Georgian Highlands

LIFE AT ITS PEAK

Landscaping Guidelines

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The Georgian Highlands Vision

The Georgian Highlands is the result of a vision conceived by nature enthusiasts and managed by a group that is sensitive to the preservation of the natural environment. This vision and commitment-- to develop The Georgian Highlands as a nature preserve that sustains human habitat with little or no impact to the natural environment-- has drawn nature lovers from across the country to this unique development.

The magic of the north Georgia mountains, its hiking & riding trails, trout streams, quaint mountain towns, wild life and mild seasons attract nature lovers all year round. One such nature lover was Tom Bowen. During his several visits to the north Georgia mountains he recognized an ecological treasure that was soon to become known as the "Georgian Highlands." His environmental awareness led him to conceive of a vision: a mountain community living in a national forest setting; a setting in which land would be preserved in its pristine state.

Highlands at Clear Creek LLC, the developers of The Georgian Highlands, are bringing this dream to fruition. Over 75% of the 3500 acres will remain as unspoiled hard wood forest even after development is fully completed.

Nestled in an untouched, heavily-wooded 3500 acre parcel of land, The Georgian Highlands is surrounded by three major national forests and spans thousands of acres of designated wilderness area protected by conservancy trusts.

Our large acreage home sites at elevations of 2500 to 3000 feet, located across mountain ridges, offers magnificent views as far as the eye can see. Trout streams, water falls and deeply wooded home sites capture the rhythm of nature and bring it right into your home.

North Georgia is home to several thousand native plants. Many of them grace our Georgian Highlands. The Cherokees and early settlers looked to these plants for food, building materials and medicine. Not too many years ago 90% of our medicines were derived from plants and the southern mountain region was often referred to as the “The Apothecary of North America” because of the diversity of medicinal plants found there.

The Georgian Highlands is a testament to environmentally-aware living and development, offering the opportunity to combine the accessibility of a modern lifestyle with the invigorating splendor of mountain life. To ensure that our Georgian Highlands environment will continue to be preserved for our and future generations, we hope that you read through the following document carefully and request that you conscientiously adhere to the given guidelines.

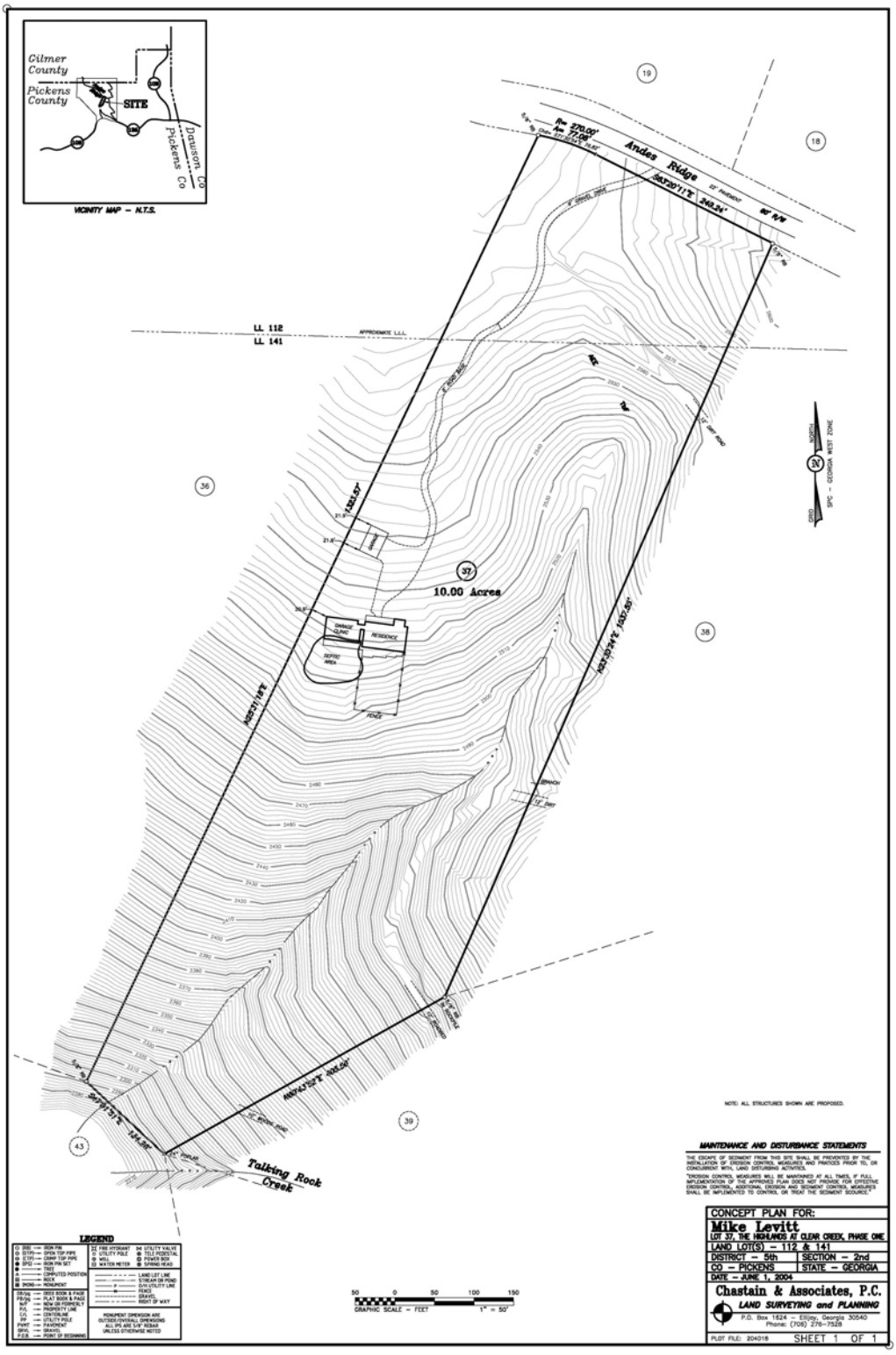
Landscaping in “The Georgian Highlands”

The Architectural Review Committee (ARC) provides the following document to builders, home owners and Landscape architects as a guideline to landscaping around your home. We appreciate your understanding and compliance with the vision we have for the Georgian Highlands and seek your participation and co-operation in achieving our vision for this enchanted land.

