

Landscape Policy & Requirements

THIS AGREEMENT is made this _____ day of _____, 200_, between _____ (The Buyer") and *Inspiration* as part of the Homesite Selection Agreement as it relates to _____ Bayport, MN, 55003, legally described as Lot____, Block_____, *Inspiration*.

Landscape Budget. It is required that the cost of the installed residential landscape must be a minimum of 2.5% of the purchase price of your home and lot combined (i.e.: \$450,000 package price = \$11,250 landscape budget). The entire landscape budget is to be allocated solely to trees, shrubs, plant materials and planting accessories (such as sod, topsoil, edging, mulch and irrigation).

Irrigation Systems and Retaining Walls. Irrigation systems and retaining walls are allowed and encouraged, but are not counted in meeting the minimum landscape budget. (See requirements later in this document.)

Plant Materials. The following list of plant materials are to be considered as the minimum size of plantings acceptable. Your landscape budget must be applied to these materials, so you will want to share this information with your professional landscaper to facilitate the ARC approval process. These requirements pertain to your initial landscape installation, and must be strictly adhered to in order to properly receive your escrowed landscape allowance:

- a. Tree Size-

Deciduous Overstory (shade tree)	Deciduous	2-3 inch caliper	
Understory (clump)	Deciduous Ornamental	10' height	
Deciduous Ornamental (clump)	Evergreen	2" caliper	
1 Evergreen Trees		6' height	
5 Upright Evergreen shrubs		6' height	
"		4' height	
- b. Shrub Size-

	Pot Size	Height/Spread
Small# Deciduous shrubs (spireas, etc.)	#2	15"
Medium Deciduous shrubs (dwarf lilac)	#3	18"
Large Deciduous Shrubs (euonymus, etc.)	#5	24"
Evergreen shrubs (junipers, etc.)	#5	24"
Perennials	#1	
"		

Landscape Requirements:

1. A minimum of 2 (two) ornamental trees are required to be installed in the front yard or front foundation area. (In some instances, the Birch may be considered in the ornamental category).
2. A minimum of 3 (three) additional trees (shade, ornamental, or evergreen) are required to be installed in the backyard and/or sideyard. At least 1 (one) of the additional trees planted must be a deciduous shade tree and the balance may be a combination of shade trees, evergreens, and/or ornamentals. On lots adjacent to the restored prairie in common open space areas, flammable or sensitive trees, plants and landscape materials should not be placed adjacent to the prairie. Prescribed burns will be conducted in the prairie every 2-3 years as part of the ecological management plan.
3. Corner home sites require one additional shade tree positioned in the

sideyard.

4. A minimum of 20 (twenty) shrubs (deciduous or evergreen) are required to be planted in the front or side foundation areas. At least 30% of these required plants must be evergreen. Additional plantings of ornamental color (annuals or perennials) are encouraged, but not required. If installed, these herbaceous plant materials are not counted as meeting the minimum number of shrubs.
5. Drainage areas within the lot and freestanding gardens and plantings located around the perimeter of the lot should be planted with native plant material. Homeowners are encouraged to use native plant materials throughout their property. The installation of native plant rain gardens is also encouraged for the management of stormwater runoff. (See attached plant list for approved plant materials.)
6. Edging is required if rock mulch is employed. It is not required with organic mulches. Edging, if used, may be PVC (i.e. Cobra or Valley View), brick, stone, steel or wood, and should be selected to complement the style of the home and plantings.
7. Landscape mulches - listed are acceptable mulches. Other products may be submitted for consideration by the ARC:

Rock Mulch - Sizes from 3/4" to 1W' diameter - Washed River Rock, Trap Rock, crushed Buff Limestone, brick chips, or Granite chips.

Organic Mulch - All products to be carefully screened for small twigs and leaves - Shredded Cedar, Shredded Cypress, Shredded Hardwood mulch (stained may be acceptable, depending on color surroundings.) Wood chips are not acceptable.

Yard Coverage. All yard areas not otherwise surfaced must be sodded or seeded. The area between curb and sidewalk must be sodded. Exceptions to sodded or hydro-seeded areas would be planting beds, decks, gardens, play areas and pavements. Vegetable gardens and play areas must be located in the rear yard, but should not be located adjacent to prairie areas in the common open space. The combined total of garden and play area must not exceed 30% of the rear yard area. Be aware and considerate of what your neighbors view from their yards.

