



AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATERS EDGE HOMEOWNERS ASSOCIATION

This First Amendment to the Declaration of Covenants, Conditions and Restrictions for Waters Edge Homeowners Association (the "Amendment") is made this 16th day of January, 2020 by the Declarant.

RECITALS

A. The Waters Edge Homeowners Association (the "Association") is governed by the Declaration of Covenants, Conditions and Restrictions for Waters Edge Homeowners Association (the "Declaration") recorded, on or about January 13, 2016, in the Office of the Utah County Recorder, State of Utah;

B. This First Amendment shall amend the Declaration of Covenants, Conditions and Restrictions, recorded on January 13, 2016 as Entry No. 3292:2016 (the "First Amendment") and shall apply to and be binding against all of the property more fully described in Exhibit A, attached hereto, and any additional Property, annexation, expansion or supplement thereto (the "Property");

C. This Amendment is subject to the Definitions of the Declaration at Article I, unless otherwise defined herein.

D. Pursuant to the Declaration at Section 13.1.3, the necessary approvals to amend the Declaration were duly conducted and received to adopt and record this First Amendment.

NOW THEREFORE, the Association hereby amends the Declaration as follows:

Section 5.3 shall be replaced with the following:

5.3 Owner Initial Landscaping Responsibility. Initial landscaping of the front yard shall be the responsibility of the Owner of the Living Unit. Front yard shall mean the area of the Lot beginning at the back of the curb on any adjacent street or roadway to a distance to the front most part of the residence from such street or roadway. Initial landscaping shall include at least an irrigation system and sod. Initial landscaping must be installed within one year after purchase of the Lot.

Section 6.1 shall be replaced with the following:

6.1 Architectural Standards and Guidelines. Architectural Standards will adhere to the Architectural Standards and Guidelines. The WE CC&R Outdoor Materials, attached as Exhibit B, had been established as Architectural Standards and Guidelines by the

ENT 25127:2020 PG 1 of 18
JEFFERY SMITH
UTAH COUNTY RECORDER
2020 Feb 27 10:50 am FEE 3658.00 BY NG
RECORDED FOR WATERS EDGE

Declarant previous to this Amendment and will continue to be the Architectural Standards and Guidelines until new Architectural Standards and Guidelines are created. The new Architectural Standards and Guidelines shall be named Architectural Standards and Guidelines.

Section 7.19 shall be added as follows:

7.19 Special Service District.

The Declarant shall be able to create "Special District Areas" within the Association for those Lots that include common area providing limited benefit to the Owners who own Lots within the Special District Areas ("Special District Common Area"). These Special District Areas can be created by resolution in which the majority of Board Members agree to the Special Service District and do not require any meeting. In these areas, the assessment rate may be higher than the rest of the Association to cover the cost of maintenance for the Special District Common Area.

Section 8.9.6 shall be added as follows:

8.9.6 No Owner or their invitees (including renters) may park a vehicle overnight in a phase other than the one where their Lot is located. Individual subdivisions may enforce this in cooperation with the management company.

IN WITNESS WHEREOF, THE ASSOCIATION has executed this Amendment to the Declaration as of the 10 day of ~~June 2019~~ in accordance with the Declaration.

Jan. 2020

FLAGSHIP DEVELOPMENT, INC.



Signature

Terry Wade

Printed Name

Board President/Declarant Representative


Position

STATE OF UTAH)

:ss

County of Utah)

On this 16 day of January, ~~2019~~ ²⁰²⁰, personally appeared before me Terry Wade who is known to me or who presented satisfactory identification, and has, while in my presence and while under oath or affirmation, voluntarily signed this document.



Notary Public

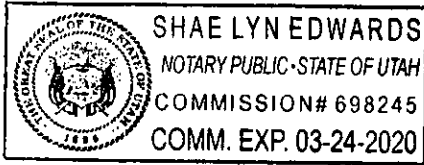


EXHIBIT A
LEGAL DESCRIPTION

Exhibit A-Legal Description**GENEVA TWO PARCELS**

Geneva Park West Record of Survey Map Lot 1 (87.50 acres) and Lot 2 (87.50 acres).

SOD FARM THREE PARCELS**PARCEL 1:**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, THENCE SOUTH 26.02 CHAINS, THENCE WEST 36.05 CHAINS TO THE MEANDER LINE OF UTAH LAKE THENCE ALONG SAID LINE AS FOLLOWS NORTH 14° EAST 2.17 CHAINS; THENCE NORTH 5° WEST 24.07 CHAINS; THENCE LEAVING SAID LINE EAST 37.5 CHAINS TO BEGINNING. EXCEPTING THEREFROM THAT PORTION WITHIN THE COUNTY ROAD. ALSO LESS THAT PORTION OF THE NORTH END OF THE NORTHEAST QUARTER OF SECTION LYING NORTH OF THE COUNTY ROAD. ALSO THE BOUNDARY LINE OF PARCEL 1 IS ALSO MADE SUBJECT TO THE PARTICULARS AS SET FORTH BY STIPULATION FOR SETTLEMENT OF UTAH LAKE BOUNDARY BETWEEN THE STATE OF UTAH AND THE CORPORATION OF THE PRESIDING BISHOPRIC OF THE CHUCH OF JESUS CHRIST OF LATTER-DAY SAINTS, A UTAH CORPORATION SOLE, RECORDED DECEMBER 14, 1999 AS ENTRY NO. 128739 IN BOOK 5298 AT PAGE 627 OF OFFICIAL RECORDS; STIPULATION FOR PARTIAL SETTLEMENT OF UTAH LAKE BOUNDARY BETWEEN THE STATE OF UTAH AND THE UNITED STATES OF AMERICA RECORDED SEPTEMBER 18, 2001 AS ENTRY NO. 94662:2001 OF OFFICIAL RECORDS; AFFIDAVIT OF A. JOEL FRANSDEN RECORDED MARCH 27, 2003 AS ENTRY NO. 46094:2003 OF OFFICIAL RECORDS.

