

## **Landscaping Deposit – Return Procedure**

A security deposit, also known as a landscaping deposit, is a deposit that is provided from the homeowner to the builder at time of purchase. Our role as a developer is to retain the deposit until the homeowner completes the landscaping in accordance with the architectural guidelines of Black Stone. Below is the procedure for requesting and receiving your landscaping deposit back.

1. Complete your landscaping in accordance with the architectural guidelines as set out for Black Stone. Guidelines for our community can be found on our website at [www.liveinblackstone.ca](http://www.liveinblackstone.ca).
2. After completing your landscaping, submit a final grade certificate request to the City of Leduc. More information on this process can be found here: <https://www.leduc.ca/lot-grading-information-brochure>
3. Once you receive your final grade certificate from the City, send the final grade certificate directly to your builder along with a note that you are requesting a landscaping inspection on your property.
4. Your builder will notify the landscaping inspection company of your request.
5. A landscaping inspection will be completed, and you will be notified by your builder if you have passed or failed.
  - a) If you failed, you are required to comply with the notice from the inspector in order to receive your security deposit back.
6. If your landscaping has been approved, our accounts payable team will be notified, and a cheque will be made and sent to your builder.

## **General Notes**

- Fencing is not required for the landscaping deposit to be refunded. However, if you build a fence it must be built to the specifications as set out in the architectural guidelines. If the fence is built, an inspection on the fence will be completed as well.
- Maclab Development Group will issue the landscaping deposit to the builder or person(s) as noted on the purchase agreement.
- ***Landscaping must be completed within 2 years unless otherwise noted in your purchase agreement. If it is not completed within this timeframe, you will forfeit your security deposit.***