

RAVENSWOOD LANDSCAPE GUIDELINES

These landscape guidelines are designed to enhance property values and maintain the high standard of development that exists within the Ravenswood Community. The guidelines are established to provide aesthetic and architectural controls for modifications or additions to the lots and homes or improvements thereon. Except as otherwise provided for herein, the following guidelines do not eliminate the need for submission of plans for approval by the architectural or landscape committees. Even if the modification, addition or alteration is identical to another lot that has been approved, it must be submitted for approval because each situation may have different conditions.

Landscape Maintenance: All landscaping shall be maintained in a neat and attractive condition. Appearance and safety are of the utmost importance. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants and trees, removal of weeds and noxious grasses and removal of trash and landscape debris. Trees, shrubs or plantings of any kind need to be trimmed up to 10 feet off the ground so that they don't overhang or encroach upon, sidewalk, street, pedestrian way, or Common Area, Trim trees to avoid encroaching on neighboring properties.

Hardscape: Any hardscape items proposed for the front or side yards must be approved by the committee. Hardscape items in the rear yard that will be visible from neighboring property must also be approved. Examples of hardscape items include planters, walkways, retaining walls, decorative walls fountains and pergolas.

Ground Cover: If decomposed granite or other landscape rock is used it must be of an "earth tone" color and not white, green, blue, or other bright colors. The rock must be half (0.5) inch or larger.

Lighting: Homeowners may use low voltage lighting to highlight entries, walks or accentuate trees and shrubs where approved. Landscape lighting shall be shielded such that the light shines primarily on the lot on which it is installed. Light that creates a glare visible from other lots is prohibited.

Irrigation: With an average rainfall of less than nine inches, most plants require supplemental irrigation to sustain plant life yet preserve our precious water supply. Each homeowner shall maintain a complete irrigation system compatible with the front yard design and plants used. Turf areas shall have spray irrigation with 100% head to head coverage designed to minimize overspray onto any paved or granite areas.

Rear and Side Yard Landscaping: Minor rear yard landscaping does not require approval unless the landscaping or structure can be viewed from neighboring properties. guideline objective to protect comfort, ambiance, and enjoyment for all homeowners will be a priority. Any side yard projects that will impact drainage or a neighboring owners' easement rights must have architectural committee approval prior to beginning the work.

Approvals

Any major landscape projects will require an architectural Application for Design Review form be submitted and approved prior to beginning the work. Find form Here: <https://www.visioncommunitymanagement.com/current-homeowners/community?name=Ravenswood> in the Architectural Documents section.

The following **do not** require Architectural Approval:

- Replacing a plant or tree.
- Routine maintenance of existing sprinkler / drip systems
- Routine maintenance or repair of existing structure, sidewalk and fences.
- Routine pruning and shaping of existing shrubs.
- Routine maintenance of existing exterior building, walkways shrubbery, or lighting.
- Painting Security or screen doors that match the color of the home)