PARCEL 2:

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 17, TOWNSHIP 6 SOUTH, RANGE 2

EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°25.03. WEST 2,052.30 FEET ALONG THE SECTION LINE TO A POINT WHICH IS 662.64 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 17; THENCE SOUTH 28°49.57. EAST 465.96 FEET; THENCE SOUTH 89°55.03. WEST 876.46 FEET TO THE SECTION LINE; THENCE SOUTH 01°32.22. EAST 1,433.06 FEET ALONG THE SECTION LINE TO A POINT WHICH IS 804.25 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 17; THENCE SOUTH 89°52.00. EAST 1,012.70 FEET; THENCE SOUTH 42°43.00. EAST 295.50 FEET; THENCE SOUTH 26°03.00. EAST 552.37 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PROPOSED GAMMON ROAD (PER THE HOMESTEADS AT VINEYARD PROJECT NO. AND.011.06 PREPARED BY GILSON ENGINEERING); THENCE NORTH 89°38.03. EAST 432.39 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY 177.10 FEET ALONG THE ARC OF A 2,051.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 00°21.57. EAST AND THE CHORD BEARS SOUTH 87°53.32. EAST 177.05 FEET WITH A CENTRAL ANGLE OF 04°56.51.) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 85°25.06. EAST 151.78 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE SOUTHEASTERLY 168.30 FEET ALONG THE ARC OF A 1,949.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 04°34.54. EAST AND THE CHORD BEARS SOUTH 87°53.32. EAST 168.24 FEET WITH A CENTRAL ANGLE OF 04°56.51.) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE NORTH 89°37.52. EAST 308.49 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE QUARTER SECTION LINE; THENCE NORTH 00°36.23. WEST 878.70 FEET ALONG THE QUARTER SECTION LINE; THENCE EAST 858.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE RIO GRANDE WESTERN RAILROAD; THENCE NORTH 29°16.47. WEST 1,788.09 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE QUARTER SECTION LINE; THENCE NORTH 00°36.23. WEST 160.38 FEET

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ALONG SAID QUARTER SECTION LINE TO THE POINT OF BEGINNING.

PARCEL 3:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 6
SOUTH, RANGE 2
EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 6.10 CHAINS; THENCE
SOUTH $89-1/2^\circ$
EAST 13.38 CHAINS; THENCE NORTH $28-1/4^\circ$ WEST 7.06 CHAINS; THENCE WEST
10.04
CHAINS TO BEGINNING.

