

HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.
LANDSCAPING REFERENCE SUMMARY

Effective Date: May 20, 2010

The Board of Directors desires to provide owners and residents a single source document regarding landscaping of improved lots within the subdivision. The Covenants should be referred to for a more descriptive account of the specific restrictions and requirements applicable to property and home owners in Highland Park.

1. Lawns, Vegetation, and Gardens

A. Definitions:

- 1) Turf Grass: continuous plant coverage consisting of hybridized grasses that, when regularly mowed, form a dense growth of leaf blades and roots.
- 2) Xeriscaping: the application of the principles of landscape planning and design, soil analysis and improvement, appropriate plant selection, limitation of turf area, use of mulches, irrigation efficiency, and appropriate maintenance that result in water use efficiency and water-saving practices.
- 3) Artificial Turf: a surface manufactured from synthetic fibers made to look like natural grass.

B. General Specifications and Guidelines:

- 1) For purposes of water preservation and conformance with the water decree and plan for augmentation, a maximum of 5,000 square feet of each lot may be irrigated (including all areas of drip, spray or underground irrigation of turf grass, trees, vegetation, and gardens). (Covenants Filings 1, 1A & 1B, paragraph 23.C.)
- 2) Turf grass should be mowed regularly to keep it trimmed. (Covenants Filings 1, 1A & 1B, paragraph 16.)
- 3) All brush within 10 (ten) feet of any building should be removed and replaced with irrigated greenbelt (grass, flowers, or shrubs) or noncombustible materials (such as rock, brick pavers, or gravel) to comply with recommended guidelines for wildfire hazard prevention. (Covenants Filings 1, 1A & 1B, paragraph 10.B.(1))
- 4) Owners shall maintain lawns, artificial turf, landscaping, or xeriscaping in good condition and will repair them as damage or deterioration becomes apparent to meet the minimum standards throughout ownership within Highland Park. (Covenants Filings 1, 1A & 1B, paragraph 16.)

2. Trees (Covenants Filings 1, 1A & 1B, paragraph 9.O.)

- A. Lot owners may plant either evergreen or deciduous trees. In either case, trees must satisfy the size requirements in existing covenants.
- B. Owners must plant and maintain on their lot a minimum of 5 (five) trees of at least five feet in height and at least 10 (ten) trees, which may be saplings, of at least three feet in height within one year after occupying any residence. Measurements for size

standards will be from the soil surface immediately adjacent to the trunk and measured vertically to the tip of the highest living branch.

- C. Owners are responsible for prompt treatment or removal of dead trees and trees infected by pine beetles or other insects which can kill trees and that might spread to adjacent trees and lots.
3. Fencing (Covenants Filings 1, 1A & 1B, paragraph 9.M.(1))
- A. Perimeter fencing is prohibited, and any fencing constructed must be located at the rear of any dwelling.
 - B. Existing fencing on the boundary of Highland Park may not be removed, but may be replaced by new fencing and/or reset to conform to property lines.
 - C. Fences must be approved by the ACC prior to any construction commencing on any fence with Highland Park.
4. Approvals for landscaping (Covenants Filings 1, 1A & 1B, paragraph 9.): Required approvals related to landscape features shall be requested in writing to the ACC and typically would be required for:
- A. Unique design;
 - B. Extensive features such as large beds, retaining walls, decorative stone, patios, high density shrubs/perennials, driveway markers/columns etc.;
 - C. Artificial turf installation.
- It is recommended that a Member call or email the ACC if in doubt whether an approval is required.
5. Variances related to timely completion of required tree planting must be requested in writing and typically would follow these categories (Covenants Filings 1, 1A & 1B, paragraph 8.D.(4)):
- A. Time of year (season);
 - B. New owners, currently relocating to the area;
 - C. Availability of selected contractor.

IN WITNESS WHEREOF, the undersigned certify that the Landscaping Policy was adopted by resolution of the Board of Directors of the Association this 20th day of May, 2010.

HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.

Douglas H. Barber-President

Cameron Garner-Director

Marge Shuger-Secretary

Jim Randall-Director

Richard Bedwell-Director