

General Information- Read this first

All landscaping projects require ACC pre-approval, if there are to be any changes to the existing size and type of plants or other materials used. Replacement of existing plants with those of a similar species and comparable size do not require approval. Any changes to the non-plant materials must also be approved. (There is an exception to the “pre-approval” requirement for the “emergency” removal of damaged trees that are poised to fall or cause injury or serious damage. If an emergency situation exists, the tree may be removed, with an application being filed within five (5) days of the tree’s removal. This plan will describe both the removal of the dead tree and the planned replacement of the plants removed.)

The proposed Landscaping plan must show all landscape improvements including trees, shrubs, turf, mulches (bark, gravel, rock, etc) patios, decks, fences, arbors, stone work, retaining walls, vegetable gardens, pools, vehicle parking areas, irrigation systems, and any other changes to the existing landscaping.

Responsible resource usage is encouraged, including xeriscaping plans that include the usage of water conserving plant materials and other ground cover that complements the neighborhood. **Xeriscape** means “the application of the principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that results in water use efficiency and water saving practices. **Turf Grass** means continuous plant coverage consisting of hybridized grasses that, when regularly mowed, form a dense growth of leaf blades and roots. Xeriscaping does NOT mean letting the grass die and covering it with rocks. All proposed plans that include Xeriscaping concepts must comply with the same requirements as any other landscape plans. No additional requirements apply to Xeriscaping plans beyond those requirements that apply to all Landscaping plans.

In general, the following guidelines must be followed:

1. All Landscaping Improvement applications must include a complete plan including proposed plantings, including sizes, species, numbers, mulch materials, landscape features, descriptions of irrigation systems and any other information that is required for the ACC to properly evaluate the plan.
2. All plans will include a drawing of the property, with all proposed improvements indicated.
3. The Homeowner is responsible for any and all permits and other County requirements.
4. The Homeowner is responsible for proper notification and required markings if digging is required.
5. Rock, Bark and Mulch colors will be restricted to earth and natural tones. NO brightly colored rocks (such as blues, greens, and other non-earth tones) will be approved. All plans must include specifics regarding these materials,

- including type, color, size and placement.
6. Concrete may be used for pathways, driveways and porches. Large concrete “yard” areas (generally any area more than twelve square feet that is not a pathway, driveway or porch) will not be approved.
 7. All plans must include some vegetation. Turf grasses are not required as the main ground cover, but some plant material is required in all large yard areas. Generally, at least 30% of the yard area should consist of plant material.

The ACC recommends professional consultation where needed in order to guarantee the best possible outcomes. Landscaping concepts involve engineering requirements and biological concerns. You may save time, money and frustration by enlisting the help of a professional landscape designer for your plan.

The ACC has resources from Denver Water regarding Xeriscape and Landscape information. Please contact an ACC member if you would like to utilize these resources.

Examples of projects requiring pre-approval:

New tree plantings

New flower beds and vegetable gardens
Replacement of rock with concrete walkways
Replacement of bark mulch with rocks
Replacement of grass with another ground cover

Examples of projects that do not require pre-approval:

Replacing one flower with another flower in an existing flower bed
Replacement of a tree with a similar species tree of a comparable height
Replacing old mulch with new mulch of the same material

Owners are responsible to ensure that use of property and improvements to property comply with applicable building codes and zoning requirements. Approval by the Architectural Control Committee will not constitute assurance that the improvement will comply with the applicable city or county code or regulation, or that permits will be given.

Failure to adhere to these guidelines is a covenant violation, and will be subject to the current covenant fine schedule.