

PEAKS EDGE

Landscaping and 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*. This form is available from the office or by emailing April.MVM@hotmail.com.

Landscaping Design must be submitted by a professional landscape designer. Individualized landscape design is encouraged. Xeriscape plans will be considered based on overall design and plant coverage and with the inclusion of approved walk-ways and paths. All landscaping must be serviced by a professionally installed underground water system.

Landscaping plans must include the outline of all existing improvements including but not limited to house, driveways, light poles, utilities, fences, decks, sheds, and patios. On the plan you must include dimensions and shapes of all planting beds and the location, color and type of all ground cover. No shiny or white mulch of any type is permitted. All flowers, plants, shrubs and trees must be listed on the plan. Native and drought resistant plants and grasses are highly encouraged due to the large lot sizes. Edging is required to separate planting beds from sod. Include material and color of edging on your plan. No rubber or plastic edging is permitted. General landscaping must be completed within one year of closing on your new home to prevent ground erosion and weed growth. An additional six months is allotted for completing initial landscape improvements according to plans.

Fencing is optional and requires a separate fencing plan submittal. Set-backs must be clearly indicated (by measurement). Setbacks include a minimum one foot from adjacent property lines and one foot from public sidewalks. Approved side and rear yard fencing materials include black or bronze square-tubed metal. Vinyl is not permitted in the Peaks Edge area. Wood, rock and other fence types will be considered for approval based on quality of materials and design. High quality black chain-link fence not to exceed 5' in height may be approved for rear yard fencing only. Otherwise, heights for side and rear yard fencing may not exceed 6'. Front yard fencing, including rock walls, may be approved based on style, color and overall appearance. White is not an approved color for any type of fencing. Please be aware that adjacent property owners have the right to install approved solid fencing regardless of the type or color of any adjacent fencing. Before installing a new fence, submit a separate detailed fencing plan for approval. Approval is required before installing any fencing.

Retaining Walls are permitted with approval so long as they do not interfere with lot drainage. For approval, include on your landscape plan the location, height, material, style and color of the proposed retaining wall(s). Include a photo/image of the proposed materials. You may be asked to provide a physical sample of the retaining wall product.

Entry Gates and Features are permitted with design approval.

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Landscaping Details

Front Yard Landscaping: Hydroseeding is not permitted in front yards. If the home is set closer than 75 feet (75') from front sidewalk, a minimum 48" deep planting bed with any combination of flowers, bushes and decorative grasses is required along the front of the home and wrapped to 8' back from the front corners of the home. The remainder of the front yard must be covered in sod or a combination of sod and additional planting beds along with optional ornamental, evergreen or shade trees.

Side and Rear Yard Landscaping: A minimum 4 feet (4') of gravel/rock mulch is required around the foundation of the home to help keep irrigation water away from foundation and siding. No plant material is required in this area so long as it does not exceed 4' in width. However, the gravel/rock mulch border must be separated from any planting beds, sod or other ground cover by natural or colored concrete edging or black, green or bronze steel edging. On your submitted plan show the dimensions, shape and location of all planting beds along with edging materials types and color. Include location, type, color and size of all ground cover. Boulders in landscaping are permitted with size and location noted. All trees must be clearly indicated by species, caliper and location, including distances from lot lines and lot improvements. Hydro seeding is permitted in side and rear yards only.

Boulevard Landscaping includes, depending on lot street-frontage width, two to six 2"-3" caliper boulevard trees set in rock mulch in combination of either 75% green plant coverage or 60% sod. Rock mulch containing trees must be separated from green coverage or sod by approved edging. Wood timbers, individual blocks, bricks, rocks or boulders are not permitted as edging in boulevards. Approved boulevard trees include Discovery Elm, Burr Oak, Redmond Linden or Norway Maple. It is intended that no more than two tree species are selected for boulevard planting on any given lot. Trees must be set approximately 25' apart, and no closer than 30' from trees on adjacent lots. Set trees no closer than 10' from light poles and driveways and no closer than 4' from utility boxes. These distances must be clearly indicated on your landscape plan along with tree species and caliper. 4' high black mesh deer protectors must be indicated on the landscape plan.

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 as well as the front boulevard. 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. Sod or plants less than 30" tall set in 2" rock mulch are required in the triangular opening of the ADA ramp.