

Exhibit B

BOISE RESEARCH CENTER

Design Standards

# DESIGN STANDARDS

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## 1.0 INTRODUCTION

These standards shall be known as the Boise Research Center (BRC) Design Standards. They are cited in the Declaration of Covenants, Conditions, and Restrictions recorded against real property located in the BRC development platted of record in Boise, Idaho.

### 1.1 PURPOSE

The purpose of these Design Standards is to insure development of consistently high quality, thus protecting and enhancing the investment of all those locating within BRC. They provide a documented basis for directing and evaluating the planning and architectural design of improvements to each lot.

### 1.2 GOALS

The following goals form the basis for these design standards:

- 1.2.1       ECONOMIC  
Protection of property values and enhancement of investment.
- 1.2.2       ENVIRONMENTAL  
Conservation of existing natural features and minimum adverse impact on the Ecosystem.
- 1.2.3       FUNCTION  
Encouragement of imaginative and innovative planning of facilities and sites and flexibility to respond to changes in market demand.
- 1.2.4       VISUAL  
Variety, interest and a high standard of architectural and landscape design.
- 1.2.5       SOCIAL  
Amenable working environment which is an integral part of the community.
- 1.2.6       SECURITY  
A safe working environment free from hazards that could cause harm or injury.

### 1.3 APPLICATION

These standards shall apply to all properties platted in BRC and are in addition to any other jurisdictional requirements such as zoning Ordinances and Building Codes.

## 2.0 GENERAL PROVISIONS

### 2.1 DEFINITIONS - SEE CC&R'S

## 2.2 BRC ARCHITECTURAL COMMITTEE (CONTROL COMMITTEE)

- 2.2.1 An Architectural Committee will be established to fulfill the following responsibilities.
1. Interpretation of the BRC Design Standards
  2. Issuance of approvals and certificates of compliance with the BRC Design Standards.
  3. Inspection and enforcement of the BRC Design Standards.
- 2.2.2 Make up and voting power of the Control Committee is defined in the Declaration of CC&R'S.

## 2.3 DESIGN REVIEW AND APPROVAL PROCEDURE

- 2.3.1 No building structure or other improvement shall be altered nor work commenced in the BRC until the design and construction plans, specifications, site plan and landscaping plans have been approved by the Control Committee. The applicant shall appoint one person as its representative to the Control Committee during the design and development period.
- 2.3.2 All occupants or prospective occupants of BRC seeking to undertake projects or improvements must submit the following information to the Control Committee in the state order. If any submission is not approved, the applicant must resubmit and obtain approval before proceeding with the next submission.
1. Land Use/Site Planning Submission - The applicant shall submit one reproducible sepia and one print. All drawings should be on standard 30" x 42" size sheets. All site plans should be at 1" = 50'. 0" scale, set on owners parcel plan; copies of parcel plan available at reproduction cost. Signs (Item 1F) should be described giving size, material, color, etc. Show North arrow and scale on all plans. Plans should indicate the location and extent of the following items:
    - A. Setbacks
    - B. Building Location
    - C. Parking Areas
    - D. Parking Spaces Provided
    - E. Building Area
    - F. Sign Locations
    - G. Driveways
    - H. Landscape Areas
    - I. Building Elevations
    - J. Any Other Pertinent Information

2. Building Plan Submission - The applicant shall seek and obtain two separate and distinct approvals from the Control Committee including preliminary and final submittals. The applicant shall submit required documents per 2.3.2. (1) Format above for each phase covering Architectural, Civil, Mechanical and Electrical Work. All submissions shall include but not be limited to the following:

A. Site Plan

Setbacks  
Landscape Areas  
Parking Areas  
Number of Parking Spaces  
Driveways  
Building Location  
Sign Location  
Exterior Lighting  
And any other information pertinent to the development  
North Arrow and Scale  
Truck Routing  
Loading Docks  
Site Drainage Information

B. Floor Plans

Areas and Rooms  
Names Illustrating Intended Use of Areas and Rooms  
Dimensions of All Areas and Rooms  
Decks and Plazas  
Roof Plan  
Description of Surface Material for Walks, Plazas, and Roofs  
Show North Arrow and Scale  
Number of Employees Contemplated  
Description of Operations

C. Elevations and Sections

Heights  
Materials  
Colors  
Sign Locations and Sizes  
Scale

D. Perspective Sketch or Sketches (As Requested by the Control Committee)

Cont...

