

Wild Pointe Ranch Homeowner's Association **Landscaping Your Lot- Quick Reference Guide**

PLEASE NOTE: THIS GUIDE SHALL NOT BE CONSIDERED A SUBSTITUTE FOR CONSULTING THE FULL DESIGN GUIDELINES FOR DEFINITIVE ANSWERS REGARDING YOUR LANDSCAPING

- 1) **Before you build your home:** Remember that no removal of existing trees is allowed unless they are dead, so try to plan your home site away from them. (DGs- Section VII.C)

- 2) A natural or natural appearing landscape or xeriscape is preferred for each lot. All installed landscaping, including vegetable gardens, is only permitted within the lot's building envelope. (DGs- Section VII.C)

- 3) **Grading and erosion control:** Your landscape design should minimize site disturbance and any grading improvements should prevent ponding or runoff across the site or onto adjacent property. Any areas of the lot that are disturbed during construction must be reseeded with a native seed mixture. (DGs- Section VII.B.2.a)

- 4) **Within one year of occupancy:** (DGs- Section VII.C)
 - A) You must plant a minimum of 5 trees on your lot that have a minimum caliper of 2.5" at the time of planting.
 - B) You are encouraged to install a 5 foot wide rock border around the entire perimeter of your home to prevent erosion.

- 5) Turf areas may include Bluegrass or a Bluegrass mix. Water conservative native grass mixes are strongly encouraged. You are allowed a maximum of 1/8 acre on your lot to be irrigated, however drip systems are permitted outside the 1/8 acre for newly planted trees and shrubs only. (DGs- Section VII.B.6,7)

- 6) Your primary landscape plan should be completed within one year of closing on your home. Any anticipated delays should be communicated to the ARC. (DGs- Section VII.C)

- 7) All landscaping must be maintained in a neat and attractive condition. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plant material, elimination of weeds and undesirable grasses, and removal of trash. (DGs- Section VII.B.7)

- 8) The Wild Pointe Ranch Open Rail Fence, or other types of fencing as may be approved by the ARC, may be used for fencing paddock areas. This fence must be located so that public open space and other easements are not encroached upon. The fence and its location must be approved by the Architectural Review Committee and maintained by the lot owner. (DGs- Section IV.J.3)