



Landscape and Irrigation Standards

1. DEFINITIONS AND DESIGN FUNDAMENTALS

SGR: Spyglass Ridge

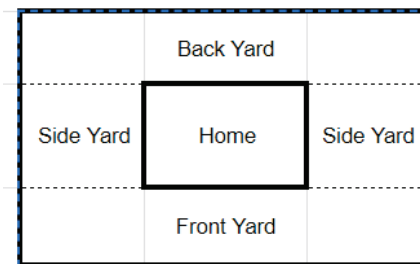
ACC: Architectural Control Committee

CIZ: Controlled Irrigation Zone

DPA: Designated Planting Area

The entire unpaved portions of every Lot outside of the house must be landscaped. All landscape plans must be submitted by the Lot owner, using the Landscape and Fence Application document, to Spyglass Ridge (SGR) Community Manager no later than 60 days prior to the date of anticipated issuance of a Certificate of Occupancy (CO) for review and approval by the SGR Architectural Control Committee (ACC). Submissions must include a \$5,000.00 refundable deposit (paid as part of the \$5,350.00 required when submitting the ACC Application Contract), pending a successful construction and landscape inspection that is fully compliant with all required SGR Standards and Policies.

All landscape work must be completed within 90 days following the date the Certificate of Occupancy (CO) has been issued. This includes the landscaping for the front, side, and rear yards (see diagram below). If an owner needs additional time to complete landscaping, they must submit a variance request to the ACC and receive approval prior to the expiration of the 90 day deadline to complete the landscaping has expired.



SGR offers three suggested pre-designed “water-wise” **FRONT** landscape plans that can be found on the SGR Website (spyglassridge.org). Any of these three plans can be selected for installation by the Lot owner with only notification of use to SGR required; no plan submission for ACC review and approval is necessary. Any of the pre-designed front landscape plans must still meet the requirements of custom-designed landscape plans, including a minimum of two size-specified trees, a minimum of six 5-gallon pot perennial shrubs/plants, an irrigation system and weed barrier covered by stone mulch (see below). The pre-designed front landscape plans can be customized to adapt to the shape and topography of the Lot on which they are installed.

Lot owners are required to comply with the following landscape requirements and shall apply high desert, xeriscape principles.

Man-made landscape elements which may be used shall be compatible with the land and the architectural and landscape standards. The use of wood cribbing ties for planting beds and/or borders in the front yard area is prohibited. Creosote-treated "railroad" ties or timbers are prohibited anywhere within SGR.

Landscape boulders which are partially buried and arranged in scattered groupings throughout the planting area are encouraged, particularly those which blend with the naturally occurring tan colored granite stone. The use of rock retaining walls is also encouraged. Large format concrete retaining blocks, stained an earthen color, are allowed but actual color samples must be approved in advance by the ACC. Stucco walls used as retaining walls or for privacy wall area are also acceptable so long as the color and texture of the stucco matches materials used on the house. A plan for all proposed fencing and/or walls shall be submitted with the landscaping plans for ACC review and approval.

All plantings shall be concentrated into Designated Planting Areas (DPA). All such areas shall be contained by landscape curbing or landscape edging, preferably in curved patterns. All surface areas within a DPA shall be covered with a weed barrier, 3.5 ounce or greater, and pinned in place. The weed barrier shall then be covered with a minimum 2 ½" layer of granite landscape rock. The use of tan granite is encouraged. Other granite colors may be permitted with prior ACC approval. The individual rocks comprising this inorganic mulch covering shall have a diameter of at least ½" and shall not exceed two (2) in diameter. Larger stone mulch may be used, but cannot exceed more than thirty (30) percent of the total Lot area. Brown or dark brown shredded bark can also be used around plants. Linear areas of tan colored granite smaller than ½" in diameter or color-compatible decomposed granite, ¼" or smaller, may be used for pathways; so can paving stones. Areas of contrasting rock for variation are acceptable. Samples of the selected rock mulch, bark mulch and the pathway materials, if any, shall be submitted to the ACC for prior approval.

