

**POLICY
OF PARKER HOMESTEAD HOMEOWNERS ASSOCIATION, INC.
REGARDING XERISCAPING**

SUBJECT: Adoption of policy and procedure for xeriscaping within Parker Homestead Homeowners Association, Inc. ("Association").

PURPOSE: To adopt a policy regarding an Owner's right to install xeriscaping, vegetable gardens, and to conserve water. To adopt a standard procedure to be followed for xeriscaping, vegetable gardens, and water conservation.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association, and Colorado law.

**EFFECTIVE
DATE:**

March 06, 2024

RESOLUTION: The Association hereby adopts the following Policy and Procedures for Xeriscaping ("Policy"):

1. Definitions. Unless otherwise defined in this Policy, initially capitalized terms or terms defined in the Declaration shall have the same meaning herein.
 - (a) "Reasonable Substitute Plants" means plants that are similarly drought resistant and grow to the same general size and height as the replaced plant(s) of the preapproved garden designs.
 - (b) "Turf Grass" means continuous plant coverage consisting of hybridized nonnative grasses or grasses that have not been hybridized for arid conditions which, when regularly mowed, form a dense growth of leaf blades and roots.
 - (c) "Vegetable Garden" means a plot of ground or an elevated soil bed in which pollinator plants, flowers, vegetables or herbs, fruits, leafy greens, or other edible plants are cultivated.
 - (d) "Xeriscaping" means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, uses of mulches, irrigation efficiency, and appropriate maintenance as required by C.R.S. §38-35.7-107 (1)(a)(III)(A).
2. Use of Xeriscape. Colorado law provides that the Association shall not prohibit or otherwise restrict the use of Xeriscape to provide ground covering to property the Owner is responsible to maintain, including tree lawns.

3. Preapproved Plans.
 - (a) Association has adopted at least three preapproved garden designs that may be used in front yards and installed without prior approval. The three preapproved plans are available on the Association's website.
 - (b) Owners shall be allowed to use reasonable substitute plants if a plant in the preapproved design is not available.
 - (c) Owners who choose to use one of the preapproved garden designs are requested to advise the Architectural Review Committee ("Committee") that such Owner is installing a preapproved garden design and advise as to which design the Owner is using before installation.

4. Approval. Except as provided above, installation of Xeriscape or a Vegetable Garden on a Lot or a change from the non-Xeriscape landscaping to Xeriscape, must be approved by the Committee in accordance with the procedures contained in the Declaration and any architectural standards adopted with respect to landscape modifications or installations. However, the Association shall not impose any *additional* Xeriscape requirements over and above what is imposed for other types of landscaping.

5. Adoption of Additional Guidelines/Rules. Nothing in this Policy shall prohibit the Association from adopting and enforcing Xeriscape design or aesthetic Guidelines or Rules, as long as such Guidelines and/or Rules comply with the below requirements:
 - (a) Association Guidelines and/or Rules shall not require hardscape on more than 20% of a Lot and shall allow at least 80% of the Lot to be covered in drought-tolerant plantings.
 - (b) Association Guidelines and/or Rules may regulate the type, number, and placement of drought-tolerant plantings and hardscapes that may be installed on a Lot.
 - (c) Association Guidelines and/or Rules shall not prohibit Vegetable Gardens in the front, back, or side yards of a Lot.
 - (d) Association Guidelines and/or Rules may establish bona fide safety requirements consistent with applicable landscape codes or recognized safety standards; the Guidelines and/or Rules may also establish prohibitions and restrictions on changes that interfere with the establishment and maintenance of fire buffers or defensible spaces, and changes to existing grading, drainage, or other structural landscape elements.


6. Turf Grass and Nonvegetative Turf Grass.
 - (a) Colorado law prohibits associations from requiring any amount of Turf Grass and, therefore, the Association does not require any amount of Turf Grass to be installed on an Owner's Lot.
 - (b) In addition, pursuant to Colorado law the Association shall not prohibit the installation of nonvegetative turf grass (commonly known as artificial turf) in the backyard of Lots. The installation of such nonvegetative turf grass requires prior approval from the Association, and the Association may require certain colors or styles be used.
 - (c) The Association may adopt other reasonable aesthetic guidelines and rules regulating the installation of nonvegetative turf grass that may be installed in the backyard of an Owner's Lot.
7. Watering Requirements. In order to reduce the water required for the installation of new landscaping and in order to maintain the good appearance of all Lots, Owners shall adequately water all landscaping, in accordance with watering restrictions, if any, imposed by the water provider.
8. Water Restrictions Procedure.
 - (a) In the event the water provider institutes watering restrictions, so long as Lot Owners water in accordance with said restrictions, the Association shall not enforce a rule or covenant in relation to dead or dormant Turf Grass.
 - (b) Upon the lifting or expiration of watering restrictions, if any, a Lot Owner who has existing Turf Grass in his or her landscaping plan that appears to be dead shall be afforded a reasonable period of time, subject to the time of year, to reseed and revive the Turf Grass. The Association shall send written notice to the Lot Owner specifying the amount of time the Lot Owner has to revive the Turf Grass. Failure or inability to revive the Turf Grass within the allotted timeframe may result in the Association requiring the Lot Owner to replace Turf Grass.
9. Failure to Maintain. Excepting periods of watering restrictions, nothing in this policy shall be construed as permitting a Lot Owner to fail to maintain his or her Lot, including landscaping.
10. Enforcement. This Policy shall be enforced in a consistent manner throughout the community in accordance with the Association's Covenant and Rule Enforcement Policy and Procedure.

