

Oakridge Village II Landscape Policy

(11/12/2023)

A well-maintained property is critical to establishing and preserving the value of Oakridge II property. The owner of each residential property shall install and thereafter maintain landscaping consistent with the character of the neighborhood. If the house is established as rental property, it is the responsibility of the owner to ensure that all the installation and maintenance requirements set by this document are adhered to. These guidelines will be enforced using the violation definitions and fines established in the Overall HOA Covenants. The enforcement of this document will be the responsibility of the HOA Board and specifically the Architectural Control Committee(ACC).

Landscape Plan Submittal

All landscape changes and/or installations must be submitted to the ACC for review, approval, and archive in the HOA files. The only exception to this is replacement of dead or dying landscape elements with the same type of element. The ACC will refer to the HOA Policies and addendums, consider local, state, and federal laws (to the extent applicable to restrictive covenants), as well as consider the overall appropriateness of the change to the neighborhood when evaluating a Landscaping Request.

The plan must include a pictorial drawing with appropriate measurements to all property lines. It must be to scale and include all elements of the project including a materials list and location of each element within the plan. The plan must be of a design that is consistent with the Oakridge neighborhood and include all areas of a property. Specifically, small strips of property away from the main body should be included in the overall plan.

If a plan is not approved before installation, the Board can remove or have removed any shrubs, plants, trees, gardens, swimming pools, playground areas, gazebos and the like that were installed without the approval of the ACC.

All plans requiring government approval (eg: City Building Permit) must be reviewed and approved by the appropriate agency before submitting the design request to the ACC. ACC approval should not be considered a representation that any governmental requirements have been met.

Conventional Landscape Requirements

Conventional landscape is defined as a plan that includes appropriate turf grass that covers at least 50% of the properties front and side yard areas (see Diagram 1 of the Global References section of this document).

- 1) A conventional landscape plan must contain areas of suitable turf grass, trees, and shrubs.
- 2) Planting areas for annual and perennial plants are allowed if compatible with the remaining landscape plan. These areas must be bordered into defined beds and filled with appropriate plants and/or groundcover. Borders must create a visually appealing spatial relationship with the other elements of the landscape plan and should contain suitable mulch covering for all exposed soil.
- 3) A Sidewalk Strip, the area between sidewalks and fences or other landscape borders (see Diagram 1 of the Global References section of this document), must be fully landscaped and maintained. This area may be composed of 100% rock or mulch that is consistent with the other materials in the yard. Loose rock or other material placed in the sidewalk strip area must not wash or otherwise move onto the public sidewalk or street.
- 4) Decorative objects such as hardscapes can include large boulders or other natural materials that are used as a part of the landscape design. The Architectural Review Committee prefers to see natural colored rock and masonry. No boulders or large rocks exceeding 12" in height may be used in the sidewalk strip area.
- 5) For public safety, no plant with thorns, spines, or sharp edges can be used within 6' of the public sidewalk or street.

Xeriscape Landscape Requirements

Colorado Statute 37-60-126, adopted in 2006, established the state water conservation and drought mitigation plan. This plan defines Xeriscape as “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”.

The plan further limits HOAs from enforcing restrictive covenants that prohibit Xeriscaping. However, Xeriscaping is not “zero-scaping” where the property is completely covered with rock and devoid of any plant materials. Xeriscape is a type of landscape defined by containing less than 50% turf in the “front” and/or “side” yards and utilizes plants, shrubs, and trees that are native and adaptive allowing them to grow and sustain themselves in dry natural conditions such as those in Colorado.

1. The landscaped area can utilize up to 100% of the properties available front and side yard space (see Diagram 1 of the Global References section of this document) for the purposes of Xeriscape landscape. However, the design must contain at least 50% plant coverage at maturity. Plant coverage is determined based on estimated area of plants at maturity, verified at design approval. Landscape plans must show plants drawn to scale at mature size. Remaining areas of grass in the front yard may count toward coverage. Tree canopy does not count toward coverage.
2. Selection of plants must be appropriate to the Fort Collins climate. Selection may be from, but not limited to, the plants listed on the City of Fort Collins XIP-Approved Plant List and City Vegetation Database.
3. Ground Cover for the design can be stone material or ground hardwood. Examples of appropriate groundcovers are decomposed granite, ground hardwood mulch, crushed limestone, flagstone, or loose stone material.
4. Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants. Concrete surfaces must be limited to driveways and sidewalks only.
5. Planted areas must be bordered to define beds. The areas that are not in delineated planted beds may be drought tolerant turf grass, a drought tolerant ground cover such as some ivy varieties, or may be a flagstone or crushed stone courtyard. The defined borders in the yard must create visually appealing special relationships.
6. A Sidewalk Strip, the area between sidewalks and fences or other landscape borders (see Diagram 1 of the Global References section of this document), must be fully landscaped and maintained. This area may be composed of 100% rock or mulch that is consistent with the other materials in the yard. Loose rock or other material placed in the sidewalk strip area must not wash or otherwise move onto the public sidewalk or street.

