

LANDSCAPING

Landscaping is an integral part of the overall appearance and character of Heritage Hills. A home's landscape should enhance the architecture of the house, the natural beauty of the environment, and the overall quality of the neighborhood.

The DRC may require the installation of landscaping for screening (e.g., hot tubs, basketball systems, exposed decks/patios/outdoor kitchens/televisions) to maintain privacy between neighbors and the community. For this reason, it is encouraged that all DRRs consider the use of landscaping to maintain the beauty, quality, and character of the neighborhood.

- a) Trees should be integrated into planting beds whenever possible
- b) There shall be no large or continuous area of bare soil (after the landscape is established)
- c) Stumps from cut trees must be removed (ground to below sod level)
- d) Artificial plants/flowers are not permitted in front yards
- e) Mulch, bark, rock, and related landscape materials must adhere to the same requirements as specified for drought-tolerant landscapes (see below)
- f) Use of hardscape (e.g., concrete, tile, stone, sport courts) is limited to twenty percent (20%) of the area of the front/back yard (depending on which yard is being landscaped). Pool decking is not included in this limitation. Consideration will be given to expanding this area to a maximum of 33% if landscape screening has been employed in the landscape plan, or if the property is screened with a privacy fence
- g) Landscaping must adhere to setback requirements
- h) If property is adjacent to a brick wall, the following standards apply:
 - i. A forty-eight inch (48") buffer zone adjacent to the brick wall must be established. Regarding the buffer:
 - a. Only sod and sprinkler permitted within the buffer
 - b. The grade of the dirt for the sod must match the bottom edge of the brick wall
 - c. Mulch, dirt, and other landscape materials cannot be built up against the brick wall
 - ii. The property must have/retain:
 - a. One (1) pine tree with a minimum eight foot (8') height, or
 - b. Two (2) three-and-a-half inch (3.5") caliper deciduous trees planted within a twenty foot (20') wide area along the rear property line
- i) Drought-tolerant landscapes are permitted and must adhere to the following standards. For the purposes of this section, "Xeriscape" means the application of 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 results in water use efficiency and water-saving practices

- i. Grasses, ground cover plants, trees, and shrubs set forth on the following Fact Sheets provided by the Colorado State University should be considered:
 - a. Ornamental Grasses <https://extension.colostate.edu/docs/pubs/garden/07232.pdf>
 - b. Xeriscaping: Ground Cover Plants
<https://extension.colostate.edu/docs/pubs/garden/07230.pdf>
 - c. Xeriscaping: Trees and Shrubs
<https://extension.colostate.edu/docs/pubs/garden/07229.pdf>
 - ii. All xeriscape areas shall be a minimum of eighty-five percent (85%) plant material at maturity
 - iii. Lightweight materials, such as, but not limited to, bark or mulch, shall not be used in areas unshielded from high winds. Loose gravel shall not be used in areas abutting streets or sidewalks, unless the gravel is larger than two inches (2") in diameter
 - iv. All planter beds shall be covered with a minimum depth of three inches (3") of rock or wood mulch
 - v. Marble chips, volcanic rock, or high contrast mulch or stone materials, including but not limited to red, green, white, and black, are not permitted. Natural earth tone mulch and stone material, such as but not limited to, washed river rock, may be used. Chipped concrete, pea gravel, and rock under three-quarters of an inch (3/4") is not permitted
 - vi. Artificial turf is not permitted on front yards or side yards where visible from the street
- j) Other references to consider when designing landscape:
- i. DECK/PATIO
 - ii. DRAINAGE
 - iii. LIGHTING
 - iv. RETAINING WALLS