3. Landscape Plan Submission - The applicant shall submit required documents per 2.3.2 (1) Format above of complete landscape drawings and specifications. Plan shall include but not be limited to the following:
  - A. Trees
  - B. Ground Cover
  - C. Shrubs
  - D. Walkways
  - E. Plazas or Decks
  - F. Walks, Trellis, Fences
  - G. Slope Stabilization
  - H. Land-Berming and Mounding
  - I. Grading
  - J. Materials Lists Including Size, Quantity, and Specification
  - K. Any Other Pertinent Information
  - L. Irrigation System
  
4. Signing Submission - For temporary and permanent signing, the applicant shall submit the required documents per 2.3.2. (1) Format above of each of the following:
  - A. Graphic Layout
  - B. Size
  - C. Location
  - D. Construction/Details and Material
  - E. Color
  
5. Certificate of Compliance - Upon completion of the work called for by the final plans, the Control Committee will prepare and issue a certificate of compliance advising that all construction, grading and planting is completed in accordance with the approved construction documents and overall development concept for BRC.

## 2.4 TERM

The BRC Design Standards shall run concurrent with the Declaration of CC&R's.

## 2.5 AMENDMENT OF DESIGN STANDARDS

The Control Committee shall have the right to amend any of the Standard by a two-thirds majority vote of the Committee; however, subject to approval of majority vote by the Property Owners Association Board. This shall not be construed as the right to constantly change the requirements but only to formulate revisions in response to changing conditions and needs.

## 2.6 VARIANCE TO DESIGN STANDARDS - (SEE CC&R'S, PAGE 27)

## 2.7 ENFORCEMENT

Each owner and/or occupant shall have the duty of and the responsibility for conforming to the BRC Design Standards as administered and interpreted by the Control Committee in accordance with the Declaration of CC&R'S. Construction shall not begin until a full and unconditional approval has been given in writing by the Control Committee. Completed construction not compiling to the approved design will be assessed a \$250 per day penalty until the corrections are completed.

## 3.0 DESIGN REQUIREMENTS

### 3.1 CODES

All construction, alteration, moving, demolition, repair and use of any building or structure within BRC will be subject to the provisions of the appropriate Boise City Building Code and any other applicable code or ordinance.

### 3.2 SITE GRADING

#### 3.2.1 Objectives

1. Establish compatible relationships between buildings, parking, and adjacent properties.
2. Control drainage and erosion.

#### 3.2.2 Requirements

1. A site plan indicating proposed grading and drainage must be approved by the Control Committee before any construction is initiated.
2. Any grades, berms, channels, and swales should be an integral part of the grading and paved surface design.
3. All rain water or runoff shall be handled on the site and will not be allowed to channel to the water amenities, except irrigation or drain ditches, streets or property of others.
4. Provide a site drainage study by a registered professional engineer licensed in the State of Idaho.

### 3.3 EROSION PREVENTION DURING CONSTRUCTION

#### 3.3.1 Objectives

1. Prevent loss of soil by water and wind erosion.
2. Prevent dust nuisance to adjacent properties.

### 3.3.2 Requirements

1. Practical combinations of the following technical principles should be used to provide effective erosion control.
  - A. Expose smallest practical area of cleared land during construction.
  - B. Provisions should be made effectively accommodate the increased runoff caused by changed soil and surface conditions during and after development of construction.
  - C. The permanent landscaping should be installed as soon as practicable during construction activities.
  - D. Temporary mulching should be used for imported fill subject to erosion during construction projects.
  - E. Water down at frequent intervals all areas creating excessive dust.

## 3.4 LANDSCAPING

### 3.4.1 Objectives

1. Create a compatible and continuous relationship between site landscape areas and adjacent lots.
2. Maintain a pleasant appearance in all areas not covered by building or parking.
3. Enhance the existing character of the site.

