

August 28, 2006

Re: Big Sandy Landscape Requirements

Dear Lot Owner,

The main assets that we have at Big Sandy are as follows:

- 1) The Lake, the water quality and clarity is excellent.
- 2) The roadway system.
- 3) The water system.
- 4) The sanitary sewer system.

One of the main responsibilities of the Design Review Board (DRB) and the Homeowners Association Board is to insure that these assets are maintained and protected. Some of the tools that the DRB can use to protect these assets are the house plans, landscape plans, and the DRB checklist items. When we don't receive the required details in these documents, our job becomes much more difficult.

To date the DRB has only received a handful of landscape plans for review. The covenants require every lot owner (not your builder or your landscape company) to submit a landscape plan for approval along with your building plans. The following items, in order of importance, need to be included in your landscape plan submittal:

- 1) How you intend to handle drainage on your lot. Each lot owner shall direct all drainage on their lot to the lake and not onto the adjacent lot. You are also responsible for all sediment and erosion control on your lot. We cannot allow sediment to reach the lake and reduce the quality of our water.
- 2) Any grade changes that you are proposing on your lot, and how it will affect the adjacent lot.
- 3) All improvements including but not limited to, building footprint, driveways, patio, patio enclosures, all plant material, swimming pool, pool house, fences, retaining walls, docks, seawalls, or other improvements above or below ground.
- 4) If you intend to irrigate your plant material, show the location of your well or lake pump. **The central fresh water system cannot be used for watering lawns, landscape material or to facilitate the operation of a heat pump system.**
- 5) Construction staging area.
- 6) If you intend to bring topsoil in to enhance the growing potential of the sand, how will that topsoil be contained to insure that it will not erode into the lake and affect the water clarity.
- 7) Show all setback lines

- 8) Dimensions from the house footprint to all setback lines.
- 9) Trees required by the covenants.

Other things that need to be remembered as you prepare your landscape plan. The ditch along the roadway must be maintained (a minimum of 10' from the road). We require that the ditch and surrounding area be maintained in a sand/rock condition to allow storm water to absorb rather than runoff.

Also **fertilizer is not allowed** at Big Sandy. If you are caught using **any type of fertilizer** on your yard or plant material you will receive one warning, if you are caught again **you will be required to remove your yard and restore it to the original sand condition**. If we allow people to use fertilizer we risk nutrients getting into the lake which will cause algae growth (including toxic algae) and turn the water green. We also realize that some lot owners want a lawn, which is fine. What we want you to understand is that adding a lawn increase the runoff by approximately eight times over the original sand condition. Therefore to preserve the Big Sandy environment we are encouraging lot owners to minimize their lawn area.

Landscaping plans must be submitted before any landscaping can begin on your lot.

If you have any questions please email Dan Muhleisen (dan.muhleisen@bigsandylake.net), Chuck Norris (chuck.norris@bigsandylake.net) or Mark Portz (mark.portz@bigsandylake.net).

Sincerely,

Dan Muhleisen, Chuck Norris & Mark Portz
Big Sandy Design Review Board