

Sunset View Estates Homeowner's Association Architectural Rules and Regulations, Landscape

Effective July 18, 2015

LANDSCAPING

General Description of the Development and Landscape Design Philosophy

All of the landscapes within SVE are expected to employ high standards. High standards for design and construction will ensure landscapes that are consistent with the open, unique nature of SVE and are considerate to the site and to surrounding buildings. The Landscape Standards section specifically addresses landscape rules and regulations and design and architectural objectives.

Extensive formal landscaping is not required on any SVE home site; however, all landscaping shall be organized in a manner so as to integrate into the natural setting of SVE. All home sites must be maintained as follows:

- a. Present a neat and pleasing appearance to all off-property vantage points (roadways and other home sites)
- b. Minimize fire danger in the area
- c. Maximize noxious weed control
- d. Moderate the problem of wind-blown dust

LANDSCAPE SUBMITTAL CHECKLIST

A landscape plan is not required during the initial review process. However, a complete landscape plan must be submitted for review and approval prior to the execution of any such work. Beginning landscaping construction prior to ARC review and written approval may result in a partial forfeiture of your deposit refund. Landscaping shall be completed within six months of substantial completion of the home, extension for winter months is allowed (contact the ARC for approval).

Submit to the Management Company the following:

Landscape Plan (1 copy) to include:

- Drawing scale: 1" = 10'
- Retaining wall, decorative wall locations and material
- Property lines, setbacks, and all other easements (if any)

- ❑ Building footprint location, roof plan including overhangs, and driveway clearly marked. Both existing and finished grading must be represented on each site plan and each exterior elevation submitted to the ARC.
- ❑ All tree and rock outcropping locations (trees which are proposed for removal must be clearly designated as such on the plan)
- ❑ Landscape lighting plan and samples, catalog cuts or dimensioned drawings of all landscape and driveway lighting fixtures
- ❑ North arrow
- ❑ Location of the following clearly marked: walkways, decks, retaining wall(s), parking areas, service yard/trash storage, spa/hot tub facilities, fire pits, etc.
- ❑ Types, locations, quantities and sizes of all proposed plant material
- ❑ Water feature location (if any) and detail which should include overall dimensions, horizontal drop, noise in dB and pump size, if applicable. The noise generated by the water feature may be not greater than 50db as measured at the edge of the maintained portion of the golf course, at the next adjacent neighbor's property line, or the edge of the paving at the street.

LANDSCAPE STANDARDS

General

A Landscaping plan is required on all SVE home sites. The landscape plan is subject to review and approval by the ARC prior to the commencement of installation. Landscaping construction must be finalized within 6 months of substantial completion of the home, extension for winter months is allowed, (contact the ARC for approval).

Landscape Design Planning

Careful consideration should be given to the coordination of the elements of landscape design and the architectural features of the home itself. Properly oriented, protected and landscaped courtyards, sitting or play areas can create mini-environments within the unique wooded look and feel of the SVE development.

Areas of individual home sites exposed to other home sites and roadways should be treated in a manner so as to integrate into the natural setting of SVE.

Decks, which have large, solid under-skirting, must be visually "broken-up" with plant materials, creating periodic vertical elements. Shrubs, trees and other plant materials used on the home site should be arranged in natural groupings, not necessarily in straight rows.

Bark

Bark toppings are approved for use in SVE for decorative and dust abatement purposes. Large areas of bark with sparse planting are discouraged. Fine

bark mulch may be used in areas following the seeding of natural materials to inhibit weeds, control dust and to help retain moisture in newly seeded areas. Owners are reminded that bark areas should be kept weed free and contained. Bark and other walkway materials should not slough over onto adjoining properties or other portions of the owners' landscaped areas.

Earth Tone color bark/mulch (brown, black, red) is recommended. Brightly colored enhanced red, pink, white or blue bark/mulch is prohibited.

Borders

In most cases, borders are an option. However, in some instances, the definition of areas between walkways, lawns, flowerbeds and natural areas can be difficult. Many times gravel and bark need to be retained in specific areas. Suggested materials for use as landscape borders are wood headers and concrete curbing. Vinyl paver restraints also work well. Colors should be dark natural earth tones (brown, black, etc.).

Lighting

Lighting may be incorporated in the landscape design with limitations. All driveway and exterior lighting must be shielded, exposed light sources are not allowed. Lighting may be used to enhance specimen trees, but the light sources must not be visible from the roadways or neighboring home sites.

