

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

Effective April 15, 2021

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# INTRODUCTION

## **Landscape Design Objectives**

All of the landscapes within Sunset View Estates (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.

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.

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.

## **Landscape Plan and Approval Requirements**

A landscaping plan is required on all SVE home sites. For new construction a landscape plan is not required during the initial review process. There is no additional application fee for landscape plans, though the ARC review fee may be changed at any time. Landscaping construction must be finalized within 6 months of substantial completion of the home; extension for winter months is allowed with prior ARC approval.

For existing homes, a landscape plan is required if significant work is to be done such as a new or reconfiguration of a retaining walls, pool, spa, water feature, walkways, extensive plantings, tree removal, etc.

A complete landscape plan must be submitted for review and approval prior to the execution of any such work. Submittal requirements are listed in APPENDIX A -SUBMITTAL CHECKLIST. Any proposed changes to this plan must be resubmitted to the ARC for review and approval. Dead or dying landscaping maybe replaced without ARC review and approval 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.

Submittal of an application shall be authorization to the ARC to make onsite inspections of the home site and proposed construction. 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.

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.

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.

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.

## **LANDSCAPE STANDARDS**

The Landscape Standards section specifically addresses landscape rules and regulations.

### **Bark and Decorative Rock**

Bark and decorative rock 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.

Bark and decorative rock 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 (brown, black, red) bark/mulch or decorative rock is recommended. Brightly colored enhanced red, pink, white or blue bark/mulch or decorative rock is prohibited.

### **Borders**

Borders are an option for defining walkways, lawns, flowerbeds and natural areas, or retaining gravel and bark. Suggested materials for use as landscape borders are wood headers, concrete curbing, and below grade vinyl paver restraints. Colors should be dark natural earth tones (brown, black, etc.).

### **Burning**

Burning, or disposing yard debris on neighboring properties or common area, are prohibited.

### **Fencing and Netting**

The use of monofilament line, netting or electric fences for the protection of any part of the landscaped area, individual beds or along property perimeters is prohibited. Inconspicuous protective equipment may be permitted with ARC approval around individual plants or shrubs until they are of a size less vulnerable to the deer population.

## **Fire Control**

The following fire control precautions should be considered in developing landscape 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. 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 value in dealing with a threatening fire.

## **Grading**

Grading must slope away from structures on a home site. 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.

## **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.

## **Maintenance**

The objective of landscape maintenance is to:

- Present a neat and pleasing appearance from all roadway and homesite vantage points.”
- Minimize fire danger in the area
- Maximize noxious weed control
- Moderate the problem of wind-blown dust
- Avoid impairment of previously existing view of other home site owners
- Avoid interference with the use of solar energy on an adjacent property

Landscape maintenance is important for proper maturation of a successful and healthy landscape design, and includes the following requirements.

- a. All landscaping shall be kept healthy and neat.
- b. Dead or dying plants should be replaced.
- c. Grass clippings and other natural debris must be removed from the homesite or placed in a screened approved composting system.
- d. Native areas shall be maintained to eliminate noxious weeds and non-native materials. 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.

- e. 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.
- f. Dead branches within living trees and shrubs should be removed, particularly within 5 feet of the ground.

### **Native Areas**

A native area is defined as an area landscaped exclusively with plant materials native to Central Oregon, without permanent irrigation.

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.

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

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

Landscaping shall be designed to “disguise” excessive slope areas caused by fill for driveways and around the foundation of homes.

### **Planting Strategies and Restrictions**

- a. Decks, which have large, solid under-skirting, must be visually “broken-up” with plant materials, creating periodic vertical elements.
- b. Shrubs, trees and other plant materials used on the home site should be arranged in natural groupings, not necessarily in straight rows.
- c. A landscape plan shall not be used to construct a solid barrier as an alternative to a fence.
- d. Any planting which interferes with the use of solar energy on an adjacent property is prohibited.

### **Tree Thinning**

Thinning of some thick stands of pine trees may be appropriate under certain conditions (stand is directly adjacent to residence, trees are unhealthy, etc.). ARC approval is required prior to beginning the work

### **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, including but not limited to birdbaths, sculptures, garden structures, must be submitted to the ARC as part of the landscape plan for review and written approval.

All water features shall be oriented to benefit those within the home or on deck or patios.

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.

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.

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

## **APPENDIX A – SUBMITTAL CHECKLIST**

The following should be submitted to the Management Company for ARC review and approval:

### **Landscape Plan (1 copy) to include:**

- Drawing scale: 1" = 10'
- North arrow
- 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.
- Location and description of the following clearly marked: walkways, decks, retaining wall(s), parking areas, service yard/trash storage, spa/hot tub facilities, pools, pool house or equipment room, fire pits, etc.
- All tree and rock outcropping locations (trees which are proposed for removal must be clearly designated as such on the plan)
- Retaining wall, decorative wall locations and material
- Types, locations, quantities and sizes of all proposed plant material
- Landscape lighting plan and samples, catalog cuts or dimensioned drawings of all landscape and driveway lighting fixtures
- Water feature location (if any), overall dimensions, horizontal drop, noise in dB and pump size, if applicable.

## APPENDIX B - MISCELLANEOUS INFORMATION

### **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.

### **Juniper trees**

Juniper trees are found sporadically in 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. The locations of the existing junipers in relation to proposed plantings of shrubs, trees and grasses should be carefully considered for the most successful landscape design.

### **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.

### **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. Consulting with plant and landscape professional or pest control professional on methods of control for each pest type is advised.

### **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.

## **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.

Watering may need to be provided for the first two to three years following the planting of native materials in the Natural Zone until plants, grasses and trees are established. Additionally, water may be provided during low rain/snowfall years to prevent drought damage.



## APPENDIX C – PLANT MATERIALS

The following list is supplied for reference and to offer options for plant and tree selection. 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. A few local nurseries propagate native plant materials. Checking with a landscape design consultant or contractor is advised to determine plant material availability and proper season and methods for planting or transplanting.

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

Ground Covers

Ajuga	Hosta	Tanacetum
Asarum	Lamium	Variiegated Grasses
Bishops Weed	Repens Oregon Grape	Vinca Minor Woodruff
Clump Fescues	Squaws Carpet Sweet	

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