

The Reserve at Mariana Butte HOA Landscape Design Guidelines

Updated 2/7/2024

Topic: I want to make changes to my landscaping, where do I start

The HOA Architectural Review Committee (ARC) should be included in any consideration for changes to the exterior appearance of your home or landscaping as outlined in our Conditions, Covenants & Restrictions documents. The HOA approach is to collaborate with homeowners to provide a blend with your neighbor's yards and to avoid any conflicts with others' view or enjoyment of their outdoor spaces.

Step 1: Contact the ARC Chair that you are considering making a change and confirm what is needed for review and approval. This is usually a description and some drawings or sketches of the change. You might be asked to provide samples or vendor descriptions of products we are not familiar with.

Step 2: If you would like to implement some water wise or xeriscape landscape changes, request the latest three pre-approved front yard designs. These don't require any further review if implemented unchanged. If doing any customization of your design, then ARC review and approval is required. This may be the start of some discussion on the topics below.

Step 3: Be aware of HOA controlled restrictions on landscape choices.

- A. Use of artificial or non-vegetative turf is limited to back yards.
- B. Although some natural turf is preferred in front yards, you are allowed to have no natural turf in your front yard. There are specific guidelines on percentages on the mix of hard scape and vegetation outlined below.
- C. Our Covenants restrict fences and control the placement and appearance of any privacy walls or materials used on the exterior of your home. There are also set back requirements in the HOA documents and City Code.

Introduction

Based upon new Colorado State legislation¹ passed May 17, 2023, HOA landscaping designs shall permit and include Xeriscape options in addition to full turf lawns. Therefore, The Reserve at Mariana Butte HOA Board is updating its landscape design guidance to be used by residents and the Architectural Review Committee (ARC). This landscape design guidance is intended to maintain a consistent and pleasing neighborhood look, modify previous covenants to incorporate Xeriscape options, and facilitate decreasing water usage.

The Reserve at Mariana Butte HOA revised guidance incorporates the excellent resources of both the Northern Colorado Water District and the CSU Extension Office. These two organizations are advanced in their studies of varied landscaping options which are specific to our area and growing zones; both organizations are especially helpful, and they provide readily available Xeriscape resource information to assist anyone with the planning and implementation of a Xeriscape landscape design.

The new legislation stipulates HOAs are required to provide three (3) pre-approved xeriscape designs for front yards. See the below PDF files for our Pre-approved HOA Design Plans for front yards. Residents wishing to modify existing landscape or to install xeriscape landscaping can use these pre-approved plans for front yards by informing the HOA ARC of your intent to make a change. The revised HOA landscape guidance is intended to assist residents with creative design

The Reserve at Mariana Butte HOA Landscape Design Guidelines

Updated 2/7/2024

ideas while maintaining some consistency within HOA community and has incorporated the recommendations and limitations stipulated by the State's Xeriscape legislation¹. Residents are encouraged to review the three (3) preapproved plans for front yards or to create designs that conform with the new ARC guidelines. The ARC is available for consultation while plans are being developed. Any customized plan for anywhere on your property must be reviewed and approved by the ARC committee prior to any landscape modification of the homeowners' lot.

¹Colorado Xeriscape Law Senate Bill 23-178 and Colorado Xeriscape Law House Bill 19-1050 effective 3/7/19