### 3.4.2 Requirements

1. A landscape and irrigation plan prepared by a registered architect or a landscape architect, licensed in the State of Idaho covering the area not occupied by building structures or vehicular driveways must be submitted to the Control Committee and designed to the landscaping guidelines in Appendix A-1 in accordance with the Declaration of CC&R's.
2. Plants shall be provided from the recommended list in Appendix A-1 or as approved by the Control Committee.

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3. All parking areas which front on a street shall be screened by a landscaped berm of a minimum height of 3'0" as measured from the adjacent parking lot surface. Retaining walls must be used on the parking area side of the berms where berms are less than 20 feet in width. Berm slopes must not exceed 2:1 with a minimum three feet wide flat crown. Retaining walls should be consistent in materials and design throughout the park.
4. Topsoil - Topsoil shall be used on the entire landscapable area to such depth as is needed to insure healthy plantings.
5. Soil Preparation - All landscape areas to be irrigated shall receive soil preparation in the form of rough cow manure or sheep manure and peat at the rate of 3 cubic yards per 1,000 square feet of landscapable area.
6. Grasses - Unless otherwise approved by the Control Committee, all turf areas shall be seeded and hydro-mulched using an approved grass seed mix or sodded.
7. Irrigation Systems - All irrigation systems shall be of commercial quality, fully automatic, below ground, provide 100% coverage. Control devices shall be screened from view.
8. Lawn - All landscaping adjacent to streets and the front sixty (60) feet of all side yard landscaping (as measured from the property line adjacent to the street) shall be a lawn, interspersed with suitable plantings.
9. Plant Quality - Plant materials shall be uniform in shape, in healthy condition and well adapted to the Treasure Valley area climate zone. Plantings with invasive roots shall be used.
10. Plant Variety - There should be an interesting variety of plant materials used in the landscaping plan. The landscaping plan shall consider size of plant material at maturity, not at purchase. Thorny plants shall not be placed next to pedestrian areas. Landscape material shall be of long-lived varieties. Plants and other landscape elements shall be permanent in nature. Short-lived materials, such as annual flowers, may be used to accent or supplement the basic permanent landscape plan.
11. Screening - Landscaping for screening purposes shall be selected from fast growing varieties. Plants shall be planted close enough to provide the desired screening effect in no more than two (2) years.

### 3.5 BUFFERS AND SCREENING

#### 3.5.1 Objectives

1. Provide visual buffer of unsightly areas such as storage and parking areas with due regard for the safety of people and protection of property.

#### 3.5.2 Requirements

1. No fence or wall of any kind shall be constructed unless specifically approved by the Control Committee after review of the completed plans.
2. Objects such as water towers, storage tanks, processing equipment, cooling towers, communication towers, vents and any other structures or equipment shall be architecturally compatible or effectively shielded from view from any street or the viewing public and shall be approved, in writing, by the Control Committee before construction or erection of said structures or equipment or other properties.
3. Screening and buffers shall be of a height at least equal to that of the materials or equipment being stored.
4. Materials and colors should be selected from "Exterior Materials and Colors List" in Section 3.11 "Architectural Design and Materials".

### 3.6 SETBACKS

#### 3.6.1 Objectives

1. Provide sufficient space between buildings to ensure adequate light, safety, and privacy for building occupants.
2. Provide adequate space between buildings and streets and buildings and parking area to ensure privacy and sound control for building occupants and create a landscaped setting.

3.6.2 Requirements - See CC&R's for building setback requirements, Article VI

### 3.7 UTILITIES

#### 3.7.1 Objectives

1. Provide for the construction and maintenance of necessary utilities serving developed areas.

Cont...

2. All utility lines shall be underground. No pipe, conduit, cable, line for water, gas, sewage, drainage, steam, electricity or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground, except for the hoses, movable pipes used for irrigation or other purposes during construction, or transformers.
3. No utility lines may be run exposed on the face of any building.
4. Group transformers with utility meters where possible. Screen with vegetation.

### 3.8 VEHICULAR CIRCULATION AND PARKING

#### 3.8.1 Objectives

1. Allow for safe and convenient movement of motor vehicles.
2. Provide for landscaping within parking areas to soften visual impact.