Step 1: A good first step goes a long way

The first step in the process of building your dream home is the inevitable step of clearing a part of the property for the Home Site, Driveway, Parking and Septic drain field. The ARC requires you to submit a lot map (with the topography overlaid) on which the exact location of the home, driveways, septic field, and parking areas are clearly designated. This Map is to be prepared by a State certified surveyor.

Fig 1 ARC map for Lot 37



Factors to consider:

Before locating your home on the home site ensure that you have walked the lot and identified the trees and plants that you would like to preserve. You never know what treasure you may find.

Example: We found some magnificent double trunk oak trees that were probably over a hundred years old and irreplaceable, along with large wild flame Azaleas on a lot. We recommended the home owner to work around these irreplaceable treasures during the building process. The home owner was very appreciative of our finding. If it is not practical to save some of these precious plants and trees, we recommend you to call a nature conservationist to try and save these plants and relocate them on your property. We would be glad to assist you in recommending the right people to help you walk, identify and save these valuable features. It helps to remember that every plant species and tree on your lots has been there for several years and they are all yours to enjoy. They are a part of the asset you purchased. What better way to preserve this asset for generations to come than save it and protect it. Once while driving around with a property owner, who was getting ready to build a home, the nature conservationist accompanying us exclaimed, stopped and showed us a flock of trillium and Pink Lady's slipper and said "right here is a $ 5000 asset." He had never thought of the home site in that way. "You opened my eyes to the fact that the home site is not just about acres" was the homeowner's response. We truly hope that you will exercise such awareness during the first step of locating your future Home Site.

Step 2: Understanding your Home Site and matching it with your home plans

Included in the above map is a soil and erosion control plan. This plan could be incorporated by the surveyor or an independent soil and erosion control specialist approved by the state Environment Protection Agency.

Factors to consider

Preparing the Home Site is a critical step in the building process and is referred to with a specific and important term: ***Site Planning***. A home and a lot have to match well if you want to take advantage of the features of the home site. Looking at these two elements together has several distinct advantages.

When the home choice is made independent of the lot, whether chosen from a magazine or one you have previously seen, the home site often has to be squeezed to fit into the home site, presenting a new set of problems. This is because the homes you would like to replicate are often found in areas where the home site topography is different from the mountainous one on which you are going to build.

Thus, it is critical that we consider the home site's existing topography as an integral part of the home floor plan and elevations. The grading process, which determines how much of the land is disturbed, is a function of this match. Sometimes the grading becomes severe due to a poor match between the home chosen and the home site. This has to be avoided to get the best outcome in terms of the economy and the feel of the home on a particular home site. The Asian building philosophy commonly refers to this match as "feng shui." The methods described in this approach could serve well to obtain a good match between the home and home site***. Landscaping is seen as corrective measure to regain what was lost when disturbing the land for construction and access.*** The direction of the flow of the wind, water and light on the home site are valuable considerations. The presence of a stream on the lot requires soil and erosion control measures as the grading process is likely to channel the water in new directions. The county has strict regulations on the offsets from streams (50 feet) and the ARC has requirements of all structures to be 50 feet or more from all lot lines.

Step 3: Landscaping– restoring what we have disturbed, and blending into the environment

Minimal and Prudent Vista Pruning

Many of us purchase a Home Site because of the spectacular views that the Home Site offers and we want to enjoy every bit of that view. What we often do not realize is that we can still fully enjoy the views while maintaining the environment around us. For this reason, it is essential to follow ARC's strict guidelines on what can and cannot be done to open up the views. In particular, trees on your property cannot be cut down or topped to obtain views. However, ***view windows*** can discreetly opened up by vista pruning trees; these ***view windows*** will ensure that you have a breathtaking view from your Home Site *and* that your views will be of unspoiled and present more naturally over the four seasons.

The damage done by clearing trees indiscriminately in urban locations is well known. Any tree that is cut down or topped for views causes several environmental as well as visual problems: 1) It causes the Home Site to be exposed to outside viewers while destroying the visual structure of the mountain, 2) Trees that usually breathe water into the surrounding areas and cause an air conditioning effect are no longer able to do so 3) The threat of harmful radiation and intense light increases 4) The ecological balance of nature and wildlife is highly disturbed, causing native animals and plants to suffer unnecessarily.

In the mountains we have the opportunity to prevent the urban mistake. The ARC's recommendation to homeowners is to approach the issue of opening up views in carefully planned steps and over at least two or three seasons. In winter, when the leaves fall from the trees, the views open naturally. Minimal and prudent vista pruning allows one to enjoy the spectacular fall colors just before the views begin to appear in winter. When the leaves and flowers burst to life in spring the change is dramatic. It is this natural transition from one season to the other that is preferred as opposed to one static view obtained by large clearing.

Landscaping beyond the Home Site

Another important component of ***site planning*** is landscaping of your land beyond the Home Site. Since landscaping has the potential to partially restore what has been disturbed in the natural environment, it assumes a critical role in completing the building process. Landscaping consists of ground cover, shrubs, plants, and replanting of trees. In considering what type of replanting is appropriate, it is crucial to remember that a prudent way to approach this would be to replant only those plant species that are native to the environment. At best it would be

advisable to include similar species of a hardy variety that will survive and flourish in the mountains.

***Factors to consider*:** While choosing shrubs, plants and trees consider the zone in which they can survive and grow. The direction (north or south facing), shaded areas and moisture concentrations apart from how large these evolve upon maturity are all important factors to consider. These factors go a long way to ensure that the landscape grows into the desired outcome over the coming seasons. Typically the landscape begins to show signs of maturity after 3 to 5 years of establishment. Hence one should be in no hurry to have a well established landscape soon as the home is ready to move in. On the other hand a good landscape installer will take into account all the above factors rather than look for a quick fix." Some plantings are maintenance intensive while others require minimal care like nature's original landscape where no maintenance was required. Plants obtained from super markets and grocery stores are generally for the urban environment. Investigate the effects of these plants in the natural environment and choose wisely. Choosing nurseries that grow plants in nearby locations and therefore experience the same environmental conditions are likely to do better. Time for planting is yet another very important condition. An automatic irrigation system is necessary in almost all instances and requires to be catered for in the construction plans. The choice of evergreens mixed cleverly with perennials and plants that bloom and flower in spring/summer, produce the best effect bringing about changes with every season.

