

MOUNTAIN VIEW COMMUNITY ASSOCIATION

August 2014

APPROVED RULE CHANGE XERISCAPE FRONT YARDS

Dear Mountain View Owners:

The Board of Directors of the Mountain View Community Association strives to help members and ensure that the homes and improvements within Mountain View meet the standards of our community. For this reason, at the July 23, 2014 Board meeting the Board approved to adopt the enclosed rule.

Current Rule:

Restated Design Guidelines Adopted: August 20, 2008 at Article XI. LANDSCAPE GUIDELINES, Paragraph E. Minimum Front Yard Requirements and Responsibilities, Subparagraph 8. Xeriscape and/or Hardscape Yards are not permitted.

- ❖ **Rule Change to Paragraph E, Minimum Front Yard Requirements and Responsibilities, Subparagraph 1. "Sod, grass, turf and Xeriscape yards are accepted."**
- ❖ **Rule Change to Paragraph G, Front Yard Landscape Alternatives, Subparagraph 2. Landscape Alternatives with the addition of "Xeriscape Yards".**

Xeriscape Yards: Homeowners may submit an application to the ARC for a proposed Xeriscape front yard that adheres to accepted environmental standards. The goal of Xeriscaping is to create a visually attractive landscape that uses plants selected for their water efficiency as well as varying sizes of rock. Xeriscapes can save a tremendous amount of water. An established, properly maintained Xeriscape yard needs about one-third the water of a traditional turf-based landscape. Contrary to popular misconception, Xeriscape does not mean rock(s) and a cactus.

Xeriscaping (less commonly known as **xeroscape**) is landscaping and gardening that reduces or eliminates the need for supplemental water from irrigation. It is promoted in regions that do not have easily accessible, plentiful, or reliable supplies of fresh water, and is gaining acceptance in other areas as water becomes more limiting. Xeriscaping may be an alternative to various types of traditional gardening.

In 1981, a Denver water employee coined the term Xeriscape, which is a portmanteau of *xeros* ξήρος (Greek for "dry") and *landscaping*, and *xeriscape* is used for this style of garden. Xeriscape is a registered trademark of the water department of Denver, Colorado.

In some areas, terms such as water-conserving landscapes, *drought-tolerant* landscaping, and *smart scaping* are used instead. Plants whose natural requirements are appropriate to the local climate are emphasized, and care is taken to avoid losing water to evaporation and run-off. The specific plants used in Xeriscaping depend upon the climate. Xeriscaping is different from natural landscaping, because the

MOUNTAIN VIEW COMMUNITY ASSOCIATION

emphasis in Xeriscaping is on selection of plants for water conservation, not necessarily selecting native plants.

Xeriscape Alternatives Application Requirements.

1. Designs will be reviewed on a case by case basis.
2. Photo of existing area.
3. Complete detailed drawing of the project area.
4. Photos as well as a list of all natural plants.
5. Sample of rock to be used as a base
6. Sample of accent rock or decomposed granite.
7. For accent boulders a description and approximate size.
8. Gravel, pea-gravel, white rock and any kind of paving will not be permitted.
9. Drainage and watering plans See ARC Guidelines Article XI, Paragraph D at page 10.
10. A scheduled meeting with ARC will be required before ARC will approve any application. The ARC will have the final approval using the basic design principles which will aid resident in developing exterior improvements (see our Guidelines) that are in harmony with the immediate neighborhood and the community as a whole.

Any changes to an approved application must be pre-approved by ARC.

These Guidelines address exterior improvements for which Homeowners must submit application and receive approval in advance. This is not intended to be all inclusive. The intent of these Guidelines is not to inhibit individuality and creativity, but to ensure design continuity that will help preserve or improve the community's appearance, protect property values, and enhance the overall environment of the Mountain View Community.