

June 23, 2020

Temporary and Permanent Planting Area standards

According to Article VI-Section 4, the Architectural Control Committee of The Woods at Elm Creek Homeowners Association has prepared the following standards for temporary and permanent planting areas. Section 3 also states *the construction of any structure requires prior written approval by the ACC in accordance with set standards.*

Temporary planting containers that are maintained regularly and able to be moved by a reasonable person do not require ACC approval as long as they are kept in good condition and in harmony with the existing design of the exterior property.

Permanent planting areas, as stated in Article VI-Section 4, the homeowner shall provide the *plans and specifications to be reviewed as to quality of workmanship, design and harmony of external design with existing structures, topography and finish grade elevation.* Details of the previously mentioned criteria include but not limited to...

Quality of Workmanship:

- Use of quality materials conducive to the application.
- Construction intended to withstand the elements and conditions of seasonal changes.
- Construction with the intention of long-term stability and low maintenance.
- Design that is relatively easy to repair due to unforeseen situations.

Design and Harmony:

- The structure should have consistent materials and color relative to other existing elements of landscape, hardscape or building structures within the lot.

Topography and finish grade:

- Structure should be placed in a reasonable position to enhance or complement existing elevations and not been seen as a nuisance to other properties.

According to Article X – Section 3, *all use of Lots shall, as a minimum, comply with the zoning and other applicable ordinances and regulation of the City of Champlin. The standards herein contained shall be considered as requirements in addition to said zoning and other applicable ordinances and regulations.*

The previous statement pertains to all right of way and easement set by the City and the homeowner assumes all responsibility and liability of any structure constructed within the lot.