

required prior to the installation and/or placement of any Xeriscaping. Further, any approval of plans and specifications hereunder shall not be construed as any representation that the approved Xeriscaping is appropriate for the soil type or area, and the Association, including but not limited to the Board and ACC, hereby disclaims any responsibility for the survival of any Xeriscaping placed on a lot.

Turf Grass / Sod

The sidewalk strip (the area between the sidewalk and street curb) must be grass/sod/turf. Complete and full removal of grass/sod/turf is not permitted; the property owner must maintain at least 50% of turf grass in any street-adjacent non-fenced yard (front and side yards). Use of a turf grass such as Bermuda or Zoysia that has minimal water requirements is permitted. Choose turf that will survive in the soil type and sun/shade conditions of the lot. Note - all grasses require watering to establish and remain healthy; the goal is to *minimize* the total amount of water needed each year. Use of artificial turf is only permitted inside/behind the lot's fencing and may not be visible from any public street.

Ground Cover / Mulch

Non-turf areas may contain a substrate of crushed or decomposed granite, ground or chipped mulch, crushed limestone, 1"-2" gravel, river rock, paver stones, and flagstone. Colors should be in earth tones (beige, tan, brown, etc.). Examples (but not limited to) of materials not permitted are colored glass mulch, nut shells and husks, rubber mulch, and red or black lava rocks. Large areas may not be composed of a single material, i.e. bare mulch is not allowed unless interspersed with plants. The landscape plan must prevent soil erosion and issues with mulch washing away.

Structural Elements : Retaining Walls, Borders, Hardscapes

Retaining walls must be constructed of Millsap sandstone. Borders must be harmonious with the neighborhood. Examples (but not limited to) of border materials permitted are metal edging in colors of black, brown or dark green, stone, concrete edger and brick which matches the brick on the house. Examples (but not limited to) of border materials not permitted are white plastic, decorative borders which extend more than four (4) inches above ground, cinder blocks, railroad ties, and landscape timbers. Hardscapes may include natural colored rocks and boulders.

Plants / Trees

Many tall and excessively bushy plants require regular pruning to keep them healthy. For public safety, plants and branches with thorns, spines, or sharp edges must be located at least two (2) feet from the public sidewalk. Some plants like Oleander and the Castor Bean plant are toxic to animals and humans and should be avoided. No plants should be positioned where they would obstruct the sight line of pedestrians or motorists. Stumps must be pulled and backfilled with soil or ground down to below sod level.

Maintenance

Xeriscaped areas are subject to the same maintenance requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Plants must be pruned as needed, beds must be kept weed-free, and borders must be edged. No plants may encroach on public sidewalks. Sickly and dying plants must be removed and replaced. Perennials that die back during winter must be cut back to remove dead material. This includes most ornamental grasses and other flowering perennials that go dormant to the ground in winter.

XERISCAPING

Promulgated by the ACC on December 2, 2013