The use of moss covered boulders, stone and dead tree trunks is encouraged as they can be employed artistically to produce a natural forest floor setting.

Waterfalls are a natural attraction and produce the visual and audio impact of sitting by a babbling stream. The ARC will approve waterfalls and streams as a part of the landscaping so long as they are aesthetically appealing, mimic nature, and are not immediately visible from the road.

Lawns and use of lawn moving equipment is prohibited.

Landscaping also needs to take into account plants and shrubs that are deer and other animal resistant. The ARC does not encourage any form of fencing to keep deer away or to spray any material on the plants that repel animals natural to the habitat.

Garden pesticides are generally toxic to butterflies and other wildlife. These chemicals are often washed into streams and throughout the water system. This kind of pollution can be harmful to wildlife and humans. Use biological controls like ladybugs, bats, praying mantis, and predaceous insects for pest control. You do not need to buy these insects for this purpose! They will be naturally attracted to a

healthy habitat. Verbena and Jerusalem artichokes, a native Georgia sunflower, will draw lady bugs to your yard, providing excellent natural pest control.

The goal of landscaping is to try and restore the look and feel of the land disturbed to its original state. In the woods the idea is not to make cosmetic enhancements as is often done in urban setting. Try to facilitate natural processes in your garden. Minimize planting exotics, which may require special care to maintain and can often crowd out beneficial native species. Using native plants can also cut down on water needs.

Screening plants are to be used to ensure that the home is not visible from the home but is discreetly screened off using evergreen plants and small trees.

The commitment and cooperation of Georgian Highlands property owners, as guardians of this covenant with this land, must join together in order to preserve the ecological and aesthetic value of their property. Only then can we maintain the integrity of the original land, allowing owners and visitors to enjoy the beauty of these natural surroundings.

Step 4: Draw up a plan showing the layout of the plants and list of plants to be used

A typical landscaping plan takes areas that have been severely disturbed and adds a ground cover of plants to these areas. Then another layer of plants, which are slightly taller in height, are added. Taller and taller plant layers are added progressively. In adding these progressive layers one must exercise caution, ensuring that ample space is left between plants and plant layers. The use of moss covered rocks from the site is a helpful and aesthetically appealing option in the plant layering process.

A typical plan for an entrance way will be provided in subsequent revisions to this document

Fig 2

Recommended Tree & Plant List

This is a short compilation of suggested trees & plants which will preserve the natural flora & fauna. Since the Georgian Highlands has never been logged, it is a mature hardwood area. Thus, deciduous trees are prevalent and we are encouraged to grow similar species. The following list is subject to change. http://www.gwf.org/habitatplants.htm

All native wild flowers and native flowering shrubs are approved for use in the yard.

Trees Large Deciduous (More than 40 feet)

Green Ash *Fraxinus pennsylvanica*
Baldcypress *Taxodium disctichum*
River Birch *Betula nigra*
Yellow Buckeye *Aesculus octandra*
American Beech *Fagus grandifolia*
Kentucky Coffeetree *Gymnocladus dioicus*
Blackgum *Nyssa sylvatica*
Black Locust *Robinia pseudoacacia*
Cucumbertree *Magnolia acuminata*
Red Maple *Acer Rubrum*
Sugar Maple *Acer saccharum*
White Oak *Quercus alba*
Southern Red Oak *Quercus falcata*
Laurel Oak *Quercus laurifolia*
Water Oak *Quercus nigra*
Pin Oak *Quercus palustris*
Scarlet Oak *Quercus coccinea*
Chestnut Oak *Quercus prinus*
Red Oak *Quercus rubra*
Black Oak *Quercus velutina*
Persimmon *Diospyros virginiana*
Sycamore *Platanus occidentalis*
Yellow Poplar *Liriodendron tulipifera*
Sweetgum *Liquidambar styraciflua*
Southern Magnolia Magnolia grandiflora

Large Evergreen (More than 40 feet)

The Georgian Highlands being a hardwood forest use Evergreens discreetly only to accentuate or provide cover. Less hardy evergreens do not survive well.

Cedar : *Cedrus deodara* (Deodar Cedar), *Juniperus virginiana* (Eastern Red Cedar)
White Pine : *Pinus strobus*
Hemlock : *Tsuga canadensis*

Small (Deciduous or Evergreen*)

Shining Sumac *Rhus coppalina*
Serviceberry *Amelanchier spp.*
Ironwood *Carpinus caroliniana*
Eastern Redbud *Cercis canadensis*
Grancy-Graybeard *Chionanthus virginicus*
Parsley Hawthorn *Crataegus marshallii*
Southern Catalpa *Catalpa bignonioides*
Northern Catalpa *Catalpa speciosa*
Carolina Silverbell *Halesia carolina*
Witchhazel *Hamamelis virginiana*
Possumhaw *Ilex decidua*
Hophornbeam *Ostrya virginiana*
Sourwood *Oxydendrum arboreum*
Cherry Laurel *Prunus caroliniana*
Sassafras *Sassafras albidum*
Horse-sugar *Symplocus tinctoria*
Sparkleberry *Vaccinium arboreum*
Yellowwood *Cladrastis kentuckea*
American Persimmon *Diospyros virginiana*
American Holly *Ilex opaca* *
Eastern Redcedar *Juniperus virginiana* *
Mountain Laurel *Kalmia latifolia* *
Rosebay Rhododendron *Rhododendron maximum*
Sassafras *Sassafras albidum*
Mountain Stewartia *Stewartia ovata*
Red Buckeye *Aesculus pavia*
Flowering Dogwood *Cornus florida*

Vines (Deciduous or Evergreen*)

Virginia Creeper *Parthenocissus quinquefolia*
Dutchman's Pipe *Aristolochia macrophylla*
Bittersweet *Celastrus scandens*
Carolina Jasmine *Gelsemium rankinii and G. sempervirens**
Coral Honeysuckle *Lonicera sempervirens*
Yellow Honeysuckle *Lonicera flava*
Native Wisteria *Wisteria frutescens*
Native Climbing Hydrangea *Decumaria barbara*
Sweet Smilax *Smilax smallii**
Cross Vine *Bignonia capreolata**
Trumpet Creeper *Campsis radicans*
Virgin's Bower *Clematis virginiana*
Wild Grape *Vitis spp.*