Native Areas

A native area is defined as areas landscaped exclusively with plant materials native to Central Oregon, without permanent irrigation. Native areas shall be maintained to eliminate noxious weeds and non-native materials.

Restoration or re-naturalization of areas disturbed by the construction of your home includes the following:

- Planting native plant materials.
- Spreading mulch/pine needles covering the raw earth.
- Feathering transitions between truly native areas to the newly landscaped or restored areas.

Walkways

Walkways, between various areas of the home site, should be of materials that are earth tone in color. Pavers, aggregate, gravel and concrete are all approved materials. The homeowner's choice for materials should be included on the plan. If gravel or other small material is used, it must be contained within the walkway area to keep it from creeping into other parts of the landscape design.

Water Features

All water features must be part of the landscaping plan. Elements such as birdbaths, sculptures, water features, garden structures, etc. must be submitted as part of the landscape plan for review and written approval.

The ARC has sole discretion and may reject any water feature deemed inappropriate.

- a. Water features shall be integrated as part of the landscape design.
- b. Water features shall be oriented to benefit those within the home or on deck or patios.
- c. Water features shall be scaled as a minor landscape element—they shall not dominate or distract from the landscaping or the architecture of the home.

Window Treatment

Window coverings and draperies are to harmonize with surroundings chosen with consideration of neighbors and neighboring views. Bright interior light sources are to be shielded so as to minimize impact to neighbors.

Other Considerations

The landscaping plan must render the building footprint, driveway, parking areas, walkways, etc., exactly as proposed or built. Failure to accurately reflect hard surfaces may result in partial forfeiture of the application deposit refund, a restraint against the continuation of the project or both.

Submittal of an application shall be authorization to the ARC to make onsite inspections of the home site and proposed construction. In addition, the owner is responsible for notifying the ARC upon completion of the proposed landscaping, at which time the ARC shall arrange a final inspection to verify compliance with the plan as submitted and approved, and to verify compliance with these Rules & Guidelines.

M I S C E L L A N E O U S

Application Fees

There is no additional application fee for landscape plans. Note: The ARC review fee may be changed at any time.

Natural Areas

If a home site owner chooses to maintain the natural appearance of all or part of the home site, steps must be taken to restore disturbed areas caused by construction activity and/or other activity on the home site.

Areas disturbed during construction must be restored to their original appearance or in accordance with an approved landscape plan. Natural area restoration includes replanting native grasses and other native plant materials, and redistributing mulch and/or duff covering raw earth. Landscaping shall be designed to “disguise” excessive slope areas caused by fill for driveways and around the foundation of homes.

To the maximum extent feasible, all grading on a home site shall conform to existing topography and must be approved by the ARC at the time of construction and/or landscaping review. For purposes of drainage, grading must slope away from structures on a home site.

On-Site Inspections

As provided by Section 7 of the SVE CC&Rs, the SVE ARC and/or its representative(s) shall be authorized, upon receipt of an application and submittal to build, to make onsite inspections of the home site and proposed construction at any time.

Timing

Landscaping may begin only after all issues (if any) are resolved and a final ARC approval letter has been granted. Failure to meet these requirements before beginning landscaping activity on site may result in a forfeiture of the application deposit refund.

Violations

Violation(s) of these Rules & Regulations that are discovered during an inspection will be forwarded to the home site owner(s) and/or their agent(s). The ARC and/or its representative(s) shall provide written notice of noncompliance to the home site owner(s) and/or their agent(s), including a reasonable time limit within which to correct the violation(s). In the event that an owner or his agent(s) fails to comply within this time period, the ARC and/or its authorized representatives may proceed with enforcement as provided for in the CC&Rs.

P L A N T M A T E R I A L S - I N F O R M A T I O N A L

The following list is supplied primarily for reference. It is not a complete listing of materials permitted for use in the landscape design. Every site is unique; some species may do better than others in specific locations. . Check with your landscape design consultant or contractor to determine proper season and methods for planting or transplanting. A few local nurseries are propagating native plant materials. Check with your landscape professional for plant material availability.

Ground Cover

Fescue (festuca)

Can be used for lawns, ground cover and on slopes. Blades reach 2 to 12 inches high depending on variety and amount of water. Color can range from blue-green to dark green and blade texture, fine to course depending on variety. Meadow appearance can be clumpy or mowed. Evergreen.