It is strongly encouraged that DPA be arranged along common property lines, extending from the public sidewalk back to the house or fence and conjoined with a DPA on the neighboring property. The purpose of doing so is to de-emphasize property lines, to create a rhythm along the streetscape, and to provide a planting area to screen utility pedestals of all types. For each one hundred (100) square feet of DPA at least three (3) plants, including trees, will be required. Some Lots have dramatic elevation changes near the rear Lot line (up or down) and/or border community common areas that are not landscaped. If, during construction, no alteration is made to those areas within the property boundaries then those areas may be left in their natural state. Common areas disturbed, altered or damaged during construction or landscaping must be restored to their original condition.

2. GRADING & DRAINAGE

Landscaping disruption from grading shall be minimized. The use of subtle mounds is encouraged. Existing or natural drainage patterns with A, B, or C patterns, as designed for the specific Lot by Thompson-Langford Corporation of Grand Junction construction plans:

- Dated July 21, 2005, for Filing Number. One, or
- April 15, 2006, for Filing Number Two, or
- River City Consultants, Inc. of Grand Junction construction plans dated May 14, 2007, for Filing Number Three shall be used.

Provide for positive drainage away from all foundations as called for in the Lincoln-DeVore, Inc. Final Report of Subsurface Soils Exploration:

- Dated April 1, 2005, for Filing Number One, or
- December 21, 2005, for Filing Number Two, or
- October 24, 2006, for Filing Number. Three.

Article IX, Section 24 of the CC&R document requires that Lot grading and drainage plans be certified by a Colorado licensed engineer. An engineered drainage plan was established for each Lot and landscaping may not interfere with that plan.

It is mandatory that the engineered drainage plan specific to each Lot be developed and maintained in perpetuity. Installation of landscaping shall not interfere with this plan and letters from the engineer will be required to be submitted to the SGR HOA, both prior to and after landscaping installation, to affirm that the actual drainage meets the plan specifications, and that the installation of the landscape has not disrupted that plan. The construction deposit (which includes landscaping) of \$5,000.00 will not be eligible to be refunded until final drainage approval letter(s) have been received by SGR HOA.

All Filing 3 Lots (Lots 1 through 62) have side and rear yard setback areas that are drainage easement areas for conveyance of storm water from adjoining Lots. It is the responsibility of each individual Lot owner to maintain drainage swales and/or underground drainpipes within these easements to provide the means to discharge surface drainage water from their respective Lots in a manner that will not damage adjoining Lots and is in compliance with the master drainage plan for the subdivision. The HOA has the authority to enforce and correct issues arising from improper drainage from any Lot.

3. IRRIGATION

Due to concerns regarding water conservation and the geologic integrity of the subdivision, Spyglass Ridge Homeowners Association will require the incorporation of high desert, xeriscape irrigation principles and practices.

All owners must install a permanent irrigation system. All irrigation systems shall be connected to the domestic water supply for the individual Lots and shall be done in such a manner so as to comply with all applicable rules and regulations of controlling agencies. This shall specifically include backflow water prevention per City of Grand Junction Municipal Code 13.24. The flow of irrigation water shall be controlled by an individual automatic sprinkler system.

A Controlled Irrigation Zone (CIZ) shall be established for each Lot. Such zones shall include all areas within ten (10') of the house foundation. The purpose of this zone is to limit the amount of irrigation water discharged in close proximity to the foundation.

Within the CIZ, only drip irrigation emitters may be used to discharge water except in sealed flower beds where only micro-spray heads may also be used. Other types of irrigation heads, such as sprays, impacts and rotors are prohibited within the CIZ. If it is necessary to locate pressure irrigation lines and/or valves within the CIZ, they must be aligned next to the side property lines leaving only adequate space for fence posts. Irrigation lines and valves shall not be placed within the CIZ of the front or rear yards.

