

# **WHITE HORSE HOME OWNERS ASSOCIATION LANDSCAPING GUIDELINES AND RULES**

Welcome to White Horse! We're excited to have you in our community and look forward to your new home. Article 4.11 of the Amended CCRs explains what the general standards are for landscaping. Our goals and vision are to promote native plants and trees, stabilize the soil and prevent erosion. Not only are native plants less thirsty, they also support the pollinators and bird life.

With all new construction soils become broken up and loose. Wind can claim inches of your soil and deposit it in a neighbor's yard. By establishing vegetation on the sloped areas you can prevent erosion from runoff and wind storms.

Prevention and control of weeds and invasive species is also a challenge on new lots. Tumbleweeds, goat heads and cheat grass are a constant threat. Seeds can last up to 7 years. Pulling these plants out before they go to seed is the best solution.

Please submit a landscaping plan for approval to the Architectural Committee and complete said landscaping of your lot within one year of the date of your Certificate of Occupancy for all new primary dwellings or within one year of the Effective Date of the Amended CCRs (September 26, 2017) for all existing primary dwellings.

Items to include on your landscaping plans:

1. Identification of the types of plants, grasses, trees, and shrubs to be planted.
2. Indication of the slope of the property and profile from street. The goal of grading between a new construction site and an adjacent White Horse property is to transition, taper to the natural grade of the

property that existed prior to construction changes and elevation changes.

3. How you plan to stabilize and prevent erosion on slopes.
4. Describe your drainage plans to remove water away from the house, and away for neighboring lots. How is rain captured and prevented from causing erosion?
5. Note that large trees or shrubs planted within 6-8 feet of the road are within right of way and potentially could be disturbed. Always check utilities before you dig!
6. If you are planting trees, how big will they get? Consideration should extend to the neighbors' view sheds.

Typically your home Architectural Plan, provided by the architect, can be used for your landscaping plan. With regard to any irrigation system planned, the HOA has identified a future potential for homeowners to hook up to irrigation water instead of using culinary water. Hook ups require an effective disconnect/ vacuum breaker system between culinary water and irrigation water supplies.

We have many good landscapers and crews for maintenance in town. If you'd like referrals we can provide them. As soon as you have your plan please submit to the Architectural Committee with the \$25 application fee. The plans will be approved, returned for more information or rejected. Take your time and look around at other home owner's yards. There are great ideas out there!

REV Feb 16, 2018