

Procedures for Homeowner Landscaping Requests

Plants installed by the landscaper in 2008 are warranted and maintained for two years. Any homeowner additions to the landscape may only be made in accordance with the following rules. Any such changes are entirely at the homeowner's expense for installation and maintenance, including the cost of any modification to the existing irrigation required as a result of any approved landscape changes. Modifications to the existing irrigation may only be made by a Board approved irrigation company. Homeowners may be billed for all expenses incurred by the HOA in connection with any homeowner landscaping changes not made in accordance with these rules, including without limitation, removal, repair, clean-up, maintenance and costs for consultation with landscaping professionals in respect of homeowner changes. Any plants added by the homeowner in accordance with these rules shall be replaced by the homeowner for a period of two years from the date of planting and any replacement plant shall also be replaced by the homeowner for a period of two years from the date of planting.

Annuals and Perennials:

Annuals and perennials (including spring blooming bulbs) listed on the Approved Perennials List may be added to existing perennial beds adjacent to homeowner units without further approval. If annuals or bulbs are added by the homeowner, the homeowner is responsible for removing bulb foliage and annuals that die back so that beds do not become unsightly, particularly in non-growing seasons. Annuals and perennials may also be planted in the mulched areas adjacent to homeowner units; provided however, that (i) the homeowner is responsible for any changes necessary to the irrigation system (to be made only by a Board approved irrigation company) resulting from such additions and (ii) the homeowner is responsible for any damage or changes to the weed barriers in such mulched areas and if any plant added by the homeowner dies, it must either be replaced or the weed barrier must be repaired/replaced [by the homeowner] [at the homeowner's expense by a Board approved landscape company].

Homeowners may petition the Board to add perennials to the Approved Perennial List and must gain such approval before adding any perennial not on the Approved Perennial List. This step is intended to prevent the introduction of potentially invasive plants.

Mulch: Homeowners may add (i) large or small brown bark mulch or (ii) dark brown Cyprus mulch (which may be less inclined to float in rainy weather) around trees and to the existing perennial beds adjacent to homeowner units without further approval. No other colors or types of mulch may be added.

Trees & Shrubs: Homeowners wishing to add trees or shrubs must provide a written planting plan to the Landscape Committee detailing the desired location and species to be added and any modifications to the existing irrigation system that such additions will require. The planting plan must designate all underground utilities, including existing irrigation lines. The Landscape Committee will consider, among other things, the location and suitability of the requested trees or shrubs, maintenance, irrigation, drainage, snow plowing and snow storage. It is suggested that additional trees and shrubs presented for approval be a continuation