

Plant Material & Landscape Minimum Requirements

Pomponio: Landscaping must be completed within 6 months of occupancy

FEES:	New Landscape/Hardscapes \$50.00 Fee	Minor Changes to an Existing Landscape/ Hardscapes \$25.00 Fee	The “Pre-approved” landscape design - Currently if owner uses this design they do not have to submit for approval or pay a fee, just notify management and send in plans
-------	---	---	--

REQUIRED

Deciduous Tree:	1 - (1.5-inch caliper)	ALLOWED: Norway Maple, Red Maple, Autumn Blaze Maple, Ohio Buckeye, Native River birch, Western Catalpa, Western Hackberry, Green Ash, Honey Locust, Bur Oak, Columnar Oak, English Oak, Northern Red Oak, American Linden, Redmond Linden
Evergreen Trees:	5 - (6-foot height)	ALLOWED: White Fir, One seed Juniper, Rocky Mountain Juniper, Red Cedar, Baby Blue Eyes Spruce, Black Hills Spruce, Colorado Blue Spruce, Bristlecone Pine, Pinon Pine, Limber Pine, Austrian Pine, Ponderosa Pine, Southwestern White Pine, Scotch Pine, Douglas Fir
Ornamental Trees:	1 - (1.5-inch Caliper)	ALLOWED: Amur Maple, Shadblow Serviceberry, Thornless Cockspur, Washington Hawthorn, Toba Hawthorn, Golden Rain Tree, Flowering Crab, Aspen, Canada Red Cherry, Japanese Tree, Lilac, European Mountain Ash
Shrubs	#5 container	ALLOWED: Thin Leaf Alder, Serviceberry, Chokeberry, Sagebrush, Four Wing Saltbush, Barberry, Blue Mist Spirea, Mountain Mahogany, Quince, Rabbit Brush, Dogwood, Cotoneaster, Silverberry, Burning Bush, New Mexico Privet, Forsythia, Honeysuckle, Mock Orange, Ninebark, Potentilla, Sandcherry, Cistena Plum, Nanking Cherry, Scrub Oak Columnar Buckthorn, Sumac, Currant, Shrub Rose, Willow, Elder, Buffaloberry, Spiraea, Snowberry Lilac, Viburnum, Privet, Juniper, Yew
Ornamental Grasses:	#1- #3 container (#5 container, if substituted for a required front yard shrub)	Due to the large quantity, variety and changing availability of these plants, please consult your local nursery. Height, color, texture, moisture, light requirements and hardiness need to be considered when specifying these plants
Perennials:	4 (inch pot)	Due to the large quantity, variety and changing availability of these plants, please consult your local nursery. Height, color, texture, moisture, light requirements and hardiness need to be considered when specifying these plants

Plant Material & Landscape Minimum Requirements

****ADAMS COUNTY -Required trees and shrubs: a minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs.**

Evergreens shall be considered ornamental. Due to space limitations, large deciduous or evergreen trees shall not be permitted within the front yards of rear-loaded lots. Requirements may be subject to review/change pending site constraints such as utility locations and limited planting areas.

Turf:

- Bluegrass (or equivalent) is acceptable.
- **Turf areas may not exceed 75% of the non-paved area in the front or rear yard.** The recommended minimum width of a turf area is 4 feet.
- Artificial turf is permitted in the side yards of fenced/walled yards and within side yard use easements.

Rock and Mulch Area:

- Shrub and perennial beds must be lined with landscape fabric or other acceptable landscape weed barrier if covered with rock mulch.
- Rock mulch size shall be a minimum of 3/4 inch diameter and a maximum of 1-1/2-inch diameter. Drainage rock is allowed up to 8 inches. Smaller mulch may be used in sandboxes and larger sizes may be used in drainage and accent areas as specifically approved by the ARC.
- Acceptable rock mulch color includes natural, earth-toned colors. **Prohibited rock mulch includes: lava rock, white marble or any similar types** and colors to these materials. **Dyed or painted rocks are also prohibited.**
- Wood mulch must be of professional grade and consistent in size. **It shall be of natural color without added pigment.**

All mulched areas adjacent to turf shall utilize a metal, concrete, brick or professional quality edger to define the planting bed and provide a clean maintenance edge. However, edging shall not be placed to impede drainage.

Irrigation does not require approval

FRONT YARD LANDSCAPING

2.1 FRONT YARD LANDSCAPE

Shrubs and perennials must be planted 4 feet to 6 feet on center, at a maximum. Grouping plantings together to create a visual impact or focal point is also allowed.

- a) Front yards shall be fully landscaped.
- b) Turf areas may not exceed 75% of the non-paved area of the front yard. The recommended minimum width of a turf area is 4 feet.
- c) Front yards without sod are permitted but must include plant/ground cover coverage of at least 75% within the first two growing seasons. The ARC may require additional landscape enhancements for front yards without irrigated sod.
- d) Front yards without sod must include a mix of wood and rock mulch types.
- e) Exposed house foundations visible from the street or common areas must be landscaped with rock/mulch beds and planted with shrubs at a maximum spacing of 4 to 6 feet on-center. Foundations shall be screened using a mixture of 3-foot to 6-foot shrubs

Plant Material & Landscape Minimum Requirements

and provide a minimum 75% visual coverage within two growing seasons. Plantings may be grouped to allow for visual impact and layering effect. Please note that plants of similar water requirements should be grouped together.

*Evergreen plant material is recommended for winter interest.

- f) Irrigation must be maintained a minimum distance from building foundations in accordance with applicable soils and geotechnical reports.
- g) Between lots, front yard turf areas must be separated by a minimum 4-foot wide rock/wood mulch bed. For example, adjacent lots would require a 2-foot bed along their shared front yard property line. Continuous front yard lawns extending across lot lines is not permitted.
- h) The minimum width of an entry walk is 4 feet.

Side Yard USE EASEMENT LANDSCAPING

- a) Side Yard Use Easements shall be fully landscaped.
- b) Shrubs and perennials may be planted.
- c) The use of irrigated turf in the side yard use easement is prohibited.
- d) Drip irrigation is permitted but must be maintained a minimum of 4' from building and foundations or in accordance with an applicable soil and/or geotechnical report.
- e) The planting of trees with a canopy width greater than 8' is prohibited within the use easement.
- f) Plantings shall not impede access to the adjacent residential structure by its owner.
- g) Pavers, poured concrete or other patio hardscape is permitted but must maintain positive drainage away from all foundations and structures.
- h) No permanent landscape structure may be attached or in contact with an adjacent residential structure comprising one side of the side yard use easement and owned by the adjacent homeowner.
- i) The side yard use easement must incorporate fence gate access from either or both front, rear yards.

REAR & SIDE YARD LANDSCAPING

- a) The use of turf in the rear yard must not exceed a maximum of 75% of the non-paved area. The recommended minimum width of a turf area is 4 feet.
- b) Rear yards shall be fully landscaped
- c) Turf areas may not exceed 75% of the non-paved area of the front yard. The recommended minimum width of a turf area is 4 feet.
- d) Irrigation must be maintained a minimum distance from building foundations in accordance with applicable soils and geotechnical reports.