

Country Meadows II Drought Tolerant Landscape Guidelines

ADDENDUM TO EXISTING GUIDELINES

Drought Tolerant Landscape and Hardscape

- Desert-type landscapes consisting of large expanses of rock, decomposed granite or mulch with minimal number of plants are **not permitted**. To remain consistent with the builder's original community design intent, **green plant material (turf, artificial turf, or ground cover) must cover at least 65% of the required landscape area.**
- All plants, trees, ground cover, hardscape, etc must be approved by the Design Review Committee **PRIOR TO** installation. Homeowners that complete exterior modifications prior to committee approval may be required to remove enhancements at the owner's expense.

Landscape Plan

A plan, including drawings of the proposed landscape design, is required. It should show enough detail so the Design Review Committee can clearly decide if the criteria and requirements are met. An effective plan is:

- **Prepared to scale.**
- **Writing is clear and legible.**
- **Lists the names and shows locations of all plants in the landscape.**
- **Specifies the material that will be used to cover bare soil to prevent weed infestation (weed barrier required) until the new landscape is established.**
- **Has a drawing that identifies plant name and planting location (see examples of drawings).**

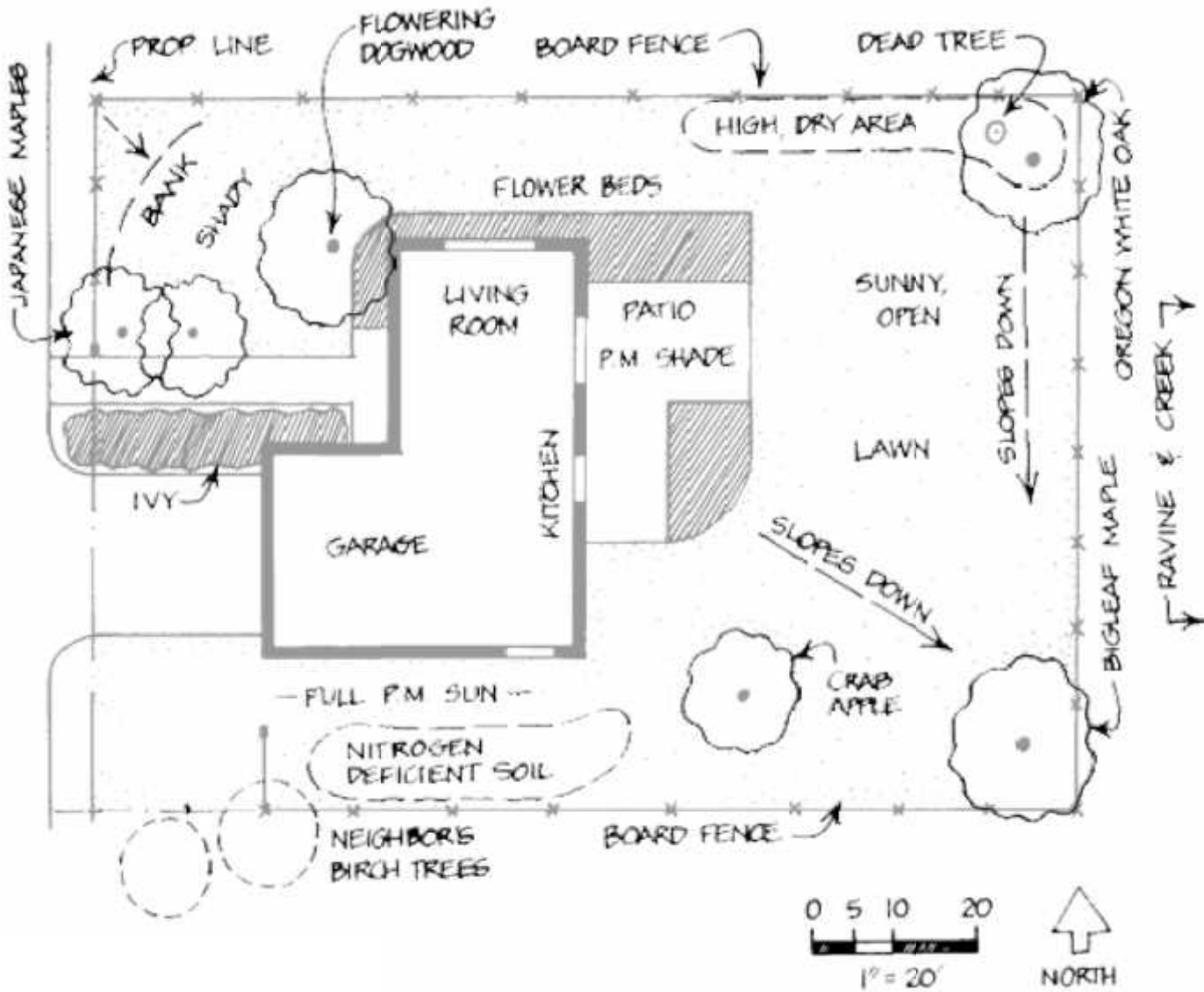
A lot of careful observation and thoughtful planning go into creating a landscape that will be a functional and pleasing part of your home. Make sure you provide the Country Meadows II HOA Drought Tolerant Landscape Guidelines whenever you hire someone to perform landscaping projects on your property.