#### 3.8.2 Requirements

1. Number of Parking Stalls: Shall be consistent with Boise City standards.
2. Layout and Dimensions: Shall be consistent with Boise City standards for standard size cars.
3. Landscaping: Shall be consistent with Boise City standards.
4. Concrete pads of adequate size shall be provided for motorcycle parking.
5. Parking will not be permitted in any space other than paved and designated parking spaces. Each owner and occupant shall be responsible for compliance by their respective employees and visitors.
6. Parking will neither be permitted on any street nor in parking setback areas.
7. Visitor drop-off zones and parking should be separated from visitor and front entrance traffic.
8. All-day employee parking should be separated from visitor and front entrance traffic.

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9. A poured in place concrete curb shall be provided at the perimeter of planted areas within parking lots to prevent vehicular intrusion. Curbs should be continuous.
10. An access driveway shall be provided and maintained between each automobile parking area and a street.
11. Any ramp driveway exit rising from underground parking shall level out at a minimum of twenty (20) feet inside the property line.
12. All parking spaces must be designated by painted lines or other approved methods.
13. Vehicle area must be sufficiently wide and free of obstacles to allow commercially available equipment to control hazardous conditions such as snow and ice buildup, fires, or other emergency requirements.

### 3.9 LOADING AND SERVICE

#### 3.9.1 Objective

1. Provide a functional and aesthetically pleasing method of handling loading and service areas and vehicles.

#### 3.9.2 Requirements

1. All loading and unloading of vehicles should be conducted on each building site.
2. Loading areas, loading docks, parking areas and service areas should be planned so that one use does not interfere with another.
3. No loading docks or service areas shall be visible by the viewing public. Use of a landscaped buffer is required.
4. Loading docks shall be so positioned that delivery vehicles will not have to use roadways as a back-up area.

### 3.10 PEDESTRIAN CIRCULATION

#### 3.10.1 Objectives

1. Provide an alternative to vehicular access through foot travel or cycling to the hotel/restaurant area.

Cont...

2. Allow for safe convenient movement of pedestrians throughout the BRC. Pedestrian paths must connect with adjacent property pathways.

#### 3.10.2 Requirements

1. Sidewalk - 6' minimum width
2. Provide convenient pedestrian access from all parking areas to building entrance.
3. Provide pedestrian access from building entrances to adjacent pedestrian path systems through BRC.
4. Sufficient parking space of a concrete pad type should be provided for bicycles along with adequate bicycle racks.
5. Large bushes adjacent to walkways should be avoided for personnel safety.

### 3.11 ARCHITECTURAL DESIGN AND MATERIALS

#### 3.11.1 Objectives

1. Provide orderly and aesthetically pleasing developments of high quality contemporary architecture in harmony with the environment.
2. Encourage innovative architectural design.

#### 3.11.2 Requirements

1. All buildings will be limited to a maximum height of 45 feet to the top of parapets, stair enclosures or mechanical penthouses or screens.
2. All sides of a building should receive appropriate design consideration.
3. All mechanical rooms or mechanical equipment, including units on rooftop, shall be screened from a horizontal line of sight in all directions. Screening to be approved by the Control Committee.
4. Exterior storage of waste materials is not permitted except in covered containers and must be in an area enclosed by a wall of sufficient height to visually screen any refuse from pedestrian, other building sites, or vehicular views. No exterior display of products is permitted.

Cont...

5. Exterior service areas shall be screened by landscaping and by masonry or concrete walls or architectural fencing designed to be in character with the building design.
6. Exterior service areas shall be screened by landscaping and by walls or fences in accordance with the requirements specified in "Buffers and Fences" (Section 3.5).
7. Exterior materials and colors list. The following list is provided as a GUIDELINE for architects designing projects for BRC. Exterior building materials and colors should be selected from this list; materials not listed which are compatible with the concept should be submitted to the Control Committee for approval.

#### Concrete

##### Texture

Up to 20% of all visible building surface can have a textured finish. No exposed aggregate finishes. (Gravel 1" & under)

##### Color

Tan colored or a warm tone.

#### Masonry

##### Brick

Size - No limitations

Texture - No limitations for blocks, brick smooth face

Color - Beige, tan, brown or reddish brown ranges or other approved non-earth tones.