EXHIBIT B

WATERS EDGE OUTDOOR MATERIALS

WATERS EDGE WALL & FENCE MATERIALS

WE CC&R OUTDOOR MATERIALS

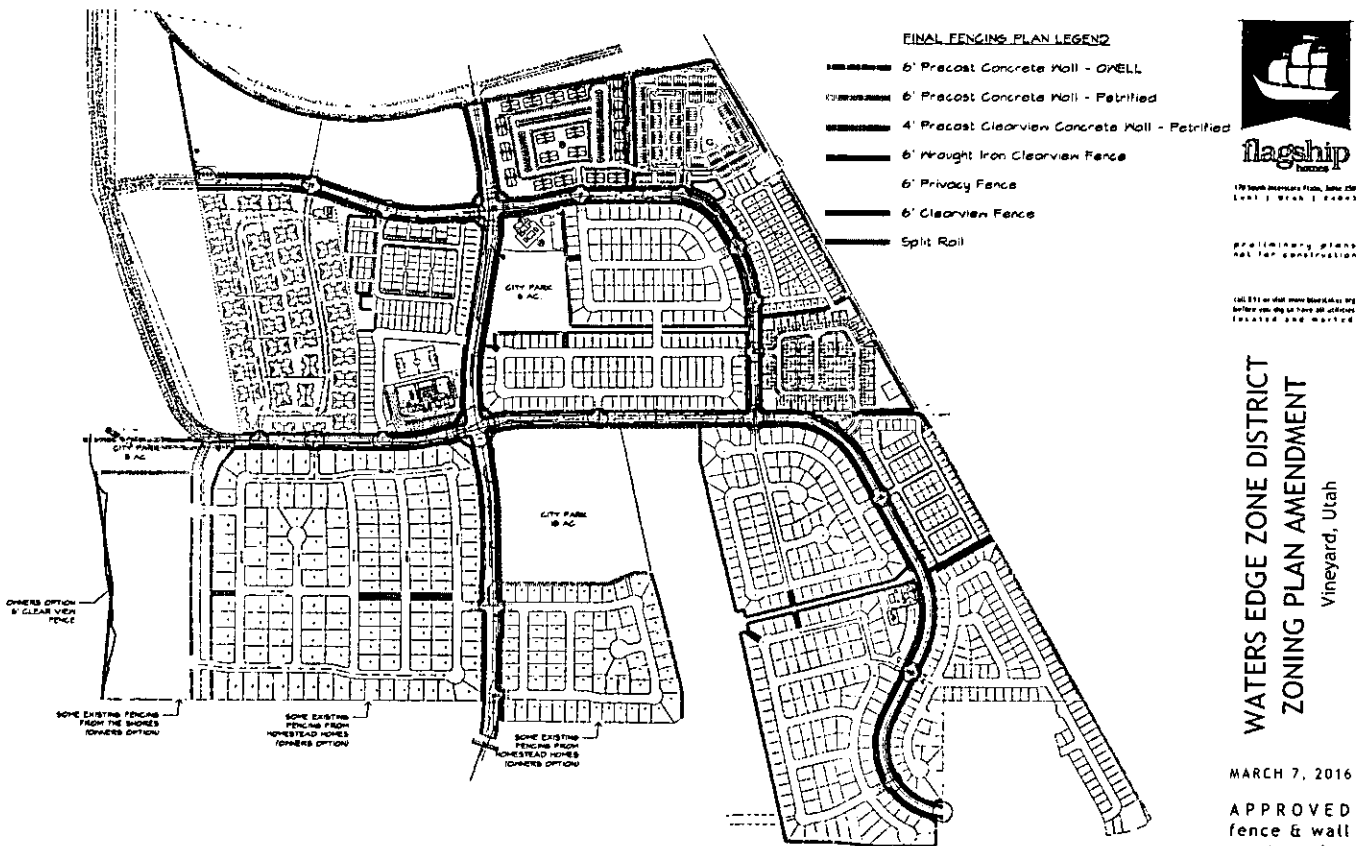
APPROVED FENCE & WALL PLAN

The plan shown below is the master fence & wall plan for Waters Edge approved by City Council on March 7th, 2016. The overall identity and character of Waters Edge is influenced by the types of walls and fencing that has been selected. The horizontal style selected in each wall or fencing product is designed to compliment the surrounding natural environment as well as the Waters Edge built environment.

The walls and fences illustrated on the map below are viewed as backbone improvements and will be built by the homebuilder at the time the property develops unless otherwise noted. Walls and fences along Vineyard Road, 400 North, and Vineyard Loop Road are to be built by the master developer. Walls and fences shown on this map that are not along these roadway corridors will be built by home builder. Individual lot fencing may be provided by the home builder or home owner (see private fencing section 1-5). The following pages describe each wall and fence product in more detail.

Questions

Questions regarding fences and walls may be directed to home builders or HOA management company.



Flagship
HOMES

179 South Riverdale Blvd, Suite 200
Lehi, Utah | 801.224.1100

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CALL 811 or visit www.utah.gov for
before you dig to find all utilities
located and marked

**WATERS EDGE ZONE DISTRICT
ZONING PLAN AMENDMENT**
Vineyard, Utah

MARCH 7, 2016
APPROVED
fence & wall
master plan
3

 **WATERS EDGE**
WALL & FENCE MATERIALS

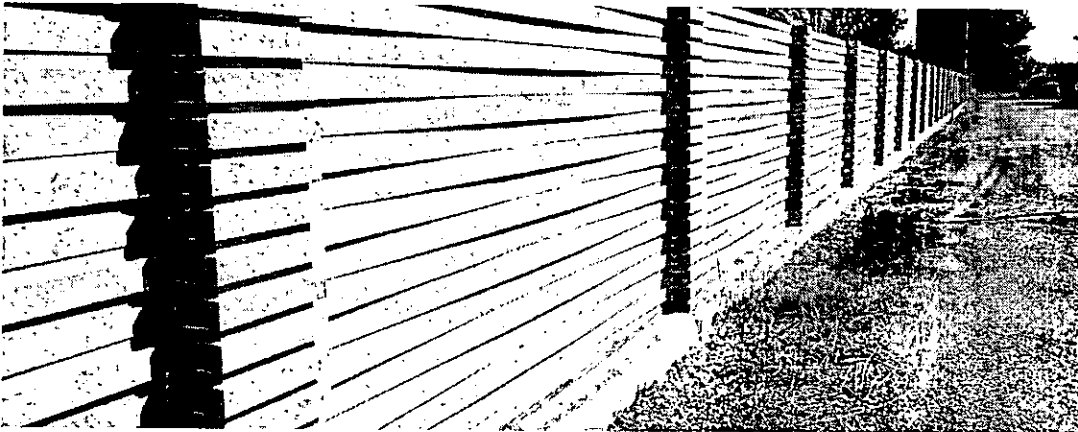
WE CC&R OUTDOOR MATERIALS

PUBLIC 6' PRE-CAST CONCRETE WALL - OWELL

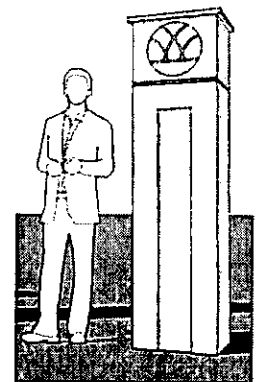
The standard Waters Edge decorative 6' pre-cast concrete wall is comprised of an Olympus Precast (OWELL) wall with a semi-custom 4" basket-weave panel (proprietary pattern to Flagship Development) and a custom column (proprietary pattern to Flagship Development). The terminal column in each section of wall will have the Waters Edge logo molded into the column so that each subdivision entrance or trail corridor highlights the community brand and image. All walls shown on the approved fence and wall plan are installed by the home builder and owned and maintained by Vineyard.