Homeowners are not required to hire a landscape architect, a 'do it yourself' drawing will suffice, provided all requested information is included.

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Sample Sketch #1 –Completed drawing



This plan provides details of **plant names** and shows **locations**.
Please include lot dimensions!
Approved landscape drawing

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Site Design

Plants must be arranged, planted in sufficient number and density, and specifies the minimum sizes to assure the plantable area has 65% coverage when plants are mature.

- There shall be no large or continuous area of bare soil in the landscape after the initial planting or after the landscape is established.
- Areas of bare soil must be covered with a 2 to 4 inch layer of mulch or other approved soil covering (see Mulches and Soil Coverings Sections below) at the time of planting.
- Shrubs are normally planted in groupings with plants spaced according to plant specifications and/or recommendations.
- Groundcover plantings normally require plants to be spaced according to plant specifications and/or recommendations.
- Use of large boulders may be approved if the Design Review Committee determines their presence suits the intended design and their placement and approximate sizes of boulders must be noted on the landscape drawing. Boulder shall be naturally weathered or a color that is consistent with the aesthetics of the community. Ensure that the rock must have the appearance of being buried in the ground and does not have the appearance of simply being laid on top of the ground. Please provide a representative picture of the proposed boulder.
- No hedges or similar continuous plant screens over 18 inches in height are permitted along front property lines. Plants can't be installed in such a way as formed into a hedge along the front property lines.
- There shall be a 1-ft minimum planting setback from adjacent property lines in the front of the house for shrubs and similar plants and a 4-ft planting setback for trees.
- The design must provide plant-based remedies for erosion of soil, mulch, or other landscape debris onto public sidewalks and driveways caused by rainfall, wind, irrigation, or foot traffic. This normally will require a continuous low-growing (12-inch or less height) plant material cover, or turf border, immediately adjacent to these paved areas.

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- Raised cement curbing ('mow curbs') may be used 1" above mulch, and are not to be made of wood or plastic.
- Adding pavement, such as by widening driveways, so that it creates solid paving across adjacent property lines is not permitted.
- A functioning irrigation system tailored to the planting scheme and site design is required. The irrigation system must be hooked up to an automatic timer; a drip irrigation system is preferred.

Site Preparation

The planting process should begin with a weed free site. The original site slope and grading should remain intact. If either is altered, the owner must specify the measures that will be taken to assure runoff does not affect neighboring properties, i.e., retaining walls.

- Plants should be in five (5) gallon size or larger, of a perennial nature.
- Groundcover and similar plants may be 1-gallon containers or from flats. Flats must be planted 6 inches on center and 1 gallon, 18 inches on center.
- Groundcover plants from flats are recommended to be planted 6 inches on center (oc) apart; those from containers may be spaced according to plant specifications and/or recommendations.

Artificial Turf

The use of Artificial Turf may be approved provided that the property owner:

- Submits a product sample of artificial turf to be used, and other product information requested by the Design Review Committee.
- Maintains it by keeping it clean and free of dirt and debris; this may require occasional rinsing with water and removing fallen leaf dander.
- Agrees to replace it when the Country Meadows II HOA determines its appearance no longer meets community standards due to the lack of appropriate or normal maintenance or normal deterioration. (Note that most artificial turf products currently sold may have an anticipated life expectancy of 10 years)
- Turf must allow ring around trees and utility boxes.

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- Turf must be laid with grain so appears to be one even mat and must be installed per manufacturer's specifications so that there are no bumps. Turf must be permeable in nature.

Mulches & Soil Coverings

A sample must be submitted of the soil covering material that will be applied to cover bare soil areas with the application and must be approved before use other than approved:

- The material used shall be brown earth tone in color and 2 to 4 inches deep. ("Natural and unpainted")
- Shredded bark, bark nuggets, or similar coarse forest products
- Coarse or rounded pebble at least 1/2 inch in diameter in size
- River rock at least 1/2 inch in diameter in size
- Lava Rock
- Synthetic mulch must be brown / earth tone in color.

The following and similar materials are NOT permitted:

- **Road based gravel**
- **Artificially colored or white rock or granite**
- **Ground stones**
- **Uncovered weed control or landscape fabric**
- **Artificial color wood chips, (No Red)**

A weed control fabric is required under mulches when the area is intended to be a permanently mulched open space within landscape. Weed control fabric is not required in the portions of the landscape where mulch is used as a temporary soil cover until the plant material grows over it.

Completion Notice & Inspection

Upon completion of the project, the applicant **must** submit a completion notice with photographs documenting that the project followed the **approved** plan.

As stated, homeowners are required to submit a complete application and receive written approval prior to beginning any modifications.