Shrubs (Deciduous)

Chalkbark Maple *Acer leucoderme*
Sweet-shrub *Calycanthus floridus*
Smoketree *Cotinus americanus*
Witch Alder *Fothergilla major*
Dwarf Witch Alder *Fothergilla gardenii*
Springtime Witch Hazel *Hamamelis vernalis*
Oak Leaf Hydrangea *Hydrangea quercifolia*
Mountain Fetterbush *Leucothoe recurva*
Spicebush *Lindera benzoin*
Highbush Blueberry *Vaccinium corymbosum*
Deerberry *Vaccinium staminineum*
Bottlebrush Buckeye *Aesculus parviflora*
False Indigo *Amorpha fruticosa*
Tag Alder *Alnus serrulata*
Devil's Walking Stick *Aralia spinosa*
New Jersey Tea *Ceanothus americanus*
Buttonbush *Cephalanthus occidentalis*
Pepperbush *Clethra alnifolia and C. acuminata*
Dogwoods *Cornus alternifolia; C. amomum; C. stolonifera*
Hearts-a-Bursting *Euonymus americanus*
Wild Hydrangea *Hydrangea arborescens*
Golden St. John's Wort *Hypericum frondosum*
Winterberry *Ilex verticillata*
Virginia Willow *Itea virginica*
Swamp Leucothoe *Leucothoe racemosa*
Ninebark *Physocarpus opulifolius*
Piedmont Azalea *Rhododendron canescens*
Swamp Azalea *Rhododendron viscosum*
Cumberland Azalea *Rhododendron bakerii*
Flame Azalea *Rhododendron calendulaceum*
Smooth Azalea *Rhododendron arborescens*
Bigleaf Snowbell *Styrax grandifolius*
Maple-leaved Viburnum *Viburnum acerifolium*
Arrowwood Viburnum *Viburnum dentatum*
Yellow Root Xanthorhiza simplicissima
American Beautyberry Callicarpa americana

Shrubs (Evergreen)

Fetterbush *Agarista populifolia*
Alabama Croton *Croton alabamensis*
Yaupon *Ilex vomitoria*
Florida Anise *Illicium floridanum*
Doghobble *Leucothoe axillaris; L. fontanesiana*
Lambkill *Kalmia carolina*
Staggerbush *Lyonia spp.*

Alleghany Spurge *Pachysandra procumbens*
Mountain Fetterbush *Pieris floribunda*
Mountain Rose Bay *Rhododendron catawbiense*
Rose Bay *Rhododendron maximum*
Sparkleberry *Vaccineum arboreum*
Swamp Haw *Viburnum nudum*
Black Haw *Viburnum prunifolium*
Blue Haw *Viburnum rufidulum*
Dusty Zenobia *Zenobia pulverulenta*

Native Ferns and Fern Allies

Ebony Spleenwort *Asplenium platyneuron*
Blackstem Spleenwort *Asplenium resiliens*
Maidenhair Spleenwort *Asplenium trichomanes*
Bracken Fern *Pteridium aquilinum*
Rattlesnake Fern *Botrychium virginianum*
Grape Fern *Botrychium dissectum*
Southern Grapefern *Botrychium biternatum*
Cinnamon Fern *Osmunda cinnamomea*
Royal Fern *Osmunda regalis*
Rockcap Fern *Polypodium virginianum*
Resurrection Fern *Polypodium polypodioides*
Northern Maidenhair *Adiantum pedatum*
Lady Athyrium filix-femina
Hay-Scented *Dennstaedtia punctilobula*
Christmas Fern *Polystichum acrostichoides*
Sensitive Fern *Onoclea sensibilis*
Netted Chain Fern *Lorinseria areolata*
New York Fern *Thelypteris noveboracensis*
Blunt-Lobed Woodsia *Woodsia obtuse*
Broad Beech Fern *Thelypteris hexagonoptera*
Marginal Wood Fern *Dryopteris marginalis*
Tree Clubmoss *Lycopodium obscurum*
Running Groundpine *Lycopodium digitatum*

Native Grasses

Splitbeard Bluestem *Andropogon ternaries*
Broomsedge *Andropogon virginicus*
River Oats *Chasmanthium latifolium*
Plumegrass *Erianthus giganteus*
Pink Muhly *Muhlenbergia cappillaris*
Indian Grass *Sorghastrum nutans*

Herbaceous Plants

Spring

Dolls Eyes *Actaea pachypoda*
Red Baneberry *Actaea rubra*
Blue Star *Amsonia tabernaemontana and Amsonia hubrectii*
Windflower *Anemone sp.*
Rue Anemone *Anemonella thalactroides*
Columbine *Aquilegia canadensis*
Jack in the Pulpit *Arisaema triphyllum*
Goats Beard *Aruncus dioicus*
Heartleaf Ginger *Hexastylis spp.*
Bellflower *Campanula spp.*
Toothwort *Cardamine spp.*
Green and Gold *Chrysogonum virginianum*
Spring Beauty *Claytonia virginica*
Clinton's Lily *Clintonia umbellulata*
Pink Lady Slipper *Cypripedium acaule*
Yellow Lady Slipper *Cypripedium calceolus*
Bleeding Heart *Dicentra spp*
Dutchman's Breeches *Dicentra cucullaria*
Shooting Star *Dodecatheon spp.*
Trailing Arbutus *Epigaea repens*
Trout Lily *Erythronium umbellatum*
Wandflower *Galax aphylla*
Cranesbill Geranium *Geranium maculatum*
Liverworts *Hepatica spp.*
Coral Bells *Heuchera spp.*
Bluets *Houstonia spp.*
Crested Iris *Iris cristata*
Vernal Iris *Iris verna*
Twin Leaf *Jeffersonia diphylla*
Wild Lily of the Valley *Maianthemum canadense*
Indian Cucumber-root *Medeola virginiana*
Virginia Bluebells *Mertensia virginica*
Forget-me-not *Myosotis scorpioides*
Primrose *Oenothera spp.*
Wood Sorrel *Oxalis spp.*
Spotted Phacelia *Phacelia bipinnatifida*
Woodland Phlox *Phlox divaricata*
Creeping Phlox *Phlox stolonifera and Phlox subulata*
Mayapple *Podophyllum peltatum*
Jacob's Ladder *Polemonium reptans*
Solomon's Seal *Polygonatum biflorum*
Bowman's Root *Porteranthus trifoliatus*
Wild Petunia *Ruellia caroliniana*
Lyreleaf Sage *Salvia lyrata*

