

ATTACHMENT 5

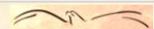


Xeriscape Guidelines

Red Hawk Filings 1 and 2

Dynamic Xeriscape designs conserve water and improve property values. Trees, flowers, rocks, mulch, and turf can work in harmony to create a beautiful oasis right here in Red Hawk.

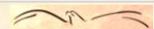
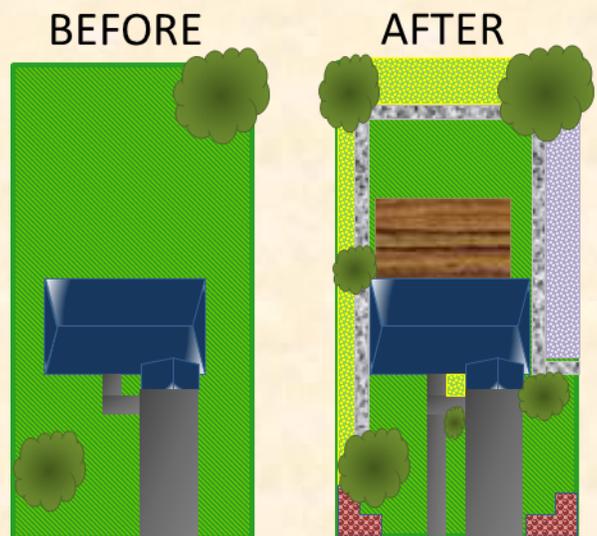
Red Hawk Homeowners Association  
Castle Rock, Colorado



**HOA SUPPORT:** The Red Hawk Homeowners Association Board supports and encourages tasteful Xeriscaping which will not only beautify our neighborhood, but save one of our state’s most valuable resources, water. Did you know that Xeriscaping is a water conservation concept that originated in Colorado? Due to the drought nature of our region, these innovative ideas spread throughout the western states as an efficient, but attractive way to save water.

**DEFINITION:** What is Xeriscaping? “Xeros” is the Greek word for dry. “Scape” means a picture or scenic view. Xeriscaping combines native plants and materials to create a lush and colorful landscape. Xeriscaping is not the same as “zero-scaping” in which the designed landscape consists mostly of hard surfaces with a few plants as accent features. Xeriscaping is also different from “natural” landscaping because the emphasis is on the selection of plants for water conservation, not necessarily selecting native plants.

**XERISCAPING PRINCIPLES:** How do I get started Xeriscaping? Many helpful resources are available online and at the library. You might also stop in at a Colorado State University extension office and pick up Xeriscaping information sheets or visit the Denver Botanic Gardens’ library which contains many books on the subject. There are also local professional landscapers who specialize in beautiful Xeriscaping designs. For a complete list of landscape professionals certified by the Town of Castle Rock, visit <http://www.CRgov.com> and search for “Registered Landscape Professionals.”



Water-wise Xeriscaping principles:

1. Limit your turf areas. Sure, you need areas for play, recreation, and animals. So place those where they will be used the most. Obviously you will want to use tough, drought-tolerant grasses, like Canadian Blue Grass or Turf Type Tall Fescue. Design your irrigation system so that it is efficient with minimal runoff. A drip system is great for shrubs and trees. Good soil management will also conserve water and give you a healthy lawn.
2. One of the most important parts of Xeriscaping (or any landscaping, for that matter) is soil preparation. Here in Red Hawk we have a lot of concrete-like clay. Healthy soil needs to breathe and allow water to drain so you will need to till some organic materials into your soil before you begin planting in accordance with the guidelines provided by the Town of Castle Rock and must be included in the request submission.
3. Aerate your turf in the spring and the fall. Avoid aerating when the temperatures have been 85°F or higher for more than a couple of days.
4. Be careful when you mow your lawn. Do not remove more than  $\frac{3}{4}$ " of grass when you mow, and set your mowing height to 2  $\frac{1}{2}$ " – 3" for the entire season. Sharpen your mower blade, and try to mow during the cooler hours.
5. Use water efficient plants. Many garden centers and nurseries offer help in selecting plants which need less water. They also employ garden designers who can assist with your specific needs. The Castle Rock site, <http://www.conserve.com>, provides a list of 473 Xeric plants that may be selected.
6. Avoid over-crowding. Remember that as plants mature, they spread out and it's hard to appreciate their beauty when they're squished together.
7. Mulch, mulch, mulch. Mulch keeps weeds out and moisture in. Mulch can be shredded wood, bark



chips, rock, and gravel. Mulch should be approximately 3" thick. Mulch around plants and trees to reduce erosion and retain moisture.

