

Initial Residential Landscaping Requirements for New Construction

Pursuant to Article VI of the Declaration of Covenants, Dedications, Restrictions and Easements and By-Laws (“Declaration”) for the Heritage North Residential Subdivision, the following are the initial minimum landscaping requirements for new construction;

- a) Parkway trees of certain size and species are required per the Town of Merrillville. Interior duplex lots shall have one on each side of the lot parkway for each duplex unit and single-family homes shall have two trees appropriately spaced within the parkway per lot. Corner lots normally require additional parkway trees. The duplex units in Phase 1 (lots 1-10) shall plant a tree in the front yard in lieu of a parkway tree.
- b) The front yards of all duplex and single family shall be sodded. The side and rear yards may be landscaped with seed and blanket.
- c) Each single-family home shall have a minimum of five (5) pieces of shrubbery in a landscaped bed. Each duplex unit shall have three (3). Small trees or tall bushes planted at the corner of the building may be used and will count as a piece of shrubbery.
- d) A landscape plan shall be supplied to the board for approval prior to beginning any landscaping work. The landscape plan shall include a completion date which shall be no more than six weeks after closing. Failure to substantially complete the landscaping in a timely manner will result in fines from the Homeowners Association.
- e) The above requirements do not relieve the home or duplex unit from the Town of Merrillville standards, if more restrictive.

It is strongly recommended that the ground cover for the lot be done as quickly as possible. Bare soil tends to erode, disturbing the final grading of the lot. In addition, erosion control methods may be required by the Town of Merrillville Storm Water Management Department.

The above requirements do not relieve the home or duplex unit of any other requirement of the Declaration.