Bloodroot *Sanguinaria canandensis*
Golden Ragwort *Senecio aureus*
Solomon's Plume *Smilacina racemosa*
Indian Pink *Spigelia marilandica*
Giant Chickweed *Stellaria pubera*
Carolina Lupine *Thermopsis villosa*
Foamflower *Tiarella cordifolia*
Trillium *Trillium spp.*
Bellwort *Uvularia perfoliata and U. sessile*
Violets *Viola spp.*

Summer

Anise Hyssop *Agastache foeniculum*
Yarrow *Achillea spp.*
Monkshood Aconitu*m uncinatum*
Fly Poison *Amianthemum muscaetoxicum*
Pussy Toes *Antennaria spp.*
Butterfly Weed *Asclepias tuberosa*
Milkweeds *Asclepias spp.*
Asters *Aster spp.*
False Goat's Beard *Astilbe biternata*
Wild Indigo *Baptisia spp.*
Boltonia *Boltonia asteroides*
Fairy Wand *Chamaelirium luteum*
Turtle Head *Chelone spp.*
Pipsissewa *Chimaphila maculata*
Black Cohosh *Cimicifuga racemosa*
Virgin's Bower *Clematis virginiana*
Tickseed *Coreopsis spp.*
Purple Coneflower Echinacea purpurea
Fleabane *Erigeron spp.*
Rattlesnake Master *Eryngium yuccifolium*
Mist Flower *Eupatorium coelistinum*
Joe Pye Weed *Eupatorium fistulosum*
White Snakeroot *Ageritina rugosum*
Queen of the Prairie *Filipendula rubra*
Wintergreen *Gaultheria procumbens*
Jewelweed *Impatiens capensis*
Rattlesnake Plantain *Goodyera pubescens*
Sneezeweed *Helenium autumnale*
Sunflowers *Helianthus spp.*
Ox-eye *Heliopsis helianthoides*
Swamp Hibiscus *Hibiscus coccineus*
Comfort Root *Hibiscus aculeatus*
Rose Mallow *Hibiscus moscheutos*
Velvet Leaved Mallow *Hibiscus grandiflorus*
Yellow Star Grass *Hypoxis hirsuta*

Copper Iris *Iris fulva*
Blue Flag *Iris versicolor*
St. John's Wort *Hypericum spp.*
Blazing Star *Liatris spp*.
Turkscap Lily *Lilium superbum*
Carolina Lily *Lilium catesbaei*
Cardinal Flower *Lobelia cardinalis*
Blue Lobelia *Lobelia siphilitica*
Whorled Loosestrife *Lysimachia quadrifolia*
Climbing Hempweed *Mikania scandens*
Sensitive Brier *Schrankia microphylla*
Partridge Berry *Mitchella repens*
Bee Balm *Monarda didyma*
Wild Bergamot *Monarda fistulosa*
Primrose *Oenothera spp.*
Wild Quinine *Parthenium integrifolium*
Passion Flower *Passiflora incarnata*
Penstemon *Penstemon spp.*
Tovara *Tovara virginiana*
Smooth Phlox *Phlox glaberrima*
Obedient Plant *Physostegia spp.*
Mountain Mint *Pycnanthemum incanum*
Black-eyed Susan *Rudbeckia spp.*
Skullcaps *Scutellaria spp.*
Fire Pink *Silene viginica*
Rosinweed *Silphium compositum*
Cup Plant *Silphium connatum*
Blue-eyed Grass *Sisyrinchium angustifolium*
Stoke's Aster *Stokesia laevis*
Celandine Poppy *Stylophorum diphyllum*
Meadow Rue *Thalictrum spp.*
Cranefly Orchid *Tipularia discolor*
Spiderwort *Tradescantia virginiana*
Creeping Verbena *Verbena canadensis*
Culver's Root *Veronicastrum virginicum*
Bear Grass Yucca filamentosa
Rain Lily *Zephyranthes atamasco*

FALL

Asters *Aster spp.*
Gentians *Gentiana spp.*
Sunflowers *Helianthus spp.*
Grass of Parnassus *Parnassia asarifolia*
Goldenrod *Solidago spp.*
Ladies Tresses *Spiranthes spp.*
Ironweed *Vernonia gigantea*

The homeowner is responsible for informing their landscaper of the requirements of this mountain community and ensuring their landscaper is fully committed to the concept of preserving the land for the future.

Rules & Regulations

The following rules and regulations apply to landscaping.

1. All foundations to be screened and softened. No exposed foundations.

2. Driveways to be paved with black top asphalt or concrete stained black.

3. Drive way entrance to be attractive along the road front. No signs or decorative pots are allowed. ACC prohibits signs, decorative posts, fencing, play equipment, garbage containers and other features that are not natural.

4. Deck furniture visible from the road to be in exterior trim colors.

5. Mail boxes have been standardized.

6. High banks and severe slopes to be attended to from erosion control point of view and safety.

7. **Landscape plan to be submitted and approved 60 days prior to completion of the home. All landscaping to be completed before occupancy permit is issued. Landscape plan is to include list of plants and species variety.**

8. Topping of the trees is prohibited.

9. No clearing or grading activity until written approval is obtained.

10. The site should be cleared of all debris prior to issuance of occupancy permit.

11. Plant or other material should be cleared if it is found to be affecting the native flora.

12. This document is subject to change and will evolve as new information is available.

PLEASE AVOID LIST!!!!

INVASIVE TREES

Chinese tallow tree (*Sapium sebiferum*) – may be recommended for bright fall foliage and attractive white seed clusters; birds eat the seeds and thereby spread the tree; invades wetlands, swamps and moist forest habitats.

Norway maple (*Acer platanoides*) – a commonly planted street tree; many cultivars available; suppresses growth of vegetation beneath its canopy; seeds are wind-borne and can germinate in deep shade, overtaking woodlands.

