

Legacy Pointe Grande Masters Homes

Landscape Specifications

All front landscaping is provided by the Developer based upon a consistent landscape plan throughout the community. Each floor plan utilizes a customized landscape layout with minor variations for the differences between the Traditional and Classic elevations.

Rear Landscape

Spacing and Sight

- The combined plantings and/or hardscape may not extend beyond the "no build" line as established by the builder. Regardless of the location of the "no build" line, the combined plantings and/or hardscape may not exceed a maximum of 24' from the main rear wall of the home.
- Plantings and mulch beds are not to extend in depth more than 3 feet from the edge of a patio/deck and in no case can they be wider than 3 feet beyond the sidewall of the house.
- Although it is suggested that you include approximately 6 feet of plantings (3 feet between the house and patio and 3 feet beyond the patio) you may extend your patio /deck to a maximum of 21 feet from the main rear wall of the house and install 3 feet of landscaping beyond the patio/deck. In no event may the patio/deck extend more than 21 feet.
- Decks must be constructed with Timbertech or a similar synthetic decking material. All decks must be Grey or Cedar in color. If you are using an alternative brand, you must select a similar material color. Regardless of the material, color specifications must be included before approval will be given.
- The color and patio material must be approved and details must be included with the request for permission. Possible materials may include standard concrete, stamped concrete, paver stones, brick or natural stone.
- All landscape plans for lots bordering the Golf Course Property must maintain at minimum, 10 feet of clearance between the edge of any patio, deck or mulch bed and the Golf Course Property Line.
- No plant material or other structure taller than 3 feet may be placed more than 5 feet from the main rear wall of the home without Developer approval.
- Arbors, pergolas and fences are not permitted.

Approval

- All landscape plans MUST be reviewed and approved by the Board of Directors/Developer.
- All landscape plans for lots bordering the Golf Course Property must be reviewed and approved by the Board of Directors/Developer and the Golf Course Property Owner.
- No landscaping may be installed without prior review and written approval.

Considerations for Approval

- Overall spacing from rear/side of home and distance from Golf Course property line.
- Design to not detract from or interfere with the Golf Course Property.
- Design to not interfere with the view/line of site of neighbors.