Joints - Struck flush or raked.

##### Stone

Type, texture, color, range and pattern as approved by the Control Committee.

#### Wood

Not allowed as exterior material.

#### Glass

Texture - No limitations

Reflectivity - No limitations

Color - As approved by the Control Committee

#### Metals for Miscellaneous Uses

Stainless steel - No limitations

Aluminum -

Finish - Anodized coating or paint as approved by the Control Committee.

Color - As approved by the Control Committee.

Copper - Any finish that is inherent to the material

Brass - Any finish that is inherent to the material.

## Roofing Materials

Flat roofs - As required

Sloped roofs - anodized aluminum or glass as approved by the Control Committee.

### 3.12 EXTERIOR LIGHTING

#### 3.12.1 Objective

1. Create a functional, pleasing, and coordinated relationship of lighting, sign, and plant material for aesthetics, security and safety, maintaining a compatible look throughout BRC.

#### 3.12.2 Requirements

1. A lighting plan describing the exterior illumination layout and fixture selection must be approved by the Control Committee prior to construction.
2. Lights shall not be placed to cause glare or excessive light spillage on neighboring sites. Sufficient for the safety of personnel and property.
3. All parking lot and driveway lighting should provide relatively uniform illumination. Accent illumination is required at key points such as entrances, exits, loading zones, and drives.
4. Concealed light sources are required.
5. Security light sources shall be kept in operation all night.
6. All exterior lighting shall be colored-corrected for true white but with allowance for modest amounts of blue or green.
7. No clear glass bulbs or globes will be used in exterior lights. To minimize glare, use frosted or opaque.

### 3.13 PROHIBITED USES

#### 3.13.1 Objective

1. Establish limits for objectionable uses or uses that are detrimental to the general welfare of the occupants of BRC.

#### 3.13.2 Requirements

1. No use shall be permitted on any lot that injures the reputation of any lot or neighboring property, or is in violation of any laws of the United States or the State of Idaho, or Ada County, or Boise.

2. Buildings are limited to uses which in the opinion of the Control Committee produce no adverse effects which may be detrimental to the health, safety or welfare of persons or which may be harmful to property or vegetation. This includes but shall not be limited to the following:
  - A. Fire hazard
  - B. Smoke
  - C. Fumes, odors, gases, vapors or acids
  - D. Ground area conditions which will produce dust
  - E. Vibration
  - F. Glare and heat
  - G. Noise
  - H. Adverse visual aesthetics
  - I. Explosives
  - J. Electromagnetic interference

### 3.14 MAINTENANCE

#### 3.14.1 Objective

1. Insure that all facilities are maintained in a neat and orderly manner.

#### 3.14.2 Requirements

1. All owners or occupants of property shall maintain all buildings, landscaping, drives, parking lots, or other structures located upon said property in good and sufficient repair and shall keep premises painted, lawns cut, shrubbery trimmed, windows glazed, and otherwise maintain the property in an aesthetically pleasing and first class manner.
2. Any structure, planting, driveway, or parking lot surface which is damaged by the elements, by vehicles, fire or any other cause shall be repaired as promptly as the extent of damage will permit.
3. Buildings which should happen to be vacant for any reason, shall be kept locked and the windows shall be glazed in order to prevent entrance by vandals, and maintenance shall continue as if occupied.
4. Grounds shall be maintained in a safe, clean, and neat condition free of rubbish and weeds. Lawns shall be kept in a mowed condition. Roads and pavement shall be kept in good repair, clean, and free of any obstacles. Fences shall be maintained in good condition.



### 3.15 FIRE SPRINKLING

- 3.15.1 All buildings in BRC must comply with Boise City fire sprinkling requirements.

## RECOMMENDED PLANTING

### APPENDIX A-1

#### PLANTING

The following tree species and specifications as shown in the accompanying sections are recommended, other may be approved by the Committee. Groundcover and maintenance shall extend up to the edge of the sidewalk.

#### MAINTENANCE

A maintenance program, including adequate irrigation, shall be established and continued with on-site areas. See the Landscape Guidelines for the complete maintenance guidelines.