Princess tree or empress tree (*Paulownia tomentosa*) – quickly colonizes disturbed sites and out-competes native trees; grows rapidly and sprouts readily from roots and stumps; winged seeds allow it to spread easily and to great distances; a single tree is capable of producing millions of seeds

Sawtooth oak (*Quercus acutissima*) – often recommended for wildlife, but has spread into forests, displacing indigenous trees.

Siberian elm (*Ulmus pumila*) – sold for hedges or as a fast-growing tree; displaces native elms, already under pressure from Dutch elm disease; forms dense thickets, eliminating other species.

Tree of heaven (*Ailanthus altissima*) – very tough and can grow in poor conditions; grows rapidly, developing into extensive thickets; secretes toxin that kills nearby plants; prolific producer of wind-borne seeds; aggressive sprouter.

White mulberry (*Morus alba*) – this non-native mulberry hybridizes with the native red mulberry (*Morus rubra*) and could thereby eliminate the native tree; carries a root disease that kills the native mulberry.

White poplar (*Populus alba*) – out-competes native trees and shrubs in sunny fields and forest edges; adaptable to a wide variety of soils; prolific seed producer and sprouter.

INVASIVE SHRUBS

Autumn olive (*Elaeagnus umbellata*) – has been recommended for wildlife and erosion control and has been used in roadside plantings; grows rapidly into a dense thicket and can dominate almost any landscape; prolific producer of seeds which are eaten and spread by birds.

Burning bush or winged euonymus (*Euonymus alatus*) – commonly used as a foundation planting or hedge and for highway plantings; many cultivars are available; grows in wide range of conditions and replaces native shrubs in woodland and other habitats; spread by birds which eat the fruits.

Bush honeysuckles (*Lonicera* cultivars and species such as *L. fragrantissima*, *L. maackii*, *L. morrowii*, *L. tatarica*, and others) – rapidly colonize variety of habitats from fields to woodlands, creating dense shade and out-competing more desirable species; some are allelopathic; spread by birds which eat the berries.

Butterfly bush (*Buddleia davidii*) - often highly recommended as a butterfly habitat plant and widely planted in many landscapes; many cultivars available; has escaped from cultivation and is colonizing disturbed areas such as roadsides.

Japanese barberry (*Berberis thunbergii*) – common landscaping shrub with many cultivars available; grows well in many conditions and soils; is becoming extremely invasive by overtaking fields and open forest habitats; seeds spread by birds.

Japanese spirea (*Spirea japonica*) – common in the horticultural trade with many varieties available; has escaped cultivation and spread rapidly, forming dense stands which out-compete many native plants; seeds remain viable for years.

Nandina or heavenly bamboo (*Nandina domestica*) – common landscaping shrub; berries eaten by birds have resulted in its escape from cultivation; has invaded pine flatwood communities in the Southeast, out-competing native understory vegetation.

Privet (*Ligustrum spp.* such as *L. vulgare*, *L. sinense*, *L. japonicum*) – widely used as hedges and garden plants; all are extremely aggressive and form dense thickets; prolific producers of seeds which are eaten by birds, thereby spreading the plant; also spread vegetatively.

Scotch broom (*Cytisus scoparius*) – has become a big problem on the West Coast and is now invading areas in the East and Southeast; spreads by the prodigious production of long-lived seeds and can re-sprout from the roots; displaces native plants and makes re-forestation difficult; flammable, carrying flame to tree canopy, where it is especially destructive.

INVASIVE VINES AND GROUND COVERS

English ivy (*Hedera helix*) – one of the most common landscaping ground covers; grows up trees and can eventually pull them down; shade tolerant, making it especially problematic on wooded sites where it overtakes understory species.

Fiveleaf akebia (*Akebia quinata*) – used as an ornamental on trellises and garden walls; shade and drought tolerant, making it capable of invading many habitats; its rapid growth can kill off ground level and understory vegetation and can even smother canopy trees.

Japanese honeysuckle cultivars (such as *Lonicera japonica* ‘Halliana’ or ‘Purpurea’) – despite the bad reputation of Japanese honeysuckle, cultivars are still offered for sale, but these are just as invasive as the common honeysuckle; rapid spread smothers ground vegetation, shrubs and trees; spread by birds.

Oriental bittersweet (*Celastrus orbiculatus*) – popular because of colorful berries in fall, but aggressively strangles and shades out native plants; is displacing the native American bittersweet (*C. scandens*), even hybridizing with it; seeds dispersed by birds; also reproduces vegetatively.

Periwinkle or vinca (*Vinca major*, *V. minor*) - has long been used as a garden plant, and has escaped cultivation; long-lived and persistent; spreads vegetatively to crowd out understory plants in wooded sites.

Porcelain berry (*Ampelopsis brevipedunculata*) – receiving strong recommendations from garden centers due to its attractive berries; covers and crowds out native plants at woodland edges, fields, open habitats; seeds have high germination rate; also spreads vegetatively.

Wintercreeper or climbing euonymus (*Euonymus fortunei*) – forms dense mats of vegetation in shade or sun, out-competing other species; also climbs by aerial roots, damaging trees; tolerates a variety of conditions; seeds dispersed by birds.

Chinese wisteria (*Wisteria sinensis*), Japanese wisteria (*Wisteria floribunda*) – strangles and shades native trees and shrubs and can kill even large trees; tolerates a variety of soils and conditions; very long-lived; spreads from seeds and stolons.

INVASIVE ORNAMENTAL GRASSES

Chinese silver grass or eulalia (Miscanthus sinensis) – popular ornamental grass; spreading to disturbed sites, roadsides, forest edges and clearings; persistent once established.

Fountain grass (Pennisetum setaceum) – a popular ornamental, but can be an aggressive colonizer of many habitats, out-competing native species; wind-dispersed seeds remain viable for years.

Giant reed (*Arundo donax*) – introduced as an ornamental, for erosion control and as a wind break; invades freshwater habitats in warmer areas of the country; spreads by rhizomes and can cover huge areas; highly flammable, re-sprouting after burning; a large threat to riparian habitats and can easily spread downstream.

Pampas grass (*Cortaderia selloana* and *C. jubata*) – has been a problem on the West Coast, but is now becoming invasive in the East; seeds are dispersed long distances by wind and germinate readily in open, sandy soils, making it a threat in coastal areas.