7. Hardscapes can include large boulders or other natural materials used as a part of the xeriphytic landscape design. No boulders or large rocks exceeding 12" in height may be used in the sidewalk strip area.
8. For public safety, no plant with thorns, spines, or sharp edges can be used within 6' of the public sidewalk.
9. Irrigation needs to be specifically implemented for Xeriscape designs. To avoid overwatering some plants and underwatering others, plants must be grouped together according to water requirements. Automatic irrigation zones must be retrofitted to water both remaining grasses adequately and irrigate the new landscape efficiently. Drip irrigation is preferred to overhead sprays, but not required. If overhead sprays are used, high-efficiency nozzles are required. Hand watering and semi-automatic irrigation are acceptable.
10. New and existing trees must have dedicated irrigation or a proposed method for regular hand watering. Regardless of size, age and how long trees on the property have existed without regular irrigation, trees need 10 gallons per inch of diameter of tree trunk at least once per month to stay healthy. Young trees require the calculated volume once a week, mature trees require the calculated volume once a month.
11. By City code, soil amendment is required in areas that are cleared and set to hold plant material. Soil amendment is intended to enhance soil water storage capacity, improve conditions for plant growth and reduce water runoff. Soil amendment includes but is not limited to plant-based compost, manure-based compost, organic and inorganic materials. A soil test is NOT required for the program unless a participant wishes to bypass the soil amendment requirement.
12. To avoid landscape failure, participants must manage weeds pre- and post-installation. Participants are required to eradicate weeds prior to landscape installation and maintain leaves or trash that fall in mulch areas.
13. Rockscapes: Boulders and cobbles present an attractive alternative landscape element if used appropriately within the overall landscape composition. Large expanses or over 25% of any yard area, front and/or back, of this type of material are not permitted.

Landscape Maintenance

General Maintenance requirements will be applied to all types of landscape, established or new, Conventional or Xeriscape .

1. Maintenance of landscaping shall include but not limited to: adequate watering, removal/replacement of dead landscaping materials such as dead trees, removal of weeds, replenishment of mulch, rock, sod and/or ground cover.
2. Sidewalk Strip, the area between sidewalks and fences or other landscape borders (see Diagram 1 of the Global References section of this document) must be fully maintained. The area must be free of weeds and other undesirable growth.
3. Trees and Shrubs should be kept in good health and trimmed. The ACC will periodically evaluate the Oakridge II neighborhood trees and/or shrubs for their health. If the evaluation concludes the tree or shrub is dead, it will need to be removed and replanted or re-landscaped within the growing season following the notification by the ACC. If any dead item is deemed a safety hazard, immediate action will be required to be taken. If there are any questions about the health of any tree or shrub that is being evaluated, the HOA staff arborist will be consulted. Trees and shrubs must be trimmed over public areas, such as sidewalks, in accordance with the city of Fort Collins policies (i.e.: no tree limbs hanging over sidewalk
4. Turf Grass should be kept in good health, trimmed, and maintained to look consistent with surrounding lawns. Brown spots must be treated, and exposed dirt is not allowed. There should be no areas where an absence of turf is visible from the street.
5. Mulch or other ground cover must be kept in good condition. Mulch may require replacing or adding additional mulch occasionally to eliminate bare spots, as wood mulch frequently washes or blows away. Rock mulch (i.e., decorative gravel or rocks ranging in size from pea-size to golf ball size, often sourced from riverbeds) should be evenly distributed, and stray rocks should be put back in the rock area.
6. Watering Restrictions: During times of drought emergency, when watering restrictions are imposed by Fort Collins Water and Sanitation limiting the amount of water that a homeowner may use, it is suggested that homeowners continue to irrigate as permitted by the watering restrictions to keep landscape alive. Once watering restrictions are lifted, homeowners shall be allowed a reasonable and practical opportunity, as defined by the ACC, with consideration of applicable local growing seasons or practical limitations, to reseed and revive turf grass before being required to replace it with new sod.

Global References

- 1. Artificial/Synthetic Turf will be for limited use only. Artificial/Synthetic turf must be integrated into the overall landscaping plan and must not exceed 50% of the area, must remain a minimum of two (2) feet off all property lines, and must be an American Society of Testing Materials (ASTM) certified material. Approval will be based on, but not limited to, the appearance from neighboring properties, the placement of appropriate screening and vegetation, and the overall landscape plan. Artificial/Synthetic turf will not be approved for front yard use. A sample of the material and drainage plan is required with any landscape plan.
- 2. Front yard flagstone or other hardscape courtyards are allowed if they are consistent with the overall look of the neighborhood. The area of the space is limited to 10 x 10 feet or 100 sq ft
- 3. Colors for chosen project materials must be earth tones of brown, gray, and the like. All materials need to be consistent within the design and congruent with the appearance of the Oakridge neighborhood.
- 4. Management of weeds must be accomplished to maintain a consistent look of the landscape, regardless of the type of landscape implemented.
- 5. Yard Reference drawing:

DIAGRAM 1