Grading Plan. Be aware that your "as built" landscaped grades must meet the grading plan approved by the City of Bayport on your certificate of survey. If you are bringing in black dirt, you must coordinate your sub-grade with your builder and landscaper accordingly. As black dirt is added, you increase the finish elevation on your lot, often changing the drainage pattern. This can cause drainage problems for you and/or your neighbor. Just be aware.

Professional Landscape Design Plan Process. Prior to receiving a Certificate of Occupancy from the City of Bayport, you must submit the following to the ARC for review and approval by the ARC Committee.

- a) A professionally designed landscape plan is to be received by the ARC no later than **45 days** in advance of your targeted occupancy date. The dated plan needs to be drawn at an appropriate scale (1" = 10' or 1/8" = 1') with directional North/South arrow. **Three copies** of the plan are required, including the name of the design firm, designer name, telephone and fax number, owners name, *Inspiration* address, and lot and block number. Include the projected completion date of installation. If you intend to plant your design in phases, submit two separate drawings:
 1. An overall design
 2. A phase 1 planting design, labeled as such



- b) A bid proposal must include a description of the plant material, plant container or tree caliper size, rock or mulch bed square feet, retaining wall square footage showing height, length and material, and sod square yardage. The overall price, including labor cost, must be included in the proposal.

Landscape Installation. Landscaping should be accomplished as soon as practical, both for the benefit of the Homeowner and the neighborhood. For homes issued a certificate of occupancy between September of the current year and March of the following year, the landscaping must be completed by June 30 of that following year. For homes receiving a certificate of occupancy between April and August, the landscaping must be completed within that current growing season. Failure to comply with this schedule may result in a reduction of the escrow amount released.

Please bring this landscape policy with you when you meet with your landscaper to design your plan. It helps them understand the landscape procedure and will also save time.

Architectural Review Committee Process. Typically, the ARC will meet to review and respond to the submitted plans. In cases where additional on-site review or research may be necessary, the response may take up to one week. When the review is concluded, the written and recorded response will be either: (1) APPROVED, as submitted (2) NOT APPROVED, or (3) APPROVED, with Conditions. Response (2) will require complete re-submittal with the noted issues corrected. Response (3) You may contact any of the Inspiration Recommended Landscape Contractors on the attached list to design your plan - OR- any other professional landscape contractor you have experience with. If you choose to do the installation yourself, or hire a firm other than the plan designer, you must follow the plan design as approved, taking note of tree caliper, shrub container sizes, and plant sizes.

Landscape Deposit. Inspiration will reimburse the Landscape Deposit directly to the lot builder upon:

- (1) Completion of the landscape installation according to the approved plan,
- (2) inspection approval by an ARC Committee representative, and (3) submission of an "as built" survey provided by your builder.

Once your landscaping is installed you should call the ARC to schedule an inspection. Within 7 days, an ARC representative will come out to your property and verify that the landscape planting substantially conforms to the approved landscape plan. If it does not, the deficiencies will be noted and an opportunity given to make corrections before re-scheduling another inspection.

If the installation is approved, you will receive a Notice of Completion within 7 working days. Upon receiving the Notice of Completion, you must request an "as built" survey from your builder. When the ARC receives the "as built" survey, and verifies that it matches with the lot Grading Plan, the Landscape Escrow Deposit will be dispersed within 10 working days.

Remedies. If the landscaping is not completed in a timely manner (i.e. within the same growing season as the completion of the home), or requested corrections fail to be made, Inspiration reserves the right to withhold the reimbursement in full or in part, or complete the work and back charge you for any associated expenditures over and above the value of the Landscape Deposit.

Exterior Lights. Fixtures are permitted on exterior buildings when submitted and approved by ARC. Fixtures should maintain tradition to style throughout Inspiration. Yard lights or lawn lighting should have "candle" or low light bulbs. ARC also must approve these fixtures.