Definitions

Xeriscape versus Zeroscape ²

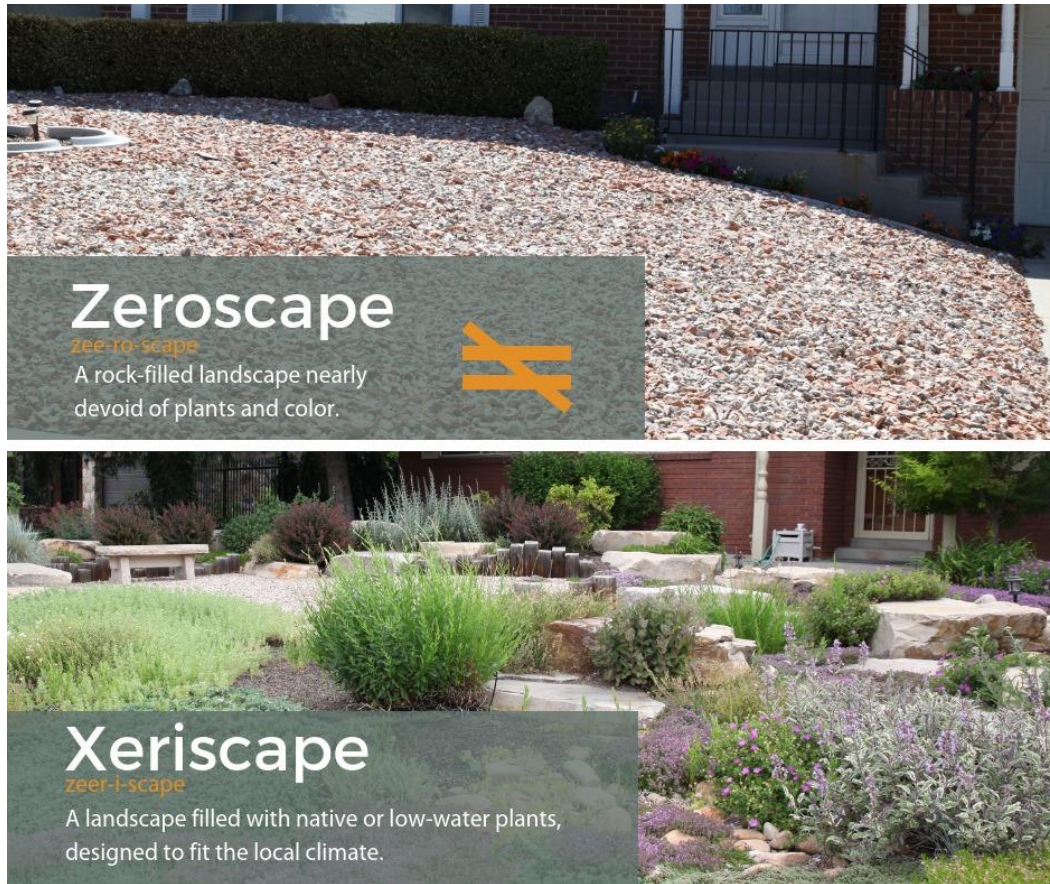
- **Xeriscape is NOT anti-lawn.** Even though Xeriscape landscaping can be spectacularly colorful, even lush, limited areas of more highly watered landscape like grass lawns are often necessary. Kentucky Bluegrass turf is still the best option for an athletic field and other areas that get high foot traffic. Xeriscape means "less lawn landscaping" rather than "lawn-less landscaping."
- **Xeriscape is NOT just rocks and gravel.** That would be called Zeroscape. Plants are a vital part of a beautiful xeriscape. Rock gardens can be truly marvelous, they're still gardens with living plants.
- **Xeriscape is NOT just native plants.** Although there is a vast array of wonderful native plants, there are many low-water, non-native plants that are well-adapted to our climate. For example, iris, tulips, and even roses are examples of introduced plants that are well adapted to low-water landscaping in the Rocky Mountain region.
- **Xeriscape is NOT a monoculture.** On the contrary, well-planned Xeriscapes are examples of beauty and diversity that make neighbors envious.

²<https://coloradowaterwise.org/page-645743>

The Reserve at Mariana Butte HOA Landscape Design Guidelines

Updated 2/7/2024

A xeriscaped yard in Niwot designed by J&S Landscape. Photo courtesy of J&S Landscape



Hardscape

- Walkways, patios, retaining walls, pergolas, and driveways (concrete or pavers)

Non-vegetative materials

- loose rock, stone, and mulch

Non-vegetative turf

- artificial turf (sometimes referred to as “astro turf”)

Drought tolerant or native plants

- plants that require little to no irrigation in Colorado’s climate
- <https://extension.colostate.edu/docs/pubs/native/FrontRange.pdf>

Drought tolerant turf

- Grasses that require little to no irrigation
- <https://planttalk.colostate.edu/topics/lawns/1521-choosing-lawn-grass-colorado/>

The Reserve at Mariana Butte HOA Landscape Design Guidelines

Updated 2/7/2024



There are many resources for your consideration as you develop your xeriscape design. Understanding which plants work best and those that are too invasive can help avoid costly and labor-intensive mistakes. Below are a few resources you may want to review.

- https://www.northernwater.org/getattachment/915c0082-55ac-4b5a-a000-93437f3df7c4/Conservation_Gardens_Brochure
- <https://plantselect.org/wp-content/uploads/2021/02/Front-Yard-and-Right-of-Way-Planting-Design-2.pdf>
- <https://ag.colorado.gov/conservation/noxious-weeds/species-id>
- https://www.larimer.gov/sites/default/files/uploads/2018/larimer_county_noxious_weed_plan_2018.pdf?2021

Reserve HOA Preferences

To make a smooth transition within our community from turf lawns to xeriscape designs, the HOA ARC recommends homeowners consider the following:

- Having some drought resistant turf in the front yard helps to soften the use of various hardscape materials. The section of turf need not be large to blend into the overall design of the xeriscape.
- Cultivate vegetable growing areas in the sides or back of the home rather than the front yards.

Incorporating these recommendations into your landscape planning will help the community maintain some consistency as we transition to aesthetically pleasing xeriscaping.

