

The Belvedere Community
Belvedere ACC Landscape and Irrigation Installation Policy
Belvedere ACC
July 5 2013

To: The Belvedere HOA Board of Directors, Owners and Contractors
Subject: ACC Landscape and Irrigation Installation Policy
From: The Belvedere ACC

The Belvedere ACC discussed and decided on the following policy related to landscape and irrigation installations, effective July 2 2013.

The Belvedere ACC is requesting HOA Board consideration and action related to the documenting this subject policy as a Belvedere CCR Amendment.

The purpose of these ACC policies is to enhance our management of the community CCR's, rules and regulations and co-operate with the governing authorities with respect to water conservation.

At the Belvedere ACC July 2 2013 meeting, the ACC, after consideration of public input and the current drought conditions and the effects of its decision on the residents from an economic, aesthetic and livability perspective, approved the following policy with respect to landscape installation, effective July 2, 2013 :

When the West Travis County Public Utility Agency "WTCPUA" issues a Stage 2 or higher of its Drought Contingency Plan, the ACC will consider operating under a policy for a logical implementation of approved landscaping prior to the issuance of a Certificate of Occupancy. The landscape may be installed in two phases. Phase 1 must be completed prior to the issuance of a Certificate of Occupancy.

The ACC will determine when conditions are proper to trigger Phase 2. Phase 2 must be completed within forty five (45) days of the ACC Notice to Complete. To enforce the action, a Performance Deposit of \$2,000.00 must be deposited with the Belvedere HOA prior to commencement of landscape installation. This amount will be forfeited in its entirety if the landscape plan is not completed before the expiration of the forty five (45) day Notice to Complete period.

The following Phase 1 components of the ACC approved landscape plan must be completed prior to receiving a Certificate of Occupancy:

- All irrigation infrastructure and hardscape must be installed.
- Spray irrigation, drip irrigation and bubbler components of the plan must be installed.
- Landscape plants that are irrigated via the drip system are to be installed.(Variances for specific plants may be addressed with ACC).
- Sod, hydro-mulch, turf, native grass and trees shall be delayed with ACC consent until the ACC issues Phase 2 Notice to Complete.

- Green wire mesh must be installed as a temporary solution to control dirt, dust and erosion in the areas that will be planted and completed as part of Phase 2.
- A \$2000 Performance Deposit must be delivered to the Belvedere HOA.

Phase 2 components of the landscape plan must be installed within forty five (45) days of the ACC Notice to Complete, based on the ACC determination that conditions are sufficient to proceed with completion of the approved landscape plan and complying with CCR and community management requirements.

Please contact Kim Bigley with Alliance or Judy Fry with any policy questions.