Wall Supplier and Installation Contractor

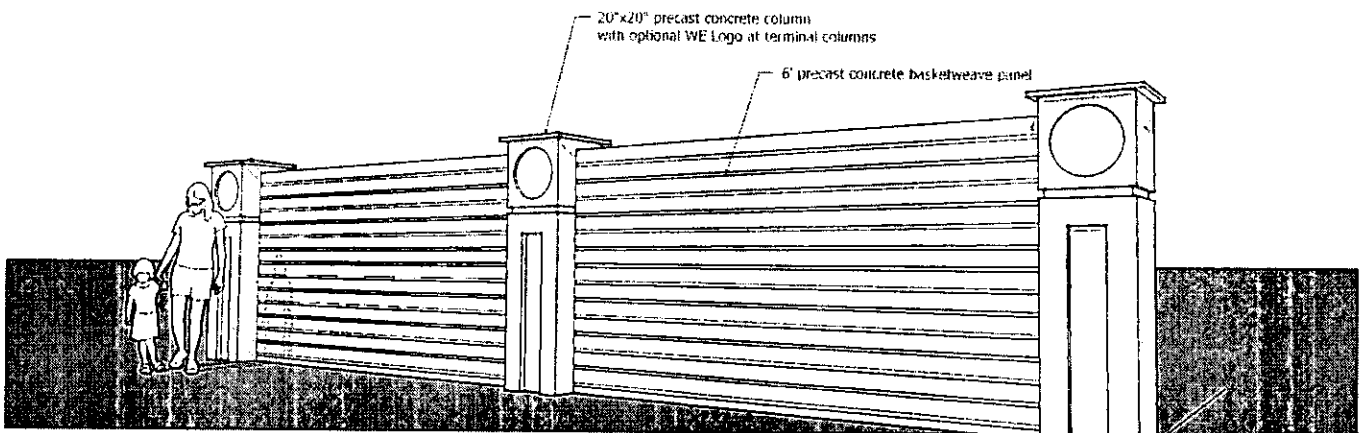
Olympus Precast, Bluffdale, Utah | Ted Hansen | 801.514.3288 | ted@olympusprecast.com



Basket-weave panel



Custom column



Artistic rendering of the 6' precast concrete wall.

 **WATERS EDGE**
WALL & FENCE MATERIALS

WE CC&R OUTDOOR MATERIALS

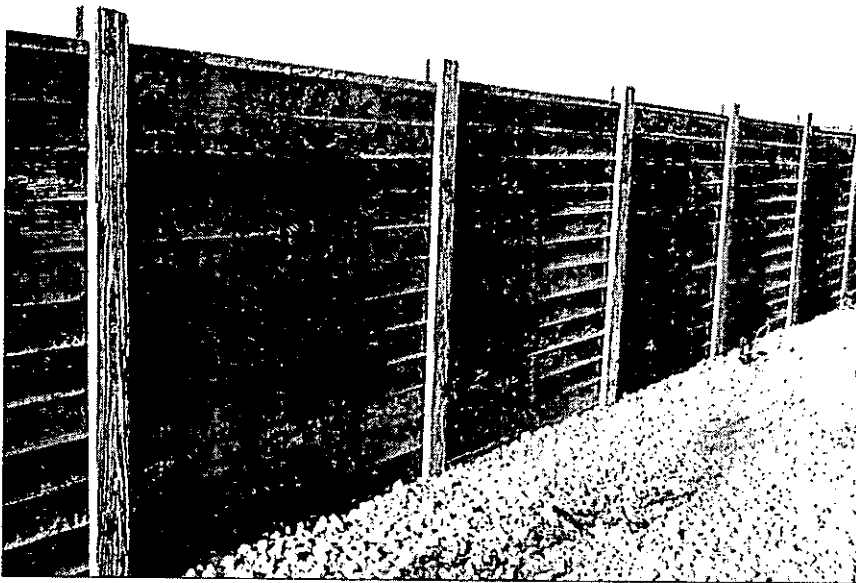
PUBLIC 6' PRE-CAST CONCRETE WALL - PETRIFIED FOREST

The Petrified Forest concrete wall is a wood grained embossed concrete wall. Petrified Forest walls are a tongue and groove system of concrete slats that slide into place along grooves in the side wall of the post. This wall is to be used along the rail trail corridor, park/lot property lines, and individual lots if desired. Where this wall is shown on the approved fence and wall plan, it is owned and maintained by Vineyard.

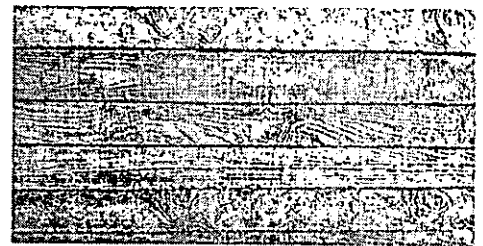
The style of this wall is horizontal. The color selected for Waters Edge is weathered cedar (gray) with a matte finish sealer. Both the color and sealer are provided by the manufacturer.