Kinnikinnick (arctostaphylos uva-ursi)

Is low growing to 12 inches high, spreading to 15 feet wide; reddish in winter. White or pink flowers with red or pink fruit. Good on hillsides and slopes. Requires water for rapid growth. Evergreen.

Periwinkle (vinca)

Rapid growing with oval leaves on trailing stems. Up to 12 inches high. Blue flowers appear in spring. Full shade to partial sun, requires moist, well-drained soil. Variety vinca minor (dwarf) has smaller flowers and leaves. Evergreen.

Strawberry (alpine or wild)

When used as a ground cover, plants are 6 to 8 inches tall, which spread with runners to one foot across. Green, toothed leaves and white flowers; small fruit. Plant in full sun or partial shade in well-drained rich soil. Can be invasive. Native/Evergreen.

Shrubs

Alaska Blue Willow (salix purpurea)

Also called Arctic Willow and will grow 10 to 18 feet in height with purple branches and dark green leaves (1 to 3 inches long). Underside of leaves is bluish in color. Variety "gracilis nana" (dwarf) grows 1 to 3 feet high and is used as a background plant. Deciduous.

Barberry (berberis)

Spines on stems and green, red or gold 1 inch leaves (depending on season and variety). Berries range in color and density. Plants can be 1 to 6 feet high. Deciduous or evergreen.

Bitterbrush (pursha tridentata)

Bitterbrush should be avoided as it is an ideal fuel for fire. Light yellow blossoms in spring. Slight fragrance. Native plant. A major source of food for deer. Deciduous.

Dogwood (cornus)

Fast-spreading shrub 4 to 8 feet tall and spreads wildly by underground stems. Stems are red in winter with medium green, oblong leaves 2 to 5 inches long. White flowers grow in flat clusters. Will grow in sun to partial shade in moist soil. Deciduous.

Manzanita (arctostaphylos manzanita)

Must have loose, well-drained soil. Purplish-red bark with crooked branches. Pink flowers in spring. Native plant, difficult but not impossible to transplant. Evergreen.

Mugho Pine (pinus mugo)

Shrub-like form, generally low and dense. Slow growing but may reach 8 feet with a spread of 10 feet. May be pruned. Needles are dark green, in pairs and are 2 inches long. Very hardy, an excellent foundation plant. May be grown successfully in containers. Evergreen.

Oregon Grape (mahonia)

State flower of Oregon. Plants grow from 2 to 6 feet tall and will spread by underground stems. Leaves are 4 to 10 inches long and divided into smaller leaflets. Color is dark green but changes to purple or bronze in winter. Flowers are in clusters with blue-black fruit. Plant in sun or shade. Evergreen.

Potentilla (rosaceae)

Shrubs and perennial. Small rose-like flowers are white, yellow, orange or red. Profuse bloomers, June to October. Do best in full sun but can tolerate partial shade. Tolerates difficult soil conditions. Deciduous.

Ramanas Rose (rugosa rose)

Sturdy, upright shrubs, 4 to 6 feet tall and wide, lustrous deep green compound leaves. Canes are densely bristled. Fragrant 2-1/2 to 3-1/2 inches wide, single or double flowers are white, rose or fuchsia, June through August. Full sun, prefers well-drained soil. Deciduous.

Rhododendron (many varieties)

White, purple and red funnel-shaped flowers. Shrub will grow up to 10 feet tall. Leaves are waxy and 1-1/2 to 5 inches long. Plant requires partial shade, cool, acid soil and protection from wind. Should not be used on west and south elevations. Evergreen.

Sagebrush (artemisa)

Numerous varieties. Some fragrant. Heat and drought tolerant. Divide in spring and fall. Evergreen.

Snowberry (symphorecarpos)

Small shrubs, which spread by, root suckers. Small pink-tinged flowers in spring. Berry-like fruit in fall. Attracts birds. Deciduous.

Spiraea (many varieties)

Height may vary by variety from 2 to 8 feet tall. Graceful arching branches with small, dark green leaves that can be red or bronze in fall. Flowers cover stems in white or pink clusters. Plants can grow in sun or partial shade. Deciduous.

Squaw Current (saxifragaceae)

Small pink flowers in spring. Berries in late summer. Attracts birds. Fairly drought tolerant, but best with some water. Deciduous.