Grow&Give

A Modern Victory Garden Project
Grow food. Share the harvest.

Raised Bed/Trough Garden Plan

Use this basic plan to
create your own raised
bed or Trough garden!
Suitable for high altitude.

LEGEND:
1 square = 1 foot
Main sun exposure 

PLANTS:

Bush Peas



Brocolini/Broccoli Rab



Carrots



French/small turnips



Kale



Spinach



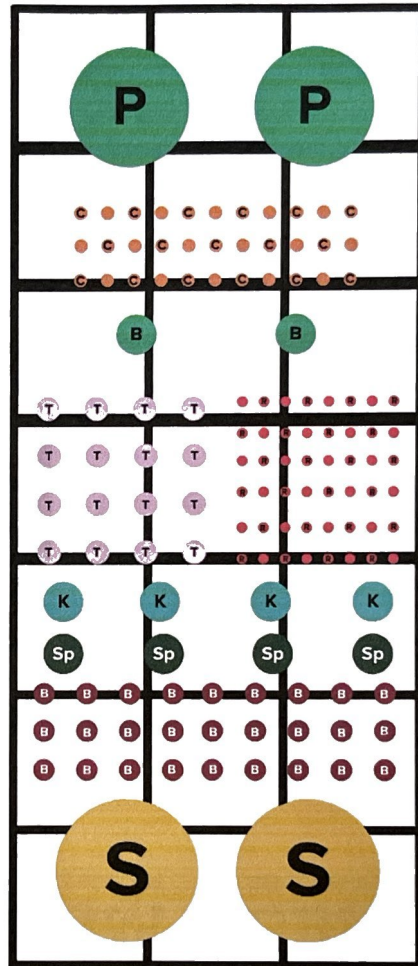
Beets



Radishes



Small Squash



Read the seed packets for specific
growing and harvesting information.


Raised 3x10 plot/trough

LEARN MORE. GROW MORE.
GROWANDGIVECOLORADO.ORG




Squash Soup Garden Plan

Use this basic plan to create your own Sopa de Calabaza Verano garden!


LEGEND:
1 square = 1 foot
Main sun exposure 

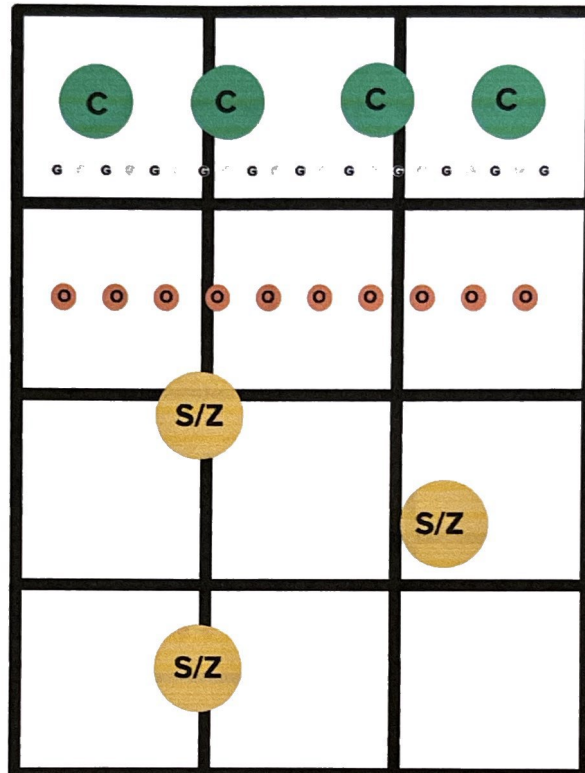
PLANTS:

Cilantro 

Garlic 

Onions 

Squash/Zucchini 



3x4 plot



Read the seed packets for specific growing and harvesting information.

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Salad Garden Plan - High Altitude

Use this basic plan to create your own High Altitude salad garden!

LEGEND:

1 square = 1 foot

Main sun exposure 

PLANTS:

Bibb    

Kale    


Mustard    

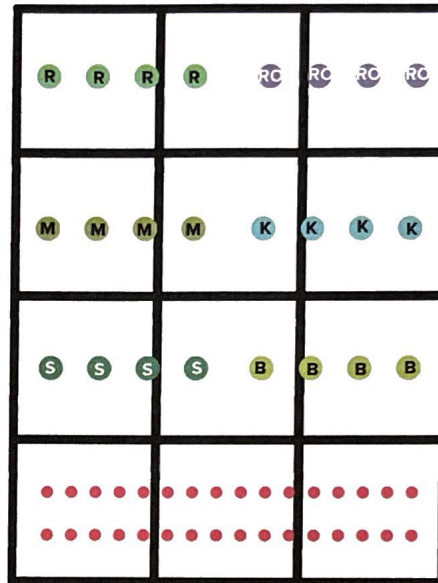
Radish     

Redoak Leaf    

Romaine    

Spinach    

 Use of shade cloth may be appropriate in some areas.



3x4 plot

Read the seed packets for specific growing and harvesting information.

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