Wall Supplier and Installation Contractor

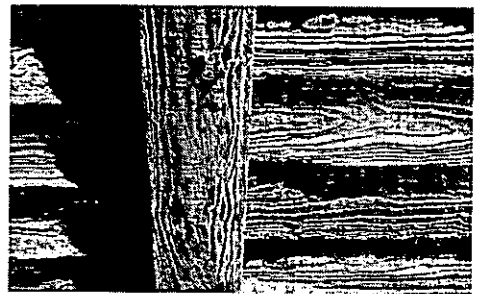
Petrified Forest, Ogden, Utah | Troy Nielson | 801.940.2128 | troy@petrifiedfence.com



Petrified Forest 6' Privacy Fence (weathered cedar color not pictured)



Weathered cedar color



Weathered cedar color

WATERS EDGE
WALL & FENCE MATERIALS

WE CC&R OUTDOOR MATERIALS

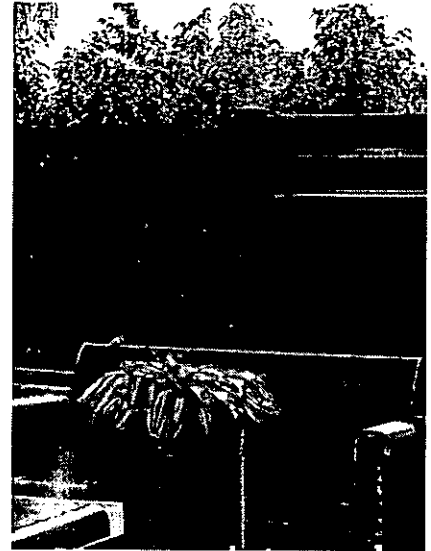
PUBLIC FENCING

As shown in the approved Waters Edge Wall and Fencing plan (3/7/2016), there are three types of fencing used along public open space areas such as parks and trail corridors. The three types of fencing are identified as 6' privacy, 6' clearview (semi-private), and 3' split rail. These fences will be built with the Mirage capped PVC fencing in the sequoia color (dark brown) by the home builder. This fencing is owned and maintained by Vineyard.

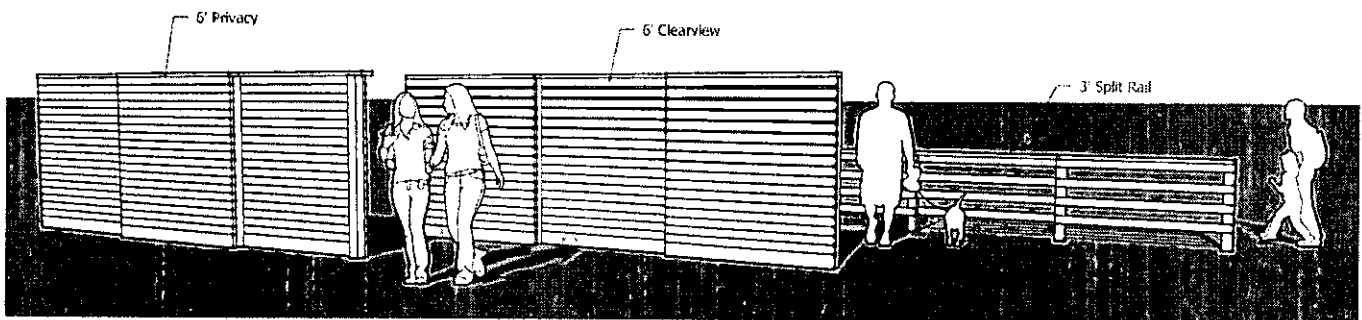
The horizontal style of the fencing is unique to the community and integral to maintaining the character of Waters Edge.

Fencing supplier and contractor contact

Best Vinyl Fence & Deck, Lehi, Utah | Bret Frampton | 801.836-6752
 bret@bestvinyl.com



Example of the 6' clearview fencing. 6' Clearview will be solid slats on the lower portion of the fence and gaps between slats on the upper portion of the fence.



Example of the 6' privacy fencing, 6' clearview, and 3' split rail. 6' Clearview will be solid slats on the lower portion of the fence and gaps between slats on the upper portion of the fence. The 3' split rail will have (4) 6" rails with 1-1/2" gaps between rails.

WATERS EDGE
WALL & FENCE MATERIALS

WE CC&R OUTDOOR MATERIALS

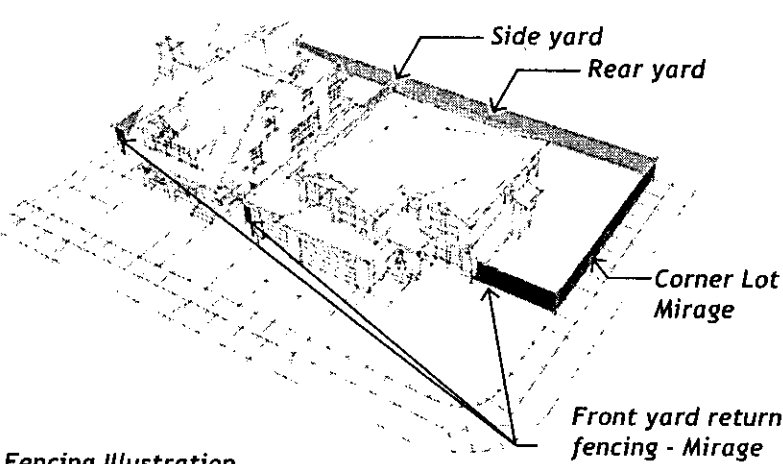
PRIVATE FENCING

Home owners are allowed to fence their yards with any of the approved public fences styles shown in this document. The minimum standard is that all fencing visible from the street including all front yard return fencing as well as corner lot fencing be the Mirage capped PVC. Side yard and rear yard fencing that doesn't border a street may be standard Adobe (dark tan), white, or gray vinyl fencing (see the fencing illustration below). Home owners may use the 3' split rail, 6' clearview, or 6' privacy fencing.

The horizontal style of the fencing is unique to the community and integral to maintaining the character of Waters Edge. All fencing used must have horizontal slates whether it is Mirage or vinyl.

