

Belvedere ACC

Landscape and Irrigation Policy

The purpose of this ACC policy is to co-operate with the governing authorities with respect to water conservation. When the West Travis County Public Utility Agency "WTCPUA" issues a Stage 2 or higher level 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 (CO).

Under this policy, the landscape may be installed in two phases. Phase 1 must be completed prior to the issuance of a CO. 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 must be deposited with the Belvedere HOA prior to commencement of landscape installation. This deposit will be forfeited in its entirety if the landscape plan (Phase 2) 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 (spray irrigation, drip irrigation and bubbler components) must be installed.
- All hardscape (river rock, stepping stones, pavers, etc.) must be installed.
- Landscape plants that are irrigated via the drip system must be installed. (Variances for specific plants may be addressed with the ACC).
- Green 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.

Sod, hydro-mulch, turf, native grass and trees may be delayed with ACC consent until the ACC issues Phase 2 Notice to Complete. Phase 2 components of the landscape plan must then be installed within forty-five (45) days of the ACC Notice-to-Complete, based on the ACC's determination that weather conditions are adequate to proceed with completion of the approved landscape plan.

Please contact our property manager, Megan Maedgen, with any policy questions.