8. Trees provide shade to a residence and they also serve as wind barriers. Again, remember that they will grow, so don't plant them too near the residence where they will require more pruning. In addition, deciduous trees must be at least 2 ½" in caliper and conifer trees must be at least 6' in height when planted.
9. Miscellaneous ideas:
  - a. Increase the number and/or size of flower beds and borders,
  - b. Widen walkways, and
  - c. Use drought-tolerant groundcover, especially on sloping areas where grass does not do well.

RED HAWK GUIDELINES: How does Xeriscaping fit in with the Red Hawk Covenants and Design Guidelines? Current Design Guidelines state that all landscaping plans, including Xeriscaping plans, require Committee approval. Xeriscaping does not involve creating a "concrete jungle" and it is not equated with dumping truckloads of rock and mulch on your property. Only aesthetically pleasing Xeriscaping will be approved by the Red Hawk HOA Board. Prior to submitting an Architectural Review Request for Xeriscaping, consider the following:

1. Survey your property, noting areas of slope or drought-prone locations. Draw a map. Mark the location of your home and note the orientation (north, south, east or west). Take into account desirable views you want to maintain or undesirable views you want to screen. Think oasis. You need to establish the area in your design where water use is highest (i.e., lawn). Extending outward each zone will require less water, until your driest zone is furthest from the home.
2. Plan your space. Where are the public, private, and service areas of your landscape? Consider leaving turf grasses in high-traffic areas, but replacing bluegrass with grasses which have been hybridized for arid conditions, such as Canadian Blue Grass or native grasses such as Buffalo Grass or Blue Grama, in low-traffic areas. Be creative. Circle the



private patio with beautiful flowering shrubs and mulch. Transform steep slopes into beautiful rock gardens or terraced flower gardens.

3. Establish zones for water use. Group plants or turf according to specific watering needs. Divide landscaping needs into zones: high (regular watering), moderate (occasional watering) and low (little to no watering). Design sprinkler system to water appropriately.

RED HAWK REQUIREMENTS: Xeriscaping plans must meet the following requirements:

1. There must be an overall design which enhances the look of the home and neighborhood. Top-down landscape plans must provide detailed information on the location and species of all trees and shrubs drawn to their mature sizes. Plan must indicate location and types of mulch and rock. If detailed drawings are not included with the Architectural Review Request, the ARR will be returned to the homeowner.
2. Ground cover may include turf, alternative turf, high quality artificial turf, mulch, decomposed granite, decorative rock, or other natural material over fabric to provide a neat, dust-free, weed-free appearance.
3. Front yard specifications:
  - a. The front yard must have a minimum of 50% irrigated turf or alternative turf area. Sprinkler controllers must be set to water grass areas in compliance with the Town of Castle Rock Water Use Management program.
  - b. The front yard must have a maximum of 25% tastefully organized inorganic coverings such as rock, stone, or gravel (or some combination thereof).
  - c. The remaining area should be plants, shrubs, trees, and organic mulched area.
  - d. Once installed, the landscaping must be maintained in a neat, attractive, and well-kept manner. Remove dead trees and shrubs promptly. Do not allow weeds to grow in the mulched or rock areas.
  - e. Turf grass must be watered to the maximum extent allowed by the water provider to prevent it from going dormant or dying.



4. Side yard specifications:
  - a. In any location where the side yard of a corner lot is exposed to a street in front of a fence, the side yard landscaping shall be integrated with the front yard landscaping and subject to the same specifications.
5. Committee approval does not constitute assurance that landscape improvements comply with the Landscape Regulations of the Town of Castle Rock. Homeowners are responsible for all permits and approvals from the Town of Castle Rock.

Sources for landscape guidance and recommendations:

<http://www.CRgov.com/DocumentCenter/home/view/1527>

Sources for further Xeriscape information:

<http://www.CRconserve.com>

<http://www.ext.colostate.edu/pubs/Garden/07228.html>

<http://www.ext.colostate.edu/pubs/Garden/07234.html>

<http://www.crgov.com>

[http://www.leg.state.co.us/clics/clics2013a/csl.nsf/billcontainers/76E52E45368EF8EC87257AF600799894/\\$FILE/183\\_enr.pdf](http://www.leg.state.co.us/clics/clics2013a/csl.nsf/billcontainers/76E52E45368EF8EC87257AF600799894/$FILE/183_enr.pdf)

“Xeriscape Colorado: The Complete Guide”, by Connie Lockhart Ellefson and David Winger, updated for 2013

