

**RESOLUTION
OF
MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH
REGARDING POLICY AND PROCEDURES FOR XERISCAPING AND GARDENS**

SUBJECT: Adoption of a policy to be followed for installation of xeriscaping and gardens.

PURPOSE: To facilitate the smooth operation of the community and provide rules for the installation of xeriscaping and gardens within the community. This policy is intended to comply with Colorado law, including Colorado Senate Bill 23-178.

AUTHORITY: The Declaration, Bylaws, Articles of Incorporation of Master Homeowners Association for Green Valley Ranch, and Colorado law.

EFFECTIVE DATE: **August 16, 2023**

RESOLUTION: Master Homeowners Association for Green Valley Ranch ("Association") does hereby adopt the following policy regarding Xeriscaping and Gardens. The Policy adopted is as follows:

a. **Xeriscaping.** Xeriscaping objectives include selecting plants of varying colors, textures, and densities compatible with water conservation. The following guidelines will allow residents to develop creative, lower-maintenance landscapes.

For the purpose of definition, "plants" may mean plants, ornamental grasses, shrubs, or trees unless otherwise stated.

1. For a xeriscaped yard, there must be a minimum of one (1) plant per fifty (50) square feet of area. (Example: Yard is 10 ft. x 10 ft. = 100 sq. ft. = 2 plants). Shrubs must be a minimum size of five (5) gallons each.
2. Submission must include the types and locations of all plants.
3. Plant growth and mature size should be taken into consideration when spacing trees, shrubs, and plants.
4. Drought-resistant sod or seed may be used. The following are suggested: Fescue (tall and fine Festuca Arundinacea varieties), Buffalo Grass (Buchloe Dactyloides), Creeping Bent, Blue Gamma Grass (Bouteloua Gracilis), and Smooth Brome (Bromus Inermis).

5. Artificial turf is permitted in the rear yard with ARC approval. Artificial turf may be used in side yards with approval, but may not exceed fifty percent (50%) of the area and must be at least two feet (2') from property lines. Artificial turf is not permitted in front yards.

*i. **Artificial turf is defined as nonvegetative turf grass.***

6. Large expanses of rock and/or mulch **without the required plants** are not considered xeriscaping and are not permitted.

7. **Hardscaping may be required on up to 20% of the landscaping area of an owner's property.**

8. **The Association will allow at least eighty percent (80%) drought-tolerant plantings.**

b. **Vegetable Gardens.** Installation of vegetable gardens is allowed in the **front**, back, and side yards.

*i. **A vegetable garden is defined as a plot of ground or an elevated soil bed in which pollinator plants, flowers, or vegetables or herbs, fruits, leafy greens, or other edible plants are cultivated.***

c. **Preapproved Landscaping Designs.** *The following preapproved landscaping designs have been selected for installation in front yards. Any of the downloadable designs from the Colorado State University Plant Select website below are preapproved. Preapproved designs should be sent to the Architectural Review Committee ("ARC") to confirm that it is part of the preapproved list. Owners may use reasonable substitute plants when a plant in a design is unavailable. More information regarding these preapproved garden designs is available on the Association's website, and on Colorado State University's Plant Select website <https://plantselect.org/design/downloadable-designs/>*

d. **Rock and Mulch.** Installation of landscape fabric or weed barrier fabric is required (no plastic sheeting is allowed) with a minimum depth of three inches (3") of rock or mulch.

Sidewalks and common walkways must be kept free of rocks and mulch. Organic mulches (i.e. wood chips, bark, straw, etc.) should be used in flowerbeds. Inorganic mulches (gravel, rock) should be used for decorative purposes only and must be placed over weed barrier fabric.

e. **Weeds.** All areas must be kept weed free, including, but not limited to, rock and mulch areas, turf areas, sidewalks, and driveways. All mulch, rock, and flower beds must also be kept turf grass free. Cutting/mowing weeds is not sufficient to be in

beds must also be kept turf grass free. Cutting/mowing weeds is not sufficient to be in compliance; the weeds must be removed. Any dead weeds must be removed. Weeds will be identified using the current Colorado State University Extension list of Common Weeds and Noxious Weeds.

f. Restrictions. Any xeriscaping project, including the installation of a pre-approved garden, may be denied or approved with modifications if:

- a. The project would interfere with applicable safety standards for the protection of persons and/or property, including the establishment and maintenance of fire buffers; or***
- b. The project would affect existing grading, drainage patterns, or other structural landscape elements necessary for the protection of persons and property.***

PRESIDENT'S CERTIFICATION: The undersigned, being the President of the Association, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on August 14, 2023 and in witness thereof, the undersigned has subscribed his/her name.

MASTER HOMEOWNERS ASSOCIATION FOR GREEN VALLEY RANCH

By: 

President

****Items that are in italics and bold are new regulations***