Fencing. All types of fencings must be submitted and approved by ARC. Chain link fencing is not permitted in Inspiration. If fencing is added after occupancy, a permit must be applied for at the city, in addition to ARC submittal. Again, as related to fence placement, remember that prescribed burns will be conducted in prairie areas and could endanger combustible types of fencing.

Retaining Walls. Suitable materials for retaining walls include: Natural fieldstone or traprock boulders, stacked natural ledge stone, tumbled granite slab stones, dressed limestone, and manufactured products which exhibit the characteristics of natural stone (i.e. Cultured Stone, tumbled concrete products with varying sizes). Be prepared to submit samples, if requested by ARC.

THE BUYER FULLY UNDERSTANDS the Landscape policy as outlined above and in signing below agrees to adhere to the policy in full.

Buyer

Date: _____

Buyer

Date: _____

Acknowledgement:

Builder

Date: _____

By its:



**Inspiration
Approved Landscape Contractors**

Any of the following landscape contractors are encouraged to be used by Inspiration residents for landscape design and installation. Please contact them to start the design process as soon as construction of your home will allow. Other landscape contractors may be approved by the ARC Committee. Landscape designs must be submitted to the ARC Committee for review and approval any time during construction, but not later than 45 days before occupancy of your home.

HEINS NURSERY
9050 Hudson Road
Woodbury, MN 55125
Dennis Heins / Brad Hanson
651-769-2663

BUELL'S INC.
7077 Manning Avenue
Hastings, MN 55033
Greg Ruskell - X134 or
Wendy - X135 651-459-
9331

APPLIED ECOLOGICAL SERVICES, INC.
21938 Mushtown Road
Prior Lake, MN 55372
Lee Marlowe
952-447-1919

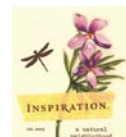
OUTBACK NURSERY & LANDSCAPING
15280 110th St. South
Hastings, MN 55033
Tom Tennant / Erik Olson 651-
438-2771

HILSCHER DESIGN E. ECOLOGY
910 Oakgreen Avenue North
Stillwater, MN 55082
Diane Hilscher
651-436-3836

SARAH'S COTTAGE CREATIONS
14556 Manning Trail N.
Stillwater, MN 55082
Sarah Buerkle
651-261-6409

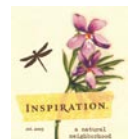
WINDSOR COMPANIES
1175 E. Highway 36
St. Paul, MN 55109
Chuck Hanna
651-482-0205
chuck@windsorcompanies.com

ABRAHAMSON NURSERIES
2100 Tower Dr.
Stillwater, MN 55082
Paul Greenwald / Mitch Johnson
651-439-2140

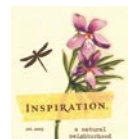


Inspiration - Bayport, Minnesota
Recommended Plants for Stormwater Management Areas
(including swales, rain gardens, emergent plantings, and wet prairies)

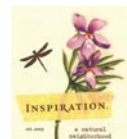
SCIENTIFIC NAME	COMMON NAME
Shrubs	
<i>Corms sericea</i>	Red-twig dogwood
<i>Salix petiolaris (gracilis)</i>	Slender willow
<i>Spiraea alba</i>	Meadowsweet
<i>Spiraea tomentosa</i>	Steeplebush
<i>Symphoricarpos occidentalis</i>	Wolfberry
Grasses, Sedges, and Rushes	
<i>Andropogon gerardii</i>	Big bluestem
<i>Bromus ciliatus</i>	Fringed brome
<i>Calamagrostis canadensis</i>	Blue joint grass
<i>Carex bebbii</i>	Bebb's sedge
<i>Carex buxbaumii</i>	Buxbaum's sedge
<i>Carex comosa</i>	Bristly sedge
<i>Carex lacustris</i>	Lake sedge
<i>Carex hystericina</i>	Bottle brush sedge
<i>Carex lanuginosa</i>	A species of sedge
<i>Carex scoparia</i>	A species of sedge
<i>Carex stipata</i>	A species of sedge
<i>Carex stricta</i>	Tussock sedge
<i>Carex vulpinoidea</i>	Fox sedge
<i>Eleocharis compressa</i>	A species of spike-rush
<i>Eleocharis obtuse</i>	Blunt spike-rush
<i>Eleocharis palustris</i>	A species of spike-rush
<i>Elymus virginicus</i>	Virginia wild rye
<i>Glyceria striate</i>	Fowl mannagrass
<i>Hierochloe odorata</i>	Sweet grass
<i>Juncus balticus</i>	Stiff rush
<i>Juncus effusus</i>	Common rush
<i>Juncus torreyi</i>	Torrey's rush
<i>Muhlenbergia mexicana</i>	Mexican satin-grass
<i>Panicum virgatum</i>	Switch grass
<i>Poa palustris</i>	Fowl meadow-grass
<i>Scirpus acutus</i>	Hard-stemmed bulrush
<i>Scirpus atrovirens</i>	Black bulrush
<i>Scirpus cyperinus</i>	Woolgrass
<i>Scirpus fluviatilis</i>	River bulrush
<i>Scirpus validus</i>	Soft-stemmed bulrush
<i>Sorghastrum nutans</i>	Indian grass
<i>Spartina pectinate</i>	Prairie cordgrass