CANOPY TREES

2" Cal., 10-12' ht., B&B  
(Maximum height 60-80')

Acer Plantanoides  
Norway Maple

Aesculus Hippocastanum  
Horsechestnut

Fagus Sylvatica  
European Beech

Gleditsia Triacanthos 'Inermis'  
Honeylocust

Titlia Cordata  
Little Leaf Linden

Quercus Rubra  
Red Oak

Quercus Robur  
English Oak

Quercus Palustria  
Pin Oak

Acer Plantanoides  
Emerald Queen

Acer Plantanoides  
Fairview

Acer Plantanoides  
Jade Glen

EVERGREEN TREES

1-4" Cal.

White Pines  
Scotch Pines  
Austrian Pines  
Spruce

Acer Ginnala  
Amur Maple

Cercis Canadensis  
Redbud

Crataegus Phaenopyrum  
Hawthorne

Prunus Blireiana  
Purple Leaf Plum

Malus "Almey"  
Almey Crabapple

Malus "Hopa"  
Hopa Crabapple

Malus "Radiant"  
Radiant Crabapple

Crataegus "Autumn Glory"  
Autumn Glory Hawthorne

Crataegus "Lavellei"  
Carrierei Hawthorne

Crataegus "Phaenopyrum"  
Washington Hawthorne

Pyrus Calleryana "Bradford"  
Bradford Pear

Populus Tremuloides  
Quaking Aspen

ACCENT TREES

1-1/2-2" Cal., 8-10 Ht., B&B

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Cornus Stolonifera  
Red Twig Dogwood

Corrus Flroda  
Dogwood

Crataegus Oxycanthum  
Hawthorne

Malus Sp.  
Flowering Apple

Prunus Sp.  
Flowering Cherry

Prunus Sp.  
Flowering Plum

SHRUBS

5 Gal.

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Amelanchier Sp.  
Serviceberry

Cornus Stolorifera  
Red Twig Dogwood

Chaenomeles Sp.  
Flowering Quince

Cotoneaster Sp.  
Cotoneaster

Symphoricarpus Sp.  
Snowberry

Spiraea Bumalda "Anthony Waterer"  
Anthony Watera Spiraea

Spiraea Prunifolia  
Bridal Wreath Spinaea

Berberis Thunbergii "Atropurpurea"  
Red Leaf Japanese Barberry

Berberis Thunbergii "Brimson Pygmy"  
Crimson Pygmy Barberry

Pinus Mugo Mugo  
Mugho Pine

Juniperus Chinensis "Old Gold"  
Old Gold Juniper

Juniperus Sabina "Buffalo"

Juniperus Sabina "Scandia"

Potentilla Fruticosa "Klondike"

Potentilla Fruticosa "Mount Everest"

Mahonia Aquifolium "Compacta"  
Compact Oregon Grape

Mahonia Repens  
Creeping Mahonia

GROUND COVER

4" Pot or Cuttings

Ajuga Reptans  
Ajuga

Grass

Pachysandra Terminalis  
Pachysandra

Vince Minor  
Periwinkle

Juniper Sp.  
Juniper

VINES

4" Pot or Cuttings

Akebia Quinata  
Five Leaf Akebia

Campis Sp.  
Trumpet Creeper

Clemtis Sp.  
Clematis

Hedera Sp.  
Ivy

Parthenocissus Quinquefolua  
Virginia Creeper

## Maintenance

- All planting areas to be kept free of leaves and debris.
- All lawn and ground covers to be trimmed and/or mowed regularly.
- All plantings to be maintained in a healthy and growing condition. Fertilization, cultivation and tree pruning are to be carried out as apart of regular maintenance.
- Adequate irrigation to be provided for all planted areas.
- Irrigation systems are to be kept in working condition, adjustment and cleaning of system should be a part of regular maintenance.
- Stakes, guys and ties on trees shall be checked regularly for correct function; ties to be adjusted to avoid creating abrasions or girdling to the stems.
- Damage to plantings created by vandalism, automobile or acts of nature shall be corrected within thirty (30) days.
- Undeveloped areas for future use or expansion shall be maintained in a ground cover specified in the planting list and trimmed and mowed only as necessary to insure a neat appearance. Irrigation of undeveloped areas is not required.