

## Landscape and Landscape Border Guidelines

Landscape and Landscape Maintenance requirements are governed by Heritage's Declaration of Covenants, Easements and Restrictions.

### You do NOT need MCC approval:

- If you are replanting/replacing undesired, damaged, or dead plants with like plants of the same variety.
- If you are updating/replacing seasonal plants.
- If you are mulching, mowing, weeding, trimming or any other type of maintenance activity designed to keep your yard and landscaping in a healthy, neat, and attractive manner.

### You need MCC approval:

- If you are constructing new flower/landscape beds or planting in new locations.
- If you are removing and not replacing plants.
- If you are changing the size, shape or dimensions of your flower/landscape beds.
- If you are installing borders on your flower/landscape beds.
- If your changes would affect the irrigation or drainage on your lot or your neighbors' lots.
- If you are planting in easements or drainage swales.
- If you changing the size or variety of a tree than what was originally planted.

When constructing your flowerbed, please keep in mind the following guidelines:

- Un-mortared brick borders are **not** permitted. If using brick, it must be mortared with no holes visible.
- Mortared and un-mortared stone and concrete borders are allowed, provided they are neat, evenly aligned, and properly maintained.
- Flowerbeds and flowerbed borders are **not** allowed to abut public sidewalks as this area is usually a utility easement and a right-of-way (ROW). Also this is to minimize trip hazards as well as muck and debris from draining onto the sidewalks.
- A flowerbed border might change the drainage of your residence and lot. Please insure adequate drainage measures including drainage holes installed in the borders to keep your home warranty from being voided.
- Irrigation systems might need to be updated or modified following the installation of your flowerbed. Please insure your sprinklers are up to the job.
- Landscaping beds and borders may not encroach into a utility easement or drainage swale. Variances can be requested for backyard plantings, and to screen electrical boxes and air conditioning units.

- Borders and tree rings situated in the grassy strips located between the street curb and the sidewalk (the City of Fort Worth's right-of-way) are *not* permitted.
- All damage to landscaping, irrigation, fences, sidewalks and curbing must be repaired immediately following the installation of your flowerbed and borders.
- Homeowners should be aware that any plantings in front and backyard utility easements may be removed by utility companies for utility access and maintenance.