Reed canary grass (*Phalaris arundinacea*) – sold as an ornamental and for erosion control, this grass is now invading wetlands; spreads vegetatively, covering large areas at the expense of native wetland species.

INVASIVE ANNUALS, PERENNIALS, AQUATICS

Native copper iris is a wonderful alternative to the invasive yellow flag iris.

Beefsteak plant or Japanese perilla (*Perilla frutescens*) -
sold as salad plant, and ornamentally for its dark purple foliage; seeds invasively.

Cardoon or wild artichoke (*Cynara cardunculus*) – sold as an ornamental; spreads into a variety of habitats, including those with clay soils; displaces native annuals, perennials and grasses.

Dame's rocket (*Hesperis matronalis*) – introduced as a garden plant in colonial days and still sold as an ornamental; often included in wildflower mixes for meadow or roadside plantings; can dominate moist areas of meadow, forest edge and woodland, crowding out native plants; spreads rapidly from seed.

Purple loosestrife *(Lythrum salicaria*, *L. virgatum*) – has been declared a noxious weed in many states, and a half-million acres are infested annually in U.S.; especially invasive in damp or wet habitats; cultivars are marketed as sterile and sold at nurseries around the country, though cultivars can breed with wild plants and produce highly fertile seeds; prolific seed producer, each plant producing over 2 million seeds; also reproduces rapidly through underground stems.

Water hyacinth (*Eichhornia crassipes*) – commonly sold as a floating plant for ornamental ponds; has become one of the worst weeds in warmer waters of the U.S.; forms a solid mat on the water's surface which shades out underwater plants, crowds out surface vegetation, changes water temperatures and disrupts the food chain

Yellow flag iris (*Iris pseudacorus*) – this is a popular iris for planting in ornamental ponds, however if used in a non-contained situation such as on stream banks or natural ponds, it can spread rapidly, colonizing wetlands and displacing native species.

The following is a list of plants, trees and other materials that CANNOT be used for landscaping:

Rank 1– Severe Threat

Scientific Nomenclature	**Common Name**
Ailanthus altissima (Mill.) Swingle	Tree of heaven
Albizia julibrissin Durz.	Mimosa
Alliaria petiolata (Bieb.) Cavara & Grande	Garlic-mustard
Celastrus orbiculata Thunb.	Asian bittersweet
Dioscorea oppositifolia L.	Air-potato
Elaeagnus umbellata Thunb.	Autumn olive
Elaeagnus pungens Thunb.	Thorny-olive
Euonymus fortunei (Turcz.) Hand.-Mazz.	Winter creeper
Hedera helix L.	English ivy
Lespedeza cuneata (Dum.-Cours.) G. Don	Sericea lespedeza
Ligustrum sinense Lour.	Chinese privet
Ligustrum vulgare L.	Common privet
Lonicera fragrantissima Lindl. & Paxton	January jasmine
Lonicera japonica Thunb.	Japanese honeysuckle
Lonicera maackii (Rupr.) Maxim.	Amur bush honeysuckle
Lonicera morrowii A. Gray	Morrow's bush honeysuckle
Lonicera tatarica L.	Tartarian honeysuckle, twinsisters
Lonicera x bella Zabel	Bush honeysuckle
Lythrum salicaria L. [all varieties and cultivars]	Purple loosestrife
Microstegium vimineum (Trin.) A.	Camus Nepalgrass, Japanese grass
Myriophyllum spicatum L.	Eurasian water milfoil
Paulownia tomentosa (Thunb.) Sieb. & Zucc. ex Steud	Princess tree
Phragmites australis (Cav.) Trin. ex Steud.	Common reed
Polygonum cuspidatum Seib. & Zucc	Japanese knotweed, Japanese bamboo
Pueraria montana (Lour.) Merr.	Kudzu
Rosa multiflora Thunb.	Multiflora rose
Solanum viarum Dunal	Tropical soda apple
Sorghum halepense (L.) Pers.	Johnson grass
Spiraea japonica L.f *,Lygodium japonicum.*	Japanese spiraea Japanese Climbing Fern

Rank 2 – Significant Threat Exotic plant species that possess characteristics of invasive species but are not presently considered to spread as easily into native plant communities as those species listed as **Rank 1— Severe Threat**.

Scientific Nomenclature	Common Name
Alternanthera philoxeroides (Mart.) Griseb.	Alligatorweed
Artemisia vulgaris L.	Mugwort, common wormwood
Arthraxon hispidus (Thunb.) Makino	Hairy jointgrass
Berberis thunbergii DC.	Japanese barberry
Bromus commutatus Schrad.	Meadow brome
Bromus japonicus Thunb. Ex Murray	Japanese bromegrass
Bromus secalinus L.	Rye brome
Bromus tectorum L.	Thatch bromegrass, cheat grass
Carduus nutans L.	Musk thistle, nodding thistle
Centaurea biebersteinii DC.	Spotted knapweed
Cirsium arvense L. (Scop.)	Canada thistle
Cirsium vulgare (Savi) Ten.	Bull thistle
Clematis ternifolia DC.	Leatherleaf clematis
Conium maculatum L.	Poison hemlock
Coronilla varia L.	Crown vetch
Daucus carota L.	Wild carrot, Queen Anne's-lace
Dipsacus fullonum L.	Fuller's teasel
Dipsacus laciniatus L.	Cutleaf teasel
Euonymus alata (Thunb.) Sieb.	Burning bush
Festuca arundinacea Schreb.	Tall fescue
Festuca pratensis Huds.	Meadow fescue
Hesperis matronalis L.	Dame's rocket
Hydrilla verticillata (L.f.) Royle	Hydrilla, water thyme
Lespedeza bicolor Turcz.	Bicolor lespedeza, shrubby bushclover
Ligustrum japonicum Thunb.	Japanese privet
Lysimachia nummularia L.	Moneywort, creeping Jenny
Lygodium japonicum.	Japanese Climbing Fern,
Mahonia bealei (Fortune) Carriere	Oregon grape
Melilotus alba Medik.	White sweet clover
Melilotus officinalis (L.) Lam.	Yellow sweet clover
Miscanthus sinensis Andersson	Zebra grass, Chinese silver grass
Murdannia keisak (Hassk.) Hand.-Mazz.	Asian spiderwort
Myriophyllum aquaticum (Vell.) Verdc.	Parrot's feather, water milfoil
Nandina domestica Thunb.	Nandina, sacred-bamboo
Rorippa nasturtium-aquaticum (L.)	Hayek Watercress
Polygonum caespitosum Blume	Bunchy knotweed, oriental lady's-thumb

