

**VILLAGES OF EASTRIDGE HOMEOWNERS ASSOCIATION**

**LANDSCAPE GUIDELINES**

**Within ninety (90) days of the date of closing, the owner of a lot shall complete installation and irrigation improvements in compliance with the Villages of Eastridge CC&R's, Section 7.5, and the following guidelines as adopted and amended from time to time, in that portion of the lot which is between the street(s) adjacent to the lot and the exterior wall of the residential unit or any wall separating the side or back yard of the lot from the front yard of the lot. Back yards which are visible from common areas shall also adhere to this installation time frame.**

Prior to installation of the landscaping, owner shall maintain the lot in a weed-free condition.

**LANDSCAPE PLANS MUST BE SUBMITTED TO THE COMMITTEE FOR APPROVAL PRIOR TO INSTALLATION. THE FOLLOWING MINIMUM GUIDELINES ARE REQUIRED.**

**Front yard landscaping**

Front yard landscaping must have a minimum of one (1) 24" box tree and one (1) fifteen-gallon tree or one (1) Tree Substitute at least three (3) feet in height, as identified in the Approved Landscape Plan, is required in the front yard of each unit of a type, size, and location specified by the Architectural Review Committee. A minimum of five (5) five-gallon shrubs will be required in all front yards and will be utilized to soften and screen.

**SUBSTITUTE FOR TREES LIST**

**One of the following plants at least three (3) feet high may be substituted for the installation of one tree.**

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Saguaro	Cereus giganteus
Ocotillo	Fouquieria splendens
Mescian Organ Pipe	Stenocereus marginatus
Joshua Tree	Yucca brevifolia
Bird of Paradise	Caesalpinia gilliesii, C. mexicana, C. pucherrima

## **Substitutions and Shrubs/Trees Cont'd**

### REAR YARD ONLY

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
California Pepper Tree	Schinus mollus
Chaste Tree	Vitex agnus-sactus
Citrus	Citrus
Pine Trees	Pinus species (drought tolerant, such as Goldwater and Aleppo)

### GROUND COVER

Mock Orange	Pittosporum Tobira
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### Hardscape

Any Hardscape items proposed for front yard installation must be approved by the Architectural Committee prior to installation. Only Hardscape items that will be visible from neighboring property in the rear yard will require approval. Materials included in Hardscape are concrete, brick, tile, wood, etc.

Examples of Hardscape items are planters, walkways, retaining walls, decorative walls, and fountains.

### Turf

The Association encourages water conservation. Turf is not prohibited, however, it is recommended that you consider a balance with xeriscape landscaping. All turf in front yards shall be over-seeded and green year-round.

### Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock areas shall be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River rock shall be one (1) to six (6) inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river rock.

## Decomposed Granite Cont'd

### APPROVED GRANITE LIST

Madison	Yavapai Coral	Palomino Gold
Apache Pink	Madison Gold	Mountain Red
Palomino Gold	Grande Rose	Desert Brown
Aztec	Pink Coral	

### Prohibited Plant Material

The following vegetation types and varieties are expressly prohibited

#### TREES

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Australian Willow	Geijera parviflora
Cypress	Cupressus
Eucalyptus	All Varieties
False Cypress	Chamaecyparissus
Olive Trees	Olea europaea (all varieties)
Jacaranda	Jacaranda mimosifolia
Mexican Palo Verde	Parkinsonia aculeata
Mimosa	Parkinsonia aculeata
Thevetia	Thevetia species

#### GROUND COVER

Fountain Grass	Pennesetum sectaceum
Pampas Grass	Cortandera Selloana

All varieties of Citrus are permissible **within the confines of the rear yard only**

### Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or a berm is proposed. Every effort should be made to make mounding appear natural.