

Courtyard / Landscaping Planting Standards – Adopted by Board in June 18, 2008 Meeting

Purpose of Creating Planting Standards

To spend the limited dollars available for plants, bushes & trees in a manner that: 1) increases the survival rate of plants by planting the right kind of plants in the right locations; 2) reduces property damage and maintenance costs; and 3) enhances the appearance of our property.

Courtyard Improvements by Owners

Owners may purchase plants and make improvement in courtyards if: 1) all owners in the courtyard approve the proposed improvements; 2) no plants or trees are planted in the courtyard on the “Do Not Plant” list; and 3) assistance is requested from someone on the landscaping committee to ensure that landscaping lines are not damaged when planting new plants. Existing plants and bushes may not be removed without association approval.

Garage Planter Fingers

The Association will only plant texas sage, privets, cassias and lantanas in garage fingers. Other plants may be considered to match existing plants in a driveway. Owners may not plant plants in these planters.

If water is lost to a garage planter, the Association will purchase boulders instead of plants for the garage planter. Water will be restored to the planter if the asphalt needs to be dug up for other reasons. Four garage planters are covered with utility boxes. An alternative to plants in these planters has not been determined.

Garage Finger Do Not Plant List: No trees, no bush that is more than 4 feet wide at maturity, no bush that touches the garage roof height, no plants with an aggressive root system.

Courtyards

Every effort will be made to match plants on each side of the courtyard to provide balance.

The Association will generally only plant the bushes in courtyards (list will be updated with additional plants as we become aware of more good options):

- Trees: glossy privets, chaste bush/trees, plum trees and Acacia. Additional tree options are being researched.
- Front entrance: privets, dwarf arborvitae, evergreen euonymous, Texas sage, cassia
- Bushes: privets, dwarf crepe myrtle, dwarf mock orange, euonymus (multiple varieties), boxwoods, texas sage, texas sage, podocarpus, heavenly bamboo, ground lantana, abelia, jasmine – generally planting primarily hedge bushes that do not lose leaves

Courtyard Do Not Plant List: No trees with aggressive root system, no trees that exceed the height of the roof and no trees that make messes in courtyard (e.g., pines, mimosas). No vines on ground, no aggressive vines (e.g., ivy, cat’s claw) growing on walls; no asparagus ferns, no oleanders, no plants that require full sun planted in shaded areas (e.g., bird of paradise), no thorny bushes (e.g., pyrochantha, bougainvillea, roses), no cypresses, conifers or other bushes with needles, no flowers that die and need to be replaced. The Association will not plant any palms in courtyards and will remove all volunteer palms found on the property. Owners may plant small palms (e.g., Mediterranean fan and windmill fans and possibly Segos) in appropriate locations.

Patio Plants

Owners are responsible for maintaining the plants on their patio and the patio irrigation system. Owners are financially responsible for any damage to the building walls, patio walls or the Association’s irrigation system caused by bushes and trees planted on their patio. Owners should therefore avoid planting trees and bushes with aggressive root systems or vegetation that could damage walls.

Owners are also responsible for keeping their patios free of dead bushes and tree limbs (Fire Department code requirement). Trees must be kept trimmed away from the roof.