

ANTELOPE TRACE

Landscaping & Fencing Improvements

All improvements to the exterior of homes and lots at Mountain View Meadows, by Covenants, require DRC approval. Before installing any landscaping, fencing or other exterior improvement to your home or lot, you need a DRC signed, dated and approved plan.

Landscapers must sign and include a *Landscaping Site Plan Understanding* along with each landscaping plan submitted for approval. This form is available from the office or by emailing April.MMVM@hotmail.com. All landscaping must be serviced by a professionally installed underground water system.

Landscaping. You may submit a hand-drawn landscape plan outlining the house and any other improvements such as driveways, fences, decks, sheds, and patios. We suggest using your home's site plan for the basis of your landscape plan. On the plan you must include dimensions and shapes of required planting beds and location, color and type of all ground materials. Noting the varieties of flowers, plants and shrubs in planting beds is not required. However, all tree species must be clearly identified along with the spacing between and beside trees plus distances from lot lines, driveways, sidewalks, utility boxes and lamp poles. Bark and rock planting bed mulch must be neutral in color. No shiny, red or white mulch permitted. Gently meandering slanted concrete curbing is required to separate planting beds from sod. Include material and color of edging on your plan. Adding plant materials to your planting beds over time does not require approval. However, additions of new planting beds, trees or changes in ground cover require a new plan submittal.

A minimum 3' wide gently meandering planting bed is required in front of homes with an acceptable number of perennial plants and shrubs. This planting bed must wrap 4' back from front corners of home. A minimum 2'-4' of rock mulch with gently meandering concrete borders are required around the foundation of the home to help prevent irrigation water from impacting foundations and siding. Areas exceeding 4' in width must include plant coverage every 4 linear feet. Boulevard landscaping includes creeping Junipers and Greenspire Linden trees set at appropriate intervals "Runkle Rock" or equivalent rock mulch. Trees must be a minimum of 1.5" caliper and installed with black mesh deer protectors and staked for a minimum of two years. Boulevard landscaping may include an individualized choice of a single decorative plant on each side of the driveway approach. Initial landscaping with a professionally - installed underground sprinkler system is required to be completed by landscape within one year of closing. (A timeline will be provided for homes built in late fall and winter.)

Corner Lot Boulevard Landscaping: If your home is located on a corner, you will need to landscape and maintain the side boulevard and street corner. Side boulevards should follow the same design as front boulevard landscaping with trees starting approximately 25' from the center of the ADA ramp and spaced evenly approximately 35' apart. Plants less than 30" tall set in Runkle Rock or an equivalent rock mulch are required in the triangular opening of the ADA ramp.

Fencing is optional and requires a separate fencing plan submittal. However, should you elect to fence now, include basic fencing information on your landscape plan such as type, location, color, and height so that we have a better understanding of your overall landscape plan. Set-backs must be clearly indicated (by measurement). Set-backs include 4' from front corners of house (excluding porches), a minimum 6" from adjacent property lines, and one foot from public sidewalks. Approved side and rear yard fencing include wood and wood-grained vinyl fencing. Approved stain colors for wood fences include: Natural Cedar or Behr#ST-141 Tugboat Semi-transparent. Wood-grained vinyl fence colors will be approved based on its blending with existing wood fencing to maintain the character of the Antelope Trace neighborhood. Fencing heights may not exceed 6'. The "right" side of the fence must face to the outside in keeping with "the good neighbor" policy. All Fencing materials must be of professional-grade quality as determined by the DRC.