Drought tolerant shrubs, annuals, and perennials are permitted within the CIZ. Turf grass is prohibited. No trees may be planted with the CIZ. Shrub and flower planting beds are permitted within the CIZ under the following circumstances:

1. Shrub beds shall be placed in close proximity of the front entry or the rear patio, or shall be along the exposed side yard of a corner Lot
2. All shrub beds shall be irrigated by drip irrigation only
3. 3) All annual and perennial flower bed planters, if any, shall be carefully sealed (sides and bottom) and constructed so that moisture is not allowed to seep into foundation areas or beneath slabs or pavement. Weep hole type drains shall be used to drain excess water from sealed planter(s) away from the foundation, slabs, or pavement.

4. TREES

Each property is required to plant four (4) trees (minimum). Two (2) trees shall be evergreen and two (2) shall be deciduous. At least one (1) of each must be planted in the front yard area. Careful thought should be given to tree placement and selection. Consider the eventual width and height of the species; a mature tree should not overhang the sidewalk nor touch the house. In some cases, trees will provide desired privacy, but mature trees may block desired views.

Tree species are limited to those listed below, and, at planting, must comply with the minimum size as specified.

Evergreen Trees: Minimum of two (2) trees, 6 foot tall or taller, as measured from the soil surface when planted.

Recommended Evergreen Trees:

Juniper (all varieties)	Pinyon Pine (all other pine varieties)
Arizona Cypress	Spruce (all varieties)

Deciduous Trees: Minimum of two (2) trees, 1 ½” caliper trunk (4.7-inch circumference) or greater. Caliper is determined by measuring the diameter of the trunk of the tree at twelve (12”) inches above the soil surface when planted.

Recommended Deciduous Trees:

Netleaf Hackberry	Purple Smoke Tree	Serviceberry
Western Redbud	Ash (all varieties)	Mimosa
Canyon Redbud	Golden Rain Tree	Weeping Mulberry
Pink Dawn Chitalpa	Oak - Gamble or other varieties	Staghorn Sumac
Flowering Crabs	New Mexico Locust	Flowering Plum & Cherry
Hawthorn (all varieties)	Maple - Boxelder or other var	

NOTE: Should the above recommended trees not be available, consult with a reputable plant nursery or the Colorado State University Extension Service for alternate tree recommendations.

5. SHRUBS, FLOWERS, PLANTS

There shall be no restrictions as to the selection of plants. However, the use of drought tolerant and high desert plants is encouraged.

Shrubs and Perennials: All Lots are required to install at least twelve (12) shrubs or perennials of a minimum of five (5) gallon pot size. Such plantings may also be used to satisfy the requirements below:

- At least fifty percent (50%) of the plantings must be located in the front yard.
- The inclusion of additional plant materials is encouraged.
- In order to enhance the appearance of each Designated Planting Areas (DPA) and to increase water conservation, it is recommended that a substantial amount of the rock mulch surface be covered with ground cover-type plantings. To this end, the following ground cover density shall apply:
 - at least three (3) plants shall be installed for every one hundred (100) square feet of DPA. Of these three (3) plants, at least one (1) shall be a shrub of a five (5) gallon size pot. The other two (2) plants may be perennials, vines, ornamental grasses or shrubs of a five (5) gallon size pot.
 - Higher ground cover densities are encouraged.

NOTE: The SGR Website (spyglassridge.org) has additional ornamental tree, shrub and plant listings and other resources to aid in selecting plants that are suitable for planting in the SGR community.

6. LAWNS

Turf type lawns are not required. If installed, turf type lawn shall not exceed a maximum of twenty (20) percent of the total Lot area. Lawns may not be installed within the ten (10) foot CIZ setback.

7. GROUND COVER

The entire unpaved portions of the Lot outside the house must be landscaped. Side yards which are completely screened from public view by fencing shall at least be covered by weed barrier and tan colored granite rock mulch as described in Section 1. The ACC may approve the use or preservation of native-type vegetation on some steep slopes or other locations of their designation. Specific erosion control efforts and special irrigation treatments may be required for such areas.

8. FENCES

Fences are not required for properties in SGR. If a fence is desired, refer to the Spyglass Ridge Fence Policy document, that can be found at the SGR Website, for choices, requirements, details and specifications.