

Lake Shore on Lake Wylie

Architectural Review Committee Design Guidelines

Landscaping (Plantings, Retaining Walls and Related Elements)

General Considerations

Landscaping is an integral part of the overall image and character of Lake Shore on Lake Wylie. It should enhance the architecture of the house, the natural beauty of the environment and the overall quality of the neighborhood.

The preservation of wooded areas should be maximized through the retention and maintenance of existing trees. Landscaping and the addition of plant materials are important in the screening of items such as pools, decks, patios, fencing, parking areas and utility equipment. Landscaping is also the preferred means to providing visual privacy.

In general, well maintained turf, low ground cover, flower beds, evergreens, small flowering trees and the use of native materials are encouraged.

No approval is required for the installation of plantings, including trees or hedges, unless a landscape or planting plan is required as a part of the review of another application.

Any use of synthetic materials including, but not limited to, synthetic turf, molded resin boulders and rubberized mulch requires an application and will be evaluated on a case by case basis.

Significant structural elements related to landscaping, such as retaining walls, paved areas, steps, etc., must be submitted for review and approval.

Specific Guidelines

- Trees and shrubs must be located so as not to obstruct significant views from neighboring residences or restrict sight lines from vehicular traffic.
- Plant materials should be appropriate in character, habitat, species, size (both installed and mature), number and arrangement for their purpose and surroundings.
- Wood chips, shredded wood, or pine straw should be used for mulch, rather than pebbles or gravel. Mulch will **not** be red in color.
- Stone used as accent elements, ground cover or paving material should be chosen so that its color, size and installation complement the architecture of the house, the natural

environment and associated plan materials. Monolithic paving of yards or covering yards with decorative stones as a primary design element is prohibited.

- The use of white pea gravel or red colored rocks is prohibited
- Regrading must not negatively impact neighboring properties.

Retaining Walls

- Walls should be as unobtrusive as possible and built to the minimum height needed and should be securely constructed with tie-backs or dead-men as needed.
- Walls should be made of durable materials that are compatible in color and appearance with their environment. Depending upon location, brick, heavy timbers, concrete or natural stone are appropriate.

Submission Requirements

- A copy of the existing site plan showing the house, driveway and any accessory structures, including pools, decks, patios, fencing, walks, significant vegetation, property lines and easements
- Photographs showing the house and the property
- A landscape plan identifying plant materials, accurately located and drawn to scale
- For re-grading, retaining walls or terracing, show the existing and proposed grading
- Where structural elements are proposed, include drawings showing design and installation details

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