Trees

Aspen (populus tremuloides)

Rapid growing tree that reaches 20 to 60 feet. Small round light green leaves turn bright yellow in the fall. Trunk and limbs are smooth and gray to green in color. Invasive root system with moist soils will spread to new trunks. May (will be) be damaging if placed too close to paved areas and lawns. Deciduous.

Austrian Pine (pinus nigra)

Slow growing tree. The shape is dense and pyramidal. Needles are 3 to 6 inches and dark green. Plant in sun in well-drained soil. A favorite of porcupines. Evergreen.

Birch (betula)

Grows 50 to 60 feet high. Fast growing white to brown bark with weeping form. Dark green leaves 1 to 3 inches long with jagged edges. Not drought tolerant. Deciduous.

Blue Spruce (picea pungens)

Blue-green evergreen foliage, very formal appearance, horizontal branches in whorls to the ground. Stiff, pyramidal trees 80 to 100 feet tall, often much shorter in lawn settings (25 to 30 feet, with 10 to 20 foot spread) needles are 3 to 4 sided, stiff, sharp-pointed, 1 to 1-1/2 inches long, drooping light brown cones, 2 to 4 inches long in tops of old trees. Sun to partial shade, cool, moist soil. Evergreen.

Fir (many varieties)

Some dwarf varieties may be used in contorted shapes as feature plants. Some varieties will become very large. Perform best near natural environment. Some varieties found along streams on eastern slopes of Cascades. Evergreen.

Flowering Cherry (many varieties)

An ornamental, decorative tree from 15 to 50 feet high. Generally as wide as it is tall. Pink to rose flowers in clusters covering branches. Plant in full sun and well-drained soil. Deciduous.

Flowering Crabapple (malus)

Glossy, smooth, gray to gray-brown bark, low-branched, even horizontally branched shape, with yellow, orange or red fruits. Deciduous.

Flowering Plum (prunus)

Upright, open, thickly branched tree, 15 to 20 feet high. Pink or white flowers cover branches in early spring. Leaves are reddish-purple. Fruit is sparse and small (if any). Deciduous.

Ponderosa Pine (pinus ponderosa)

Moderate to rapid growth and eventually will match predominate native groupings up to 150 feet. straight, tall form with yellow-green to dark green needles in clusters. Very hardy and drought resistant once established. Evergreen.

Mountain Ash (sorbus aucuparia)

Upright and loosely open, 25 to 30 feet high, with fernlike compound leaves. Leaves turn a reddish color in fall with clusters of scarlet-red berries. Trees like sun or partial shade and well-drained soil. Deciduous.

Russian Olive (eleagnus angustifolia)

Small tree or large shrub 15 to 25 feet high and wide with open look, narrow, lance-shaped leaves are 1 to 3 inches long, silvery green branches are silver

to brown, flowers are fragrant. Full sun, prefers light, sandy loam, open location. Deciduous.

Vine Maple (*Acer circinatum*)

Crooked shape and spreads in shade. Becomes more upright in sun. Leaves are light green with 5 to 10 lobes. Fall colors turn orange, scarlet and yellow. Deciduous.

Perennials

Blue Flax (*Linum*)

Blue, 5 petaled flowers, spring and summer. Needle-like foliage with flowers on 2 foot stems. Plants need full sun but are drought tolerant. Soils should be well-drained.

California Poppy (*Eschscholzia californica*)

Flowers are yellow to bright orange, 2-1/2 inches wide, summer and fall. Fern-like foliage, flowers on 18-inch stems. Full sun, drought and heat tolerant and self-sowing.

Daphne (many varieties) 4

Special rock garden style plants. Plants grow neat, dense mounds from 6 inches to 4 feet high. Flowers range from white, pink, rose to blue. Plant in full sun to partial shade.

Day Lily (*Hemerocallis*)

Bell-shaped flowers with 3 petals and 3 sepals, last only a day each, in every color except white and blue, May to September. Varieties from 1 to 3-1/2 feet tall, medium green leaves, long slender stalks have multiple blooms. Full sun to partial shade, moist well drained fertile. Slightly acid to neutral.

Iris (many varieties)

Full flowers with round, upright trailing petals, every color except true red. Stout, 9 inches to 3-foot tall fan-like clumps of sword shaped, pale green leaves, flowers open successfully on tall stalks. Thrives in full sun, rich well-drained neutral to mild alkaline soil.

Phlox (many varieties)

Cylindrical clusters of white, lavender or pink flowers. Large flower clusters on 6 to 36 inch plants, glossy, bright green foliage, narrow leaves, those on stems spear-shaped. Full sun, rich, humus, moist, well-drained soil.

