

Attachment 4
Landscape Standards

A landscape plan must be approved before landscaping begins. Landscaping must be substantially completed within one (1) year of receipt of your Certificate of Occupancy from Chelan County. An Owner may request an extension of this provision from the Board.

The landscape plan should include the combination of trees, shrubs and ground covers that will be used on the property. Native plants are recommended: all native plants are acceptable except any identified by Chelan County as noxious or pests. Refer to Chelan County Noxious Weed Control Board, "Class A and B Designated Noxious Weeds in Chelan County" (see Weed List at www.co.chelan.wa.us). The manner of irrigation shall be defined.

In formulating your plan, consider the following:

- Plantings should not unreasonably impinge on any other homeowner's view.
- Plantings should allow access to all easements for golf course maintenance. Golf course easements must be left clear to allow for course use and maintenance.
- Plantings should allow access to all easements for septic maintenance. There should be no interference with the septic systems.
- Kahler Glen is a "firewise" community. Firewise landscaping is the practice of designing, installing, and maintaining a landscape to minimize fire hazard to structures, residents and neighbors. Kahler Glen landscape plans must include low flammable plants and proper spacing of trees and shrubs. More information and planting suggestions can be found at www.firewise.org and www.co.chelan.wa.us (search for firewise).
- It is a requirement that space be left on each property for snow storage. Each individual property owner is responsible for storage of snow cleared from their property and half the snow from the adjacent road if no other option is available.
- No shrubs or trees should be planted that might interfere with snow plowing or snow storage from the road. Setback for shrubs and trees for snow plowing or snow storage is fifteen (15) feet from the road on flat lots and twenty-five (25) feet on sloping lots (defined as those lots designated as needing further geotechnical study in the Architecture Plan.)
- There are five-foot easements along the interior lot lines. Plantings in these areas must not interfere with underground utilities or roads or their maintenance. Property owners may be required to remove plantings that interfere at their own expense.
- Plantings along interior lot lines must not interfere with drainage channels. There must be no interference with the natural and existing drainage channels.

- Protective netting requires a special waiver from the KGCA Board. If used, it must be the minimum necessary to accomplish the purpose and must be hung to minimize visibility.
- Fencing and walls are not allowed but if no other option is available, they must conform to the natural appearance standards of Kahler Glen and harmonize with the appearance of the residence. They should be minimal and must remedy a hazardous or unusual situation. If required, a special waiver from the KGCA Board must be requested.
- Ponds or water features must recycle water with a minimum of loss.
- A planted, low berm or swale is suggested for the down-slope edge of lots adjacent to the golf course. This will help prevent storm water run-off in the long term.
- Allow for plant growth in your plan.

Your landscaping plan, submitted to the Architectural Control Committee, is to be a copy of a site plan, drawn to scale. In addition to indicating plant locations and quantities, this plan must:

- Specify the plants by scientific or common name.
- Indicate all rockeries, patios, walls or other permanent constructions.
- Show all grading or other alteration of the topography.
- Show installed irrigation systems. All lots excluding lots 55 through 71 must be connected to the golf course irrigation system, not the potable water system. Lots 55 through 71 may be connected to the potable water system through a back-flow prevention device approved by the KGCA Manager prior to installation. The device must be inspected annually by a certified Backflow Assembly Tester (BAT); a copy of each annual testing certification must be filed with the KGCA Manager.

Any revision of the landscaping (re-planting, re-grading, etc.) that would result in a significant change in appearance, drainage, easement access or any feature of the CCRs must be approved by the KGCA Board before it is implemented.