

# Home Owner Landscape Design Requirements

## Purpose

- A. The purpose of this article are to:
  - a. Provide requirements to promote, develop, and maintain home owner landscaping in the community.
  - b. Create and maintain and attractive development
  - c. Maintain and increase all property values
- B. These requirements are the minimum requirements
- C. Prevent mis-use of landscaped property

## Scope & Applicability

- A. These requirements shall apply to all old, current, and new construction within the community, including alterations, additions, and expansions. These design requirements apply to all Cottages (single car garage), Single Story Classics, and Two Story Classics homes within the Avalon Village community.

## Landscape Plan(s)

- A. Cottages (single car garage)
  - a. Front yard landscaping must have a minimum of one (1) fifteen-gallon tree, eight (8) shrubs/plants, inorganic or organic ground cover, and underground irrigation system to all plant material. The tree requirement may be substituted with approved cactus or plant with a minimum height requirement of five (5) feet evenly dispersed on both sides of the driveway.
  - b. Plant material can be substituted with river rock, decorative rock, or other decorative material (hardscape) approved by the Architectural committee in exchange for two (2) of the shrubs/plants.
- B. Classics (single story)
  - a. Front yard landscaping must have a minimum of five (5) shrubs/plants, inorganic or organic ground cover, and underground irrigation system to all plant material evenly dispersed on both sides of the driveway.
  - b. Plant material can be substituted with river rock, decorative rock, or other decorative material (hardscape) approved by the Architectural committee in exchange for one (1) of the shrubs/plants.
- B. Classics (two story)
  - a. Front yard landscaping must have a minimum of one (1) fifteen-gallon tree, seven (7) shrubs/plants, inorganic or organic ground cover, and underground irrigation system to all plant material. The tree requirement may be substituted with approved cactus or plant with a minimum height requirement of five (5) feet evenly dispersed on both sides of the

driveway.

- b. Plant material can be substituted with river rock, decorative rock, or other decorative material (hardscape) approved by the Architectural committee in exchange for one (1) of the shrubs/plants.

#### B. All Lots

- a. All lots should have material above spread evenly throughout the property at no less than ten (10) square feet between plants from the front edge of the house to the sidewalk on both sides of the driveway.
- b. All lots should maintain the landscaping in a visually appealing manner per management company and/or board expectations.
  1. Trees should be trimmed to where they aren't touching the house or other landscaping.
  2. Trees should maintain a canopy height of seven (7) feet.
  3. Plants/Shrubs should not cover the sidewalks or driveways or exceed a height of five (5) feet.
  4. Rock or hardscape should be replenished as needed. Bare dirt should not be visible from the street
  5. All lots shall be free of trash, weeds, leaves, dead plants, tree sheds, and any other materials that are not considered hardscape material. This includes, but is not limited to, recycle/trash cans, boxes, signs, etc.
- c. All lots should have plant or hardscape material spaced in a manner that prevents automobiles, trailers, etc from being parked on areas designated for landscaping (see Landscape Plans D.a).

Then installation and removal of trees, plants, and hardscape from the front yard need not be submitted for approval provided that the trees, plants, hardscape, and design meet the landscape guidelines in this document. All unapproved landscape guidelines are subject to the discretion and interpretation of the current management company and/or Architectural committee. All landscaping should be maintained to create an attractive community and increase property values.