Additional resources:

Loveland Municipal Code

- <https://online.encodeplus.com/regs/loveland-co/doc-viewer.aspx#secid-4192>

Loveland Plant Lists

- <https://online.encodeplus.com/regs/loveland-co/doclibrary.aspx?id=4a67aff8-af9c-4db1-a3bf-260ebe5ea3ed>

The Reserve at Mariana Butte HOA Landscape Design Guidelines

Updated 2/7/2024

CSU Extension information

- <https://extension.colostate.edu/docs/pubs/native/FrontRangeSm.pdf>

Resource Central

- <https://resourcecentral.org/lawn/>


Pre-approved HOA Approved Front Yard Design Plans

Note: The City of Loveland wants to maintain a unified look for City owned tree lawn along Rossum Drive. Currently, the City allows only irrigated vegetative turf with the required number of Locust trees. Any change to a tree lawn would require HOA approval and unanimous approval by all homeowners with tree lawns along Rossum Drive and be reviewed and approved by the City of Loveland Current Planning Department.

Below are PDF files of Pre-approved Front Yard Designs and the HOA requests you inform of us your choice. Any changes or customization of these front yard plans or any change to anywhere else on your property requires ARC approval before proceeding.

(See following 3 pages)

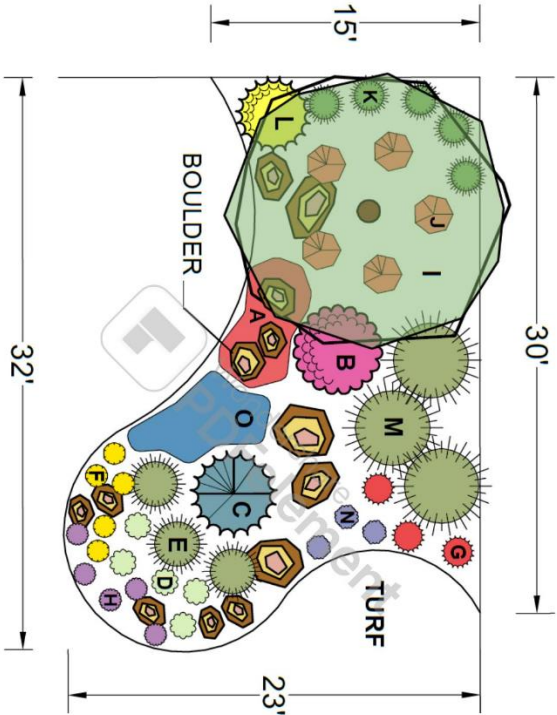
Approved Plan #1



Plant Select®
plant smarter

XERISCAPE DESIGN SOLUTIONS

FOUR SEASON SENSATION



This garden represents a partial conversion of lawn to garden. Reshaping the existing lawn using a curvilinear approach adds flow and movement. Ornamental and coniferous trees provide height, shade and winter interest without interfering excessively with the views. This once water-hogging space is now a lush garden with plants that provide four season beauty, color and interest; thrive in low-water, clay soil and full sun conditions; and attract butterflies and hummingbirds. Drip irrigation and organic mulch, along with proper plant selection, aid in long-term water conservation.

PLANT LIST:
All plants are Plant Select® plants

Wondershare PDFelement

A. Fire Spinner™ Ice Plant -or- Lavender Ice Ice Plant (7)

B. Ruby Voodoo Rose -or- Redleaf Rose (1)

C. Weeping White Spruce (1)

D. Avalanche White Sun Daisy -or- Golden Storksbill (5)

E. Blonde Ambition Blue Grama Grass -or- Korean Feather Reed Grass (3)

F. Colorado Gold® gazania -or- Chocolate Flower (5)

G. Red Birds in a Tree -or- Bridges® Penstemon (3)

H. Valley Lavender® Plains Verbena -or- Wine-cups (5)

I. Russian Hawthorn -or- Hot Wings® Tatarian Maple (1)

J. Orange Carpet® Hummingbird Trumpet (5)

K. Korean Feather Reed Grass (5)


L. Spanish Gold Broom -or- Baby Blue Rabbit-brush (1)

M. Giant Sacaton (3)

N. Little Trudy® Catmint -or- Shadow Mountain® Penstemon (3)

O. Crystal River® Veronica -or- Turkish Veronica (5)

Find more and inspiration at plantselect.org/



Designer Tanya Fisher
President of Colorado Vista Landscape Design, Inc. since 2003, Tanya Fisher provides high quality and sustainable landscape design plans and horticulture consulting for residential, community and commercial landscapes in the northern Colorado region.
ColoradoVista@comcast.net www.ColoradoVista.com Windsor, CO (970) 231-3088

Page | 6 of 8

Approved Plan # 2



