevards will be landscaped with a combination of trees, rocks, creeping junipers and plants watered by an underground watering system.
4. Residents are responsible for the watering and maintenance of Boulevard landscaping in front of their lot per Helena City Ordinance.

PART B: FRONT YARDS

Description: The Front Yard is the area that lies between the house-side of the sidewalk to the front of the house.

1. Basic Front Yard landscaping is the responsibility of Mountain View Meadows.
2. Landscaping will consist of rocks, grass, plants and (1) tree with rock and grass areas separated by cement curbing. An underground watering system will be provided for plants and a zoned sprinkler system for grass.
3. Residents may add any additional plants and trees as desired in the rocked areas of the landscaping except as noted in Part D.
4. Residents are restricted from planting plants or trees of any kind in grassed areas.
5. A resident desiring to add additional rocked areas with plants or trees must submit a plan with a request for approval from the Architectural Review Committee. Only plans that include enclosing rocked areas in cement curbing identical to that provided by Mountain View Meadows will be considered
6. Residents are restricted from placing objects in grassed areas without approval from the Architectural Review Committee.
7. Residents are responsible for the watering and maintenance of landscaping in compliance with Covenants, Conditions and Restrictions.

PART C: REAR YARDS

Description: The Rear Yard is the area that lies between the front corners of the house and the back and side boundaries of the lot.

1. Rear Yard landscaping is the responsibility of the Homeowner and must be completed within ___ days of closing.
2. Rear Yard landscaping must be in compliance with applicable Covenants Conditions and Restrictions.
3. Rear Yard fencing must be in compliance with Covenants, Conditions and Restrictions

PART D: CORNER LOTS

Description: Corner lots are located at cross intersections or opposite sides to a T intersection.

1. Specially designed landscaping plots will be provided in the front yards at the street corner side on corner lots
2. Landscaping plots will have the same design at all corners of the intersection but will vary from one intersection to another.
3. Corner residents desiring to add additional plants within the specially designed landscaping plots must submit a plan with a request for approval from the Architectural Review Committee. The plan must include the signatures of all residents at the intersection as the plots must remain consistent at each corner. That means that all residents at a particular corner must be in agreement to the changes and willing and able to implement the changes at their own expense if the plan is approved.