Fencing supplier and contractor contact

Best Vinyl Fence & Deck, Lehi, Utah | Bret Frampton | 801.836-6752 | bret@bestvinyl.com



Fencing Illustration

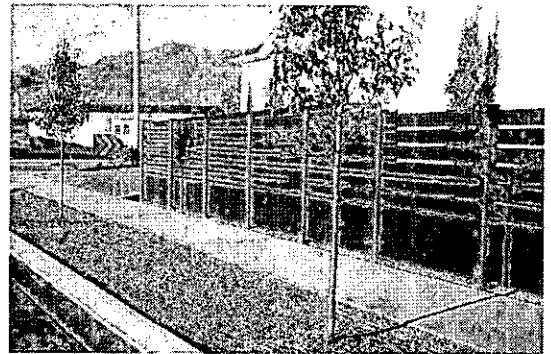
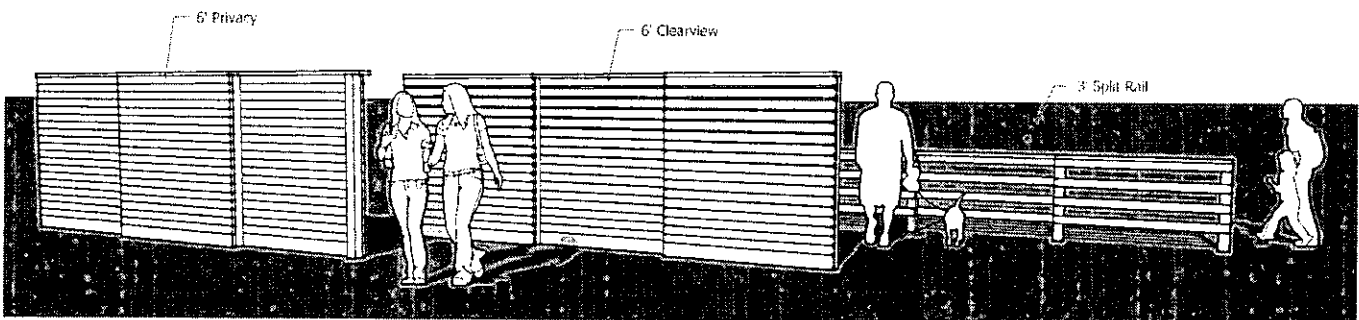


Photo of the Mirage 6' clearview fencing. 6' Clearview will have gaps in the upper portion of the panel.



Example of the 6' privacy fencing, 6' clearview, and 3' split rail. 6' Clearview will be solid slats on the lower portion of the fence and gaps between slats on the upper portion of the fence. The 3' split rail will have (4) 6" rails with 1-1/2" gaps between rails.

WATERS EDGE
SIGNAGE

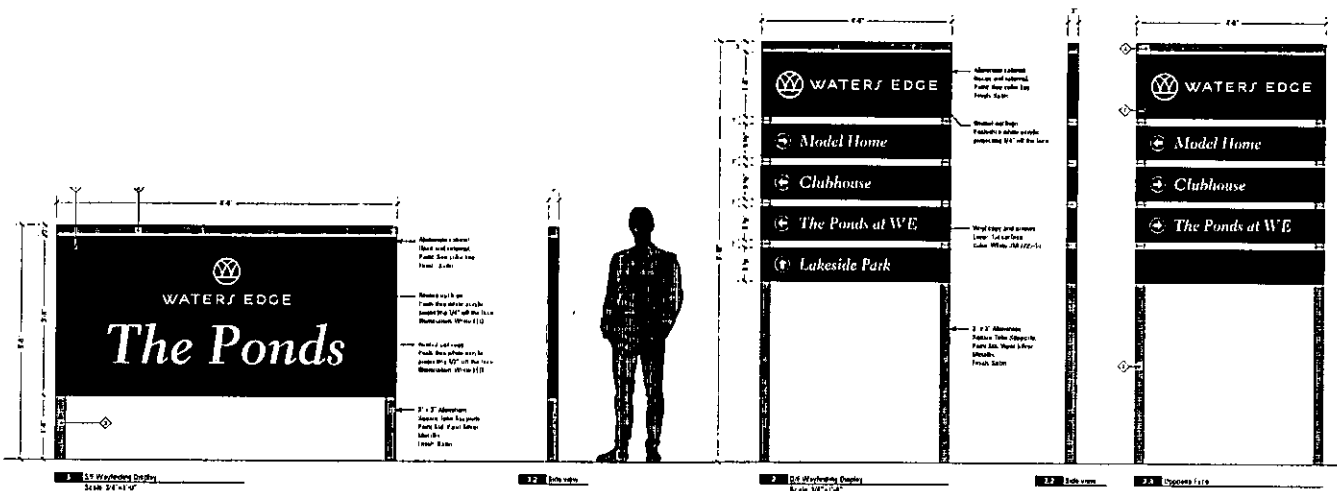
WE CC&R OUTDOOR MATERIALS

There are two sign types that have been approved for use within Waters Edge: Subdivision Entry Signs and Directional Signage. The subdivision entry sign is planned to go on the right hand side of each entrance into the subdivision. Directional signs have been strategically placed along arterial roads and may have directions to clubhouses, parks, subdivisions, and model homes. As the community becomes more established directional signs may be taken down as users become more familiar with the master planned community.

In order to maintain consistency between signs YESCO has been retained to fabricate and install approved Waters Edge signage. The HOA must approve of any other temporary or permanent signage placed within the community.

