



FENCES & LANDSCAPING

For many new Homeowners, the onset of spring and summer weather brings on landscaping plans, from fences and decks to walkways and garden designs. Before starting these plans, there is some important information you should know, from when is the best time to start landscaping to what things you should avoid. We would like to provide you with the following guidelines to help you achieve your landscaping goals, while ensuring your plans do not cause any future problems for you or your neighbours.



INSTALLING A FENCE OR A DECK

Many Homeowners are eager to put up a fence or install a deck, but we advise you to postpone this for a while, until your lot has been sodded, and the grading has been certified. There is a good reason to delay. Even after your lot is sodded, Mattamy Homes may need to adjust the grading on your lot in order to ensure proper drainage for you and your neighbours. Your fence or deck may have to come down to permit the entry of heavy equipment, and Mattamy Homes would not be responsible for any damage that might occur.

BEFORE YOU BEGIN

Your local municipality may have regulations governing fencing and may require a **building permit** for a deck. It is best to check first. If your fence or deck is not in compliance, or if the construction causes drainage problems, it will be your responsibility to fix the problem at your own expense. Next, be sure to locate the fence or deck accurately in relation to your property line. To help you do this, you may **consult the surveyor's certificate you received at closing from your lawyer**. Even though survey pins or stakes were originally used to mark the boundaries of your lot, you may find that

the final grading of the property has buried or dislodged the survey pins. Though this is regrettable, Mattamy Homes can not stake out the property for you again, nor can we provide boundary markers. To be on the safe side, we recommend hiring a qualified surveyor to relocate the lot lines. Often neighbours will agree to share the cost of locating boundary markers or constructing a fence, so don't be afraid to ask them.

INSTALLING A SWIMMING POOL

If you are considering the installation of a swimming pool, we recommend waiting until after your municipality has assumed responsibility for your community before doing so. However, as this can take several years, Mattamy Homes does have a process in place to assist you in receiving a pool permit prior to assumption, as long as certain conditions are met. The process can be lengthy and some additional fees will apply. **Please contact your Customer Care Coordinator if you are interested in applying for a pool permit.**



LANDSCAPING

Attractive landscaping can significantly increase your enjoyment of your home, and enhance the value of your property. With these tips, and a little investment in time and patience, you can achieve your goals:

- **Before you start, consult your property survey**, which was provided to your lawyer at closing. If your landscaping is located on your neighbour's property, it is their right to remove it.
- Your municipality has regulations restricting what landscaping can be placed in the municipal boulevard, which is a 4-6m strip of land between the road and your property line. As such, **do not to place any form of landscaping in the boulevard area**, including planting beds, walkways, or driveway curbs.
- Draw a plan on paper, marking out where plants and shrubs should go. Keep in mind how you want your grounds to look in 10 years, then plant shrubs and trees accordingly.
- **Plant trees and shrubs well away from your foundation walls.** As a tree grows taller, its leaves and branches could eventually damage your roof and eaves troughs.
- When planting flower beds, **be careful not to interfere with the drainage patterns of your lot**, particularly around the house. Bricks and mortar are porous materials, so they are not completely waterproof. Therefore, if you are creating planting beds against the side of your house, you should not build up the soil level so high that it covers brickwork, siding, or stucco exteriors.
- Ensure soil slopes in a positive direction away from the home's foundation. This ensures that water is directed away from your home, and helps keep your basement dry. This perimeter grading design is required by local building codes and you should not attempt to alter it, as this may cause a drainage problem.