

UPPER PEAKS

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* along with each landscaping plan submitted for approval. This form is available from the office or by emailing April.MVM@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 bases 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. Edging is required to separate planting beds from sod. Include material and color of edging on your plan but be aware that no rubber or plastic edging is permitted. Your initial landscaping must be completed within one year of closing on your new home. 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.

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 8' from front corners of house (excluding porches), a minimum 6" from adjacent property lines, and one foot from public sidewalks. It is highly recommended to place fences in a 2'-4' wide swath of rock mulch for ease of maintenance. Approved side and rear yard fencing materials include black or bronze square-tubed metal and non-white vinyl. Wood and chain-link fences are not permitted. Heights for side and rear yard fencing may not exceed 6'. Front yard fencing no higher than 4' will be considered for approval based on style and color. Please be aware that adjacent property owners have the right to install an approved solid or vinyl privacy fence 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, materials, 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.

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Landscaping Details

Xeriscape: Professionally designed xeriscape plans will be considered for approval. Otherwise, please adhere to the following standards:

Front Yard Landscaping: A minimum 40" 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. Planting beds may not "meander" in shape. The remainder of the front yard must be covered in sod or a combination of sod and additional planting beds along with optional ornamental or shade trees. Planting beds must be separated from sod by natural or colored concrete edging or black, green or bronze steel edging. On your submitted plan show front of house planting bed dimensions and shape, the shape and location of any additional beds, all tree species and locations along with edging materials and color. Include on your plan the location, type, color and size (if applicable) of all ground cover. Boulders in landscaping may be approved if scaled to lot size.

Side and Rear Yard Landscaping: Side and rear yards may be any combination of sod, planting beds and rock mulch as long as approved edging separates sod and planting beds from rock mulch. However, a minimum of three feet 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 the width remains under four feet; otherwise plant coverage is required every linear four feet. Widths greater than 6' require additional plant coverage to be determined by the DRC. Rock mulch xeriscape without plant coverage is permitted within an approved privacy fence. However, landscape plans must indicate all ground coverage material whether or not contained within a privacy fence. All trees must be clearly indicated by species and location, including distances from lot lines. Boulders may be approved in landscaping if scaled to lot size.

Boulevard Landscaping includes two or three approved 2" caliper boulevard trees and 60% green coverage. However, a combination of rock mulch and 60% sod may be approved so long as trees are set in the rock-mulched areas with rock mulch and sod separated by approved edging. Approved trees include Discovery Elm, Redmond Linden or Norway Maple. Trees must be set approximately 25' apart, and no closer than 30' from neighboring trees. 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. Tree species and caliper along with your commitment to install required 4' high black mesh deer protectors and tree staking must also be clearly indicated on your 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. 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 that grow less than 30" tall set in 2" rock mulch are required in the triangular opening of the ADA ramp.