

**FUTURE LANDSCAPE CHANGES REQUIRING APPROVAL  
BY ARCHITECTURAL REVIEW BOARD**

1. All homeowner-proposed landscape changes to common property.
2. Changes to homeowner front or back yards that may incur the need for increased sprinkler heads or greater quantities of irrigation water.
3. Landscape modifications that materially change the landscape appearance and character of Peppertree front yards: (i.e., xeriscaping; removal of a tree, existing hedge or plant bed; deviation from the scale or type of plant materials that currently exist in Peppertree).
4. Front yard and back yard decorative items within public view including statuary, water features, low walls, flag poles, artificial flowers, wall accents, swings, furniture and all other fabricated elements which are not a part of Peppertree's current landscape and hardscape character and would be in stark contrast with adjoining properties.
5. Sound or noise-generating features.
6. Front yard exterior wall and tree flood lighting other than the standard front yard light fixtures.
7. Front and back yard pruning of oak tree limbs of greater than 3" (see Peppertree Owners Manual for details).
8. All front yard landscape modifications exceeding \$1,000 in cost with the exception of re-sodding or the replacement of same plant materials.
9. Front or back yard planting of wall-clinging vines (i.e., ficus repens and creeping fig) that may spread to walls of adjoining property.
10. Trees with invasive and destructive root systems (i.e., banyan, ficus and fig).

**FUTURE LANDSCAPE CHANGES REQUIRING NO  
ARCHITECTURAL REVIEW BOARD APPROVAL**

1. Back yard landscape modifications that are harmonious with adjacent properties, are acceptable to adjoining homeowners and do not incur additional cost as referenced in item 2 above.
2. Removal of weak or dying plant materials and replacement with the same or similar shrub, tree or ground cover in either the front or back yards.
3. Front yard potted plants, seating or wall accents within the area described by existing entry foyer or other low walls.
4. Front yard planting and bed edging that does not extend above the grass level.