Shasta Daisy (*Chrysanthemum maximum*)

White 3 to 5 inch flowers with fold centers, some varieties are double. Blooms July through August. Long, narrow, glossy dark green leaves, flowers are on 2-foot stems. Full sun, rich well-drained soil.

Summer Snow (*Cerastium*)

Low growing and spreading in dense mats of silvery gray. Abundant white flowers in early summer. Plant grows to 8 inches high and spreads 2 to 3 feet annually. Plant in sun and well-drained soil.

Bulbs

Many types of bulbs do well in Central Oregon. However, tulips and grape hyacinths are a particular favorite of deer. Daffodils and other members of the hyacinth family seem to be resistant to their browsing. Contact your landscape professional for specific recommendations.

Deer-Resistant Plant Material for the Bend Area

Perennials

- Achillea (Yarrow)
- Aconitum (Monks Hood)
- Allium/Chives/Onion
- Arabis
- Armeria Maritima
- Artemesia
- Aubrieta
- Bleeding Heart
- Blue Flax
- Calendula
- Clematis
- Colchicums
- Coreopsis
- Cornflower
- Creeping Phlox
- Creeping Thyme
- Daffodils/Narcissus
- Delphinium
- Lysmachia
- Erigeron
- Forget-Me-Not
- Foxglove
- Gaillardia
- Germander
- Helianthemum
- Herbs (Except Basil)
- Hollyhocks
- Honeysuckle Vine
- Iris
- Kniphofia
- Lavender
- Lupine/Larkspur
- Lychnis
- Monkey Flower
- Oriental Poppies
- Penstemons
- Physotegia
- Pulmonaria
- Rudbeckia
- Salvia
- Silene Acaulis
- Stachys
- Sweet William
- Tadescantia

Ground Covers

- Ajuga
- Asarum
- Bishops Weed
- Clump Fescues

- Hosta
- Lamium
- Repens Oregon Grape
- Squaws Carpet

- Sweet Woodruff
- Tanacetum
- Variegated Grasses
- Vinca Minor

Shrubs

- Arctic Willow
- Barberry
- Blue Girl/Boy Holly
- Brooms
- Cotoneaster
- Flowering Quince
- Forsythia
- Genista Lydia
- Globosa Spruce
- Honeysuckle
- Lilacs
- Nest Spruce

- Oregon Grape
- PJM Rhododendron
- Potentilla
- Privet
- Pyracantha
- Rock Daphne
- Sagebrush
- Spirea
- Sumac
- Viburnums
- Wild Rose
- Yucca

Trees

- Autumn Olive
- Birch
- Black Locust
- Box Elder
- Cedar
- Hawthorne
- Idaho Locust

- Larch
- Mountain Ash
- Mountain Hemlock
- Russian Olive
- Spruce
- Sub-Alpine Fir
- White Fir

Deer Favorites

- Arborvitae
- Aspen
- Columbine

- Crab Apple
- Flowering Kale
- Grape Hyacinth

- Hybrid Roses
- Manzanita
- Pansies
- Petunias
- Red Twig Dogwood
- Tulip

IRRIGATION & WATERING-INFORMATIONAL

Watering Regulations

Annual rainfall in the Central Oregon region can be less than 10 inches per year. SVE is served by Avion Water a private water company. Annual backflow testing is a requirement with Avion Water.

Currently there are no water conservation restrictions at SVE, however, water conservation is always a good idea, and owners may want to consider the possibility of future restrictions in landscape planning.

Water Management

Effective management of plant irrigation water can be accomplished by the use of a drip irrigation system, using water efficient heads and by adhering to a watering schedule. Watering effectiveness may be affected by weather and adjustments may need to be made during extremely dry or wet periods.

Soil conditions may affect watering needs. Central Oregon soils are generally granular and porous and do not retain moisture well. Additionally, subsurface rock formations may affect the absorption rate and capacity of soil. Lawns, flowers and grasses generally require more water than shrubs and trees. An electronic sprinkler controller is an effective water management device.

The sprinkler system might include some drip irrigation heads, low volume oscillating or stream heads and soakers. Knowledge of plants, soils, exposure and weather are all essential in the design of an adequate sprinkler system. It is recommended that an experienced landscape professional be consulted for best results.