Preferred supplier and contractor contact

YESCO, Salt Lake City, Utah | Kevin Christensen | 801.558.7771 | kchristensen@yesco.com



Standard Waters Edge Subdivision Entry Sign

Standard Waters Edge Directional Sign


WATERS EDGE
LANDSCAPE
WE CC&R OUTDOOR MATERIALS

The landscape for the Waters Edge master planned community compliments the natural beauty of the area, conserves water, and is well maintained. As demonstrated by the large street trees transplanted on the arterial streets, the landscape aesthetic is an important part of Waters Edge.

The following list comprises the master plant palette for the Waters Edge Master Planned Community. The planting design intent is to provide complementary plant to the community themes including warm contemporary architecture, pastoral heritage, and proximity to Utah Lake. The following plant list is comprehensive, not all plants will do well in full sun, partial shade, or full shade. Home owners and property managers should consult a licensed landscape architect or landscape designer when specifying locations of plants from the following list. Vineyard is listed in USDA Hardiness Zone 5b.

Submit all substitutions to this plant list to the HOA for reviewed by a licensed landscape architect.

TREES**Mature Size**

Acer campestre `Queen Elizabeth` / Queen Elizabeth Hedge Maple	H15-30` W15-30`
Acer henryi / Henry Maple	H30` W25`
Acer palmatum / Ulkimo Japanese Maple	
Acer palmatum / Upright Japanese Maple	
Acer palmatum `Atropurpureum` / Red Ribbon Leaf Japanese Maple	H20` W20`
Acer palmatum `Bloodgood` / Bloodgood Japanese Maple	H20-30` W15-20`
Acer palmatum `Osakazuki` / Osakazuki Japanese Maple	H20-25` W20-25`
Acer platanoides `Columnare` / Columnar Norway Maple	H35` W15`
Acer platanoides `Crimson King` / Crimson King Maple	H40` W35`
Acer platanoides `Deborah` / Deborah Maple	H50 W30`
Acer platanoides `Emerald Queen` / Emerald Queen Maple	H50` W40`
Acer platanoides `Keithsform` / Norwegian Sunset Maple	H35` W25`
Acer platanoides `Parkway` / Parkway Maple	H40` W25`
Acer platanoides `Superform` / Superform Maple	H50` W40`
Acer rubrum `Autumn Spire` / Autumn Spire Maple	H40` W25`
Acer rubrum `Bowhall` / Bowhall Maple	H50` W20`
Acer rubrum `October Glory` TM / October Glory Maple	H40-50` W30-40`
Acer rubrum `Red Sunset` / Red Sunset Red Maple	H40-50` W30-35`
Acer saccharum `Bonfire` / Bonfire Sugar Maple	H50` W40`
Acer truncatum x plataoides `Pacific Sunset` / Pacific Sunset Maple	H30` W25`
Acer truncatum `Norwegian Sunset` / Norwegian Sunset Maple	H35` W25`
Acer x freemanii `Jeffsred` / Autumn Blaze Maple	H50` W40`
Betula nigra / River Birch	H40` W30`
Betula nigra / River Birch Multi-Trunk	H40` W30`
Betula papyrifera / Paper Birch	H50-70` W25-50`
Calocedrus decurrens / Incense Cedar	H30-50` W8-10`


WATERS EDGE
LANDSCAPE
WE CC&R OUTDOOR MATERIALS**TREES (Cont.)****Mature Size**

Catalpa speciosa / Northern Catalpa	H40-70` W20-30`
Celtis occidentalis / Common Hackberry	H40-50` W30-40`
Cercis canadensis / Eastern Redbud	H20-30` W25-35`
Crataegus laevigata / Paul`s Scarlet Hawthorn	H15-30` W20-30`
Crataegus phaenopyrum / Washington Hawthorn	H25-30` W20-25`
Crataegus x lavalley / Lavall Hawthorn	H25` W20`
Fagus sylvatica / European Beech	H50` W35`
Fagus sylvatica `Cuprea` / European Beech	H50-60` W40-50`
Fagus sylvatica `Tricolor` / Tricolor Beech	H20-30` W10-20`
Fraxinus excelsior `Golden Desert` / Golden Desert Ash	H20` W18`
Fraxinus pennsylvanica `Autumn Purple` / Autumn Purple Ash	H40` W25`
Fraxinus pennsylvanica `Cimmzam` TM / Cimmarron Ash	H40` W25`
Fraxinus pennsylvanica `Marshall`s Seedless` / Marshall`s Seedless Ash	H40-50` W35-40`
Fraxinus pennsylvanica `Patmore` / `Patmore` Ash	H40-50` W20-35`
Fraxinus pennsylvanica `Summit` / Summit Ash	H45` W25`
Liquidambar styraciflua / American Sweet Gum	H60-75` W40-50`
Liriodendron tulipifera `Fastigiata` / Tulip Tree	H50-60` W20`
Malus x `Donald Wyman` / Donald Wyman Crab Apple	H20` W25`
Malus x `Golden Raindrops` / Golden Raindrops Crab Apple	H20` W15`
Malus x `Purple Prince` / Purple Prince Crab Apple	H20` W20`
Malus x `Spring Snow` / Spring Snow Crab Apple	H25` W20-25`
Picea abies / Norway Spruce	H20-30` W6-10`
Picea pungens / Blue Phase Colorado Spruce	H30-60` W10-20`
Picea pungens / Green Phase Colorado Spruce	H30-60` W10-20`
Picea pungens `Bakeri` / Bakeri Spruce	H40` W20`
Picea pungens `Hoopsii` / Hoopsi Blue Spruce	H30-40` W10-20`
Pinus nigra / Austrian Black Pine	H50-60` W20-40`
Pinus sylvestris / French Blue Scotch Pine	H30-40` W20-25`
Platanus x acerifolia / London Plane Tree	H40-60` W30-40`
Prunus serrulata `Kwanzan` / Kwanzan Flowering Cherry	H15-20` W15-20`
Prunus serrulata `Royal Burgundy` / Royal Burgundy Cherry	H30` W25`
Prunus species `Snow Goose` / Snow Goose Cherry	H30` W25`
Prunus virginiana `Canada Red` / Canada Red Chokecherry	H20-30` W20-25`
Prunus yedoensis / Yoshino Flowering Cherry	H20` W20`
Prunus yedoensis `Akebono` / Akebono Flowering Cherry	H25` W25`
Pyrus calleryana `Aristocrat` TM / Aristocrat Flowering Pear	H35` W25`
Pyrus calleryana `Bradford` / Bradford Flowering Pear	H35` W30`
Pyrus calleryana `Chanticleer` / Chanticleer Pear	H35` W15`
Quercus borealis / Northen Red Oak	H50` W45`
Quercus imbricaria / Laurel Oak	H40-60` W40-60`
Quercus macrocarpa / Burr Oak	H60-80` W60-80`
Quercus palustris / Pin Oak	H60-70` W25-40`