Populus alba L.	White poplar
Potamogeton crispus L.	Curly pondweed
Setaria faberi R.A.W. Herrm.	Nodding foxtail-grass, Japanese bristle-grass
Setaria italica (L.) P. Beauv.	Foxtail-millet
Setaria pumila (Poir.) Roem. & Schult.	Yellow foxtail, smooth millet
Setaria viridis (L.) P. Beauv.	Green millet
Torilis arvensis (Huds.) Link	Spreading hedge-parsley
Tussilago farfara L.	Coltsfoot
Verbascum thapsus L.	Common mullein
Vicia sativa L.	Garden vetch
Vinca minor L.	Common periwinkle
Wisteria sinensis (Sims) DC.	Chinese wisteria
Wisteria floribunda (Willd.) DC.	Wisteria
Xanthium strumarium L.	Common cocklebur, rough cocklebur

Rank 3 – Lesser Threat Exotic plant species that spread in or near disturbed areas and are not presently considered a threat to native plant communities.

Scientific Nomenclature	**Common Name**
Allium vineale L.	Field garlic
Arundo donax L.	Giant reed, elephant grass
Bromus catharticus Vahl	Bromegrass, rescue grass
Bromus inermis Leyss.	Smooth bromegrass
Broussonetia papyrifera (L.) L'Her. ex Vent.	Paper mulberry
Lithospermum arvense (L.) I. M. Johnston	Corn gromwell
Cardiospermum halicacabum L.	Balloonvine, love-in-a-puff
Centaurea cyanus L.	Bachelor's button, cornflower
Chrysanthemum leucanthemum L.	Ox-eye daisy
Cichorium intybus L.	Chicory
Egeria densa Planch.	Brazilian elodea, Brazilian water-weed
Elaeagnus angustifolia L.	Russian olive
Eschscholzia californica Cham.	California poppy
Fatoua villosa (Thunb.) Nakai	Hairy crabweed
Glechoma hederacea L.	Gill-over-the-ground, ground ivy
Iris pseudacorus L.	Pale-yellow iris
Kummerowia stipulacea (Maxim.) Makino	Korean clover
Kummerowia striata (Thunb.) Schindl.	Japanese clover
Melia azedarach L.	Chinaberry
Ornithogalum umbellatum L.	Star of Bethlehem
Pastinaca sativa L.	Wild parsnip
Polygonum persicaria L.	Lady's thumb
Rubus phoenicolasius Maxim.	Wineberry
Senna obtusifolia (L.) H. S. Irwin & Barneby	Sicklepod senna

Tragopogon dubius Scop.	Yellow goat's-beard
Tribulus terrestris L.	Puncturevine
Urtica dioica L.	Stinging nettle
Xanthium spinosum L.	Spiny cocklebur

Watch List A Exotic plants that naturalize and may become a problem in the future;

Scientific Nomenclature	**Common Name**
Agrostis stolonifera L.	Weeping love grass
Alnus glutinosa (L.) Gaertn.	Sticky alder
Bromus hordeaceus L.	Soft brome
Bromus sterilis L.	Poverty brome
Buddleia davidii Franch.	Butterfly bush
Bupleurum rotundifolium L.	Hound's-ear, hare's-ear
Cosmos bipinnatus Cav.	Garden cosmos
Cosmos sulphureus Cav.	Sulpher cosmos
Echium vulgare L.	Viper's bugloss
Hibiscus syriacus L.	Rose of Sharon
Hypericum perforatum L.	Goatweed, St. John's-wort
Mentha spicata L.	Spearmint
Mentha x piperita L.	Peppermint
Muscari atlanticum Boiss. & Reut.	Grape hyacinth
Muscari botryoides (L.) Mill.	Common grape hyacinth
Najas minor All.	Water nymph
Phalaris canariensis L.	Canary grass
Pyrus calleryana Decne.	Bradford pear
Rhamnus frangula L.	Alder buckthorn
Rhodotypos scandens (Thunb.) Makino	Jetbead
Senecio vulgaris L.	Ragwort
Setaria verticillata (L.) P. Beauv.	Bur-foxtail
Solanum dulcamara L.	Bittersweet
Stachys floridana Shuttlew. ex Benth.	Hedge nettle

Watch List B Exotic plant species that are severe problems in surrounding states

Scientific Nomenclature	**Common Name**
Ampelopsis brevipedunculata (Maxim.) Trautv.	Amur peppervine
Polygonum perfoliatum L.	Mile-a-minute, Asiatic tear-thumb
Rhamnus cathartica L.	European buckthorn
Rottboellia cochinchinensis (Lour.) Clayton	Itchgrass
Salvinia molesta Mitchell	Aquarium water-moss
Sapium sebiferum (L.) Roxb.	Chinese tallowtree

Sources of Information

The following books provide information and color photographs to help you to landscape with native plants.

Nature's Melody , A Guide to Georgia Wildflowers :
By Betty Benson

Gardening with Native Plants
By Sally Wasowski and Andy Wasowski

The American Woodland Garden : Capturing the Spirit of the Deciduous Forest
By Rick Darke

Native Shrubs and Woody Vines of the Southeast:
By Leonard Foote and Samuel B. Jones

Wildflowers of the Southern Mountains
By Richard Smith

A Field Guide to the Ferns and their Related Families of the Northeastern and Central North America
By Broughten Cobb

Newcomb's Wildflower Guide
By LawrenceNewcomb

Trees of the Southeastern United States
By Wilbur and Marion Duncan

Field Guide to the Ferns and Other Pteridophytes of
By Lloyd Snyder and James G. Bruce

Local Native Wildflower Sources

Florafarm Specialty Plants for Home and Garden	(770) 889-35559
Ladyslipper Rare Plant Nursery	(770) 345-29998

This document (ver1.01) has been compiled by the Architectural Review Committee of The Highlands at Clear Creek, LLC. Please direct all question to Ramesh who may be reached at 706-253-4700