Choices of plant materials may affect irrigation needs. Successful lawns require much more water than other plant materials. Meadow grasses and fescues can be used to substitute for manicured lawn areas further away from buildings and decks, particularly in the Natural and Transition Zones.

Broadcast or drip sprinkler systems are discouraged in the Natural Zone, including the 25-foot Non-Development Easement. However, watering may need to be provided for the first two to three years following the planting of native materials in the Natural Zone (3) until plants, grasses and trees are

established. Additionally, water may be provided during low rain/snowfall years to prevent drought damage.

LANDSCAPE MAINTENANCE

All site components must be kept in good order. All landscaping shall be kept healthy and neat—replacing dying or dead plants as necessary. Parking areas shall be free of rubbish and other debris.

It is important and necessary to ensure good appearance of plantings after installation. Landscape maintenance is a large part of the proper maturation of a successful and healthy landscape design. All grass clippings and other natural debris must be removed from the home site (not disposed of on neighboring properties or common areas) or composted in a screened, approved system.

FIRE CONTROL

Burning or dumping of vegetation, trash or garbage anywhere in SVE is prohibited.

Homeowners should consider precautions such as the following in the development of landscaping plans:

- a. New plantings of evergreen trees should be placed to avoid collections of needles on roofs.
- b. Grasses or succulent ground covers surrounding structures can provide some protection from the advancement of ground fires.
- c. Irrigation systems ringing the building site can assist in diverting an oncoming fire and protecting the encircled structure.
- d. Non-combustible roof materials may help prevent or limit fire damage.
- e. A combination of hose bibs/stand pipes and easily accessible lengths of hose which allow access to all sides of the exterior of the home and other on-site structures can be of great value in dealing with a threatening fire.
- f. Spring maintenance should include removal of all home site accumulations of pine needles, leaves and other dead plant materials that could serve as fuel for fire. Dead branches within living trees and shrubs should be removed, particularly within 5 feet of the ground. Burning is not permitted at SVE; all material must be removed from the site.
- g. Thinning of some thick stands of pine trees may be appropriate under certain conditions (stand is directly adjacent to residence,

trees are unhealthy, etc.). Approval for such thinning must be received from the Architectural Review Committee.

- h. All noxious weeds on the home site should be controlled early in the spring to prevent the potential of fires during the dry summer season.

LANDSCAPE MISCELLANEOUS - INFORMATIONAL

Fertilizers

Consulting an experienced landscape professional to test and recommend specific additives is encouraged. Central Oregon soil conditions may require fertilizing of all landscape installations. Nitrogen may be leached away by watering through the porous soils and may need to be replenished periodically. Phosphorus, potassium and other elements such as sulfur are used as soil conditioners and must be mixed with soil and placed in the root zone to be effective. Care should be taken when fertilizing indigenous plants.

Pests

Consulting an experienced landscape professional or pest control professional to test and recommend specific action(s) is encouraged. Pests are active from spring to fall in Central Oregon and can be difficult to control. Locally, aphids, mites, grasshoppers, mildew leaf rollers and tent caterpillars may cause problems. Consult with plant and landscape professional or pest control professional on methods of control for each pest type.

Pruning

Consulting an experienced landscape professional/arborist to evaluate and recommend specific action(s) is encouraged. Pruning may be necessary for some plants to promote proper health, increase quality of flowers and to control growth. Thinning may be sometimes necessary to maintain proper appearance and health of many plants.

Noxious Weeds

Noxious Weeds on all home sites should be controlled. . Additionally, fire control is improved with a weed-free zone directly adjacent to the home. Pulling, hoeing and cultivating are established methods for weed control that do not use chemicals but are labor intensive. The use of ground covers and bark mulch can be an effective means for weed control. If chemicals are the only possible solution for certain conditions, then consult with plant and landscape specialists.

Other Considerations

Juniper trees are found sporadically SVE and are attractive elements of the natural landscape, but they also can cause difficulty for other plant materials

because of their root systems and considerable water consumption habits. Carefully consider the locations of the existing junipers in relation to proposed plantings of shrubs, trees and grasses for the most successful landscape design.

Modifications

Prior to or during execution of an approved landscape plan, any proposed changes to this plan must be resubmitted to the ARC for review and approval before being implemented.

Re-landscaping and Landscaping Maintenance

Dead or dying landscaping maybe replaced without going through the ARC as long as the replacement is of the same variety of plant/tree.

Planting of annual or perennial bulbs and flowers do not require ARC approval.