Forbs	
<i>Alisma subcordatum</i>	Water plantain
<i>Anemone canadensis</i>	Canada anemone
<i>Apocynum sibiricum</i>	Indian hemp
<i>Asclepius incarnate</i>	Swamp milkweed
<i>Aster lanceolatus (simplex)</i>	Paniced aster
<i>Aster novae-angliae</i>	New England aster
<i>Aster oolentangiensis</i>	Sky-blue aster
<i>Aster puniceus</i>	Red-stemmed aster
<i>Aster umbellatus</i>	Flat-topped aster
<i>Bidens cernua</i>	Swamp tickseed
<i>Campanula aparinoides</i>	Marsh bellflower
<i>Desmodium canadense</i>	Showy tick-trefoil
<i>Epilobium leptophyllum</i>	Linear-leaved willow-herb
<i>Eupatorium maculatum</i>	Spotted Joe-pye weed
<i>Eupatorium perfoliatum</i>	Common boneset
<i>Euphorbia corollate</i>	Flowering spurge
<i>Euthamia graminifolia</i>	Grass-leaved goldenrod
<i>Fragaria virginiana</i>	Common strawberry
<i>Galium boreale</i>	Northern bedstraw
<i>Galium obtusum</i>	Wild madder
<i>Gentiana andrewsii</i>	Bottle gentian
<i>Geum aleppicum</i>	Yellow evens
<i>Helenium autumnale</i>	Sneezeweed
<i>Helianthus giganteus</i>	Giant sunflower
<i>Helianthus grosseserratus</i>	Sawtooth sunflower
<i>Heliopsis helianthoides</i>	False sunflower
<i>Hypoxis hirsute</i>	Yellow star-grass
<i>Impatiens capensis</i>	Spotted jewelweed
<i>Iris versicolor</i>	Blue flag
<i>Krigia biflora</i>	Two-flowered cynthia
<i>Liatris ligulistylis</i>	Northern plains blazing star
<i>Liatris pycnostachya</i>	Gayfeather
<i>Lilium michiganense</i>	Turk's-cap lily
<i>Lilium philadelphicum</i>	Wood lily
<i>Lobelia siphilitica</i>	Great blue lobelia
<i>Lycopus americanus</i>	Cut-leaved bugleweed
<i>Lycopus uniflorus</i>	Northern bugleweed
<i>Lysimachia ciliate</i>	Fringed loosestrife
<i>Lysimachia quadr ora</i>	Prairie loosestrife
<i>Lythrum alatum</i>	Wing-angled loosestrife
<i>Menthe arvensis</i>	Wild mint
<i>Mimulus ringens</i>	Allegheny monkey-flower
<i>Onoclea sensibilis</i>	Sensitive fern