WATERS EDGE
LANDSCAPE
WE CC&R OUTDOOR MATERIALS**TREES (Cont.)**

Quercus robur fastigiata `Regal Prince` / Regal Prince Columnar Oak	Mature Size H40-50` W10-18`
Salix matsudana `Navajo` / Globe Willow	H20-50` W20-50`
Sorbus Species / Mountain Ash Species	H20-40` W20-30`
Tilia americana `Redmond` / Redmond American Linden	H60-80` W35`
Tilia cordata `Glenleven` / Glenleven Linden	H50` W30`
Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	H50` W35`
Tilia tomentosa `Green Mountain` TM / Green Mountain Linden	H60` W30`
Zelkova serrata `Green Vase` / Green Vase Sawleaf Zelkova	H50` W35`
Zelkova serrata `Village Green` / Village Green Sawleaf Zelkova	H35-60` W35-60`

SHRUBS

Berberis thunbergii `Nana` / Crimson Pygmy Barberry	Mature Size H24" W24-30"
Buxus microphylla koreana `Wintergreen` / Korean Boxwood	H4-5` W3-4`
Buxus microphylla `Winter Gem` / Winter Gem Boxwood	H3` W3`
Buxus x `Green Velvet` / Boxwood	H4` W4`
Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	H3` W8`
Rosa shrub `Carefree Sunshine` / Carefree Sunshine Shrub Rose	H4-6` W4-6`
Rosa shrub `Knock Out` / Knock Out Rose	H3` W3`
Rosa shrub `Winnipeg Parks` / Winnipeg Parks Rose	H2-3` W3-4`
Rosa x `Meiludoca` / Amber Sunblaze Rose	H24" W24"
Taxus x media `Dark Green Spreading` / Dark Green Spreader Yew	H3-4` W4-6`
Viburnum trilobum `Alfredo` / Alfredo Cranberrybush Viburnum	H5` W5`
Weigela florida `Wine and Roses` / Wine and Roses Weigela	H4-5` W3-5`

ANNUALS/PERENNIALS

Agastache aurantiaca `Apricot Sprite` / Apricot Sprite Hyssop	Mature Size
Agastache foeniculum `Golden Jubilee` / Golden Jubilee Hyssop	H24-36" W18-24"
Centranthus ruber / Red Valerian	H24-30" W36"
Echinacea purpurea `Magnus` / Magnus Purple Coneflower	H3-4` W2-3`
Hemerocallis x `Stella de Oro` / Stella de Oro Daylily	H15" W18"
Heuchera x `Amber Waves` / Amber Waves Coral Bells	H8-12" W18"
Heuchera x `Lime Rickey` / Lime Rickey Coral Bells	H8" W18"
Heuchera x `Purple Petticoats` / Purple Petticoats Coral Bells	H12-24" W18"
Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	H24-30" W36"
Oenothera missouriensis `Ozark Sundrops` / Missouri Primrose	H12" W24"
Penstemon digitalis `Huskers Red` / Husker Red Beard-Tongue	H30" W24"
Perovskia atriplicifolia / Russian Sage	H3-4` W3-4`
Perovskia atriplicifolia `Little Lace` / Little Lace Russian Sage	H12-14" W12-14"
Rudbeckia fulgida `Goldsturm` / Goldsturm Black-eyed Susan	H24-30" W24"
Salvia nemorosa `May Night` / May Night Sage	H18-24" W18"
Sedum spectabile `Autumn Joy` / Stonecrop	H18-24" W18-24"



WATERS EDGE

LANDSCAPE

WE CC&R OUTDOOR MATERIALS

GRASSES

Bouteloua gracilis `Blonde Ambition` / Blue Grama	Mature Size H30-36" W30-36"
Calamagrostis x acutiflora `Karl Foerster` / Feather Reed Grass	H3-5` W2-3`
Helictotrichon sempervirens `Blue Oats` / Blue Oat Grass	H2-3` W2-3`
Panicum virgatum `Shenendoah` / Shenendoah Switch Grass	H48" W24-36"
Pennisetum alopecuroides `Hameln` / Hameln Dwarf Fountain Grass	H2` W3`
Pennisetum alopecuroides `Little Bunny` / Little Bunny Fountain Grass	H18" W18"
Sorghastrum nutans `Sioux Blue` / Blue Indian Grass	H3-6` W2`