<i>Pedicularis lanceolate</i>	Swamp betony
<i>Penthorum sedoides</i>	Ditch stonecrop
<i>Phlox pilosa ssp. fulgida</i>	Downy phlox
<i>Polygala sanguinea</i>	Purple milkwort
<i>Polygonum punctatum</i>	Dotted smartweed
<i>Polygonum sagittatum</i>	Arrow-leaved tearthumb
<i>Pontederia cordata</i>	Pickerelweed
<i>Polygonum pennsylvanicum</i>	Pennsylvania knotweed
<i>Pycnanthemum virginianum</i>	Mountain mint
<i>Rumex orbiculatus</i>	Great water dock
<i>Rumex verticillatus</i>	Swamp dock
<i>Sagittaria latifolia</i>	Broad-leaved arrowhead
<i>Scutellaria galericulata</i>	Marsh skullcap
<i>Senecio pauperculus</i>	Northern meadow-groundsels
<i>Senecio pseud aureus</i>	Western heart-leaved groundsels
<i>Solidago gigantea</i>	Smooth goldenrod
<i>Solidago riddellii</i>	Riddell's goldenrod
<i>Sparganium eurycarpum</i>	Giant bur-reed
<i>Stachys palustris</i>	Marsh hedge nettle
<i>Teucrium canadense</i>	Germander
<i>Thalictrum dasycarpum</i>	Tall meadow-rue
<i>Thelypteris palustris</i>	Northern marsh fern
<i>Verbena hastata</i>	Blue vervain
<i>Vernonia fasciculata</i>	Smooth ironweed
<i>Veronicastrum virginicum</i>	Culver's root
<i>Zizia aptera</i>	Heart-leaved alexanders
<i>Zizia aurea</i>	Common golden alexanders



Do Not Plant List of Invasive, Non-Native Plants

Trees & Shrubs

SCIENTIFIC NAME	COMMON NAME
<i>Acer ginnala</i>	Amur maple (Dec. Orn. Clump)
<i>Acer platanoides</i>	Norway maple (Blvd. Tree)
<i>Berberis thunbergii</i>	Barberry (Shrub)
<i>Caragana arborescens</i>	Siberian peashrub (Shrub)
<i>Eleagnus angustifolia</i>	Russian Olive (Dec. Orn. Clump)
<i>Euonymus alatus</i>	Burning bush (Shrub) (Dec. Orn. Clump)
<i>Ligustrum vulgar</i>	Common or European privet (Shrub)
<i>Lonicera x bells</i>	Showy fly honeysuckle (Shrub)
<i>Lonicera morrowii</i>	Morrow's honeysuckle (Shrub)
<i>Lonicera tatarica</i>	Tartarian honeysuckle (Shrub)
<i>Lonicera xylosteum</i>	European fly honeysuckle (Shrub)
<i>Populus alba</i>	White, or European poplar (Dec. Overstory)
<i>Robinia pseudoacacia</i>	Black locust (Blvd. Tree)
<i>Rosa mult flora</i>	Multiflora rose (Shrub)
<i>Spiraea japonica</i>	Japanese spiraea (Shrub)
<i>Ulmus pumila</i>	Siberian elm (Blvd. Tree)

Graminoids & Forbs

SCIENTIFIC NAME	COMMON NAME
<i>Bromus inermis</i>	Smooth brome grass
<i>Butomus umbellatus</i>	Flowering rush
<i>Centaurea maculosa</i>	Spotted knapweed
<i>Coronilla varia</i>	Crown vetch
<i>Daucus carota</i>	Queen Anne's lace
<i>Eichhornia crassipes</i>	Water hyacinth
<i>Euphorbia esula</i>	Leafy spurge
<i>Glechoma hederacea</i>	Creeping Charlie
<i>Iris pseudacorus</i>	Yellow water iris
<i>Lotus corniculatus</i>	Birds foot trefoil
<i>Lythrum salicaria</i>	Purple loosestrife
<i>Melilotus alba</i>	White sweet clover
<i>Melilotus officinalis</i>	Yellow sweet clover
<i>Miscanthus sinensis</i>	Silver banner grass
<i>Phalaris arundinacea</i>	Reed canary grass
<i>Phragmites australis</i>	Giant reed grass
<i>Trifolium campestre</i>	Field clover
<i>Trifolium pratense</i>	Purple clover
<i>Typha angustifolia</i> and <i>T. x. glauca</i>	Narrow-leaved cattail and hybrid cattail
<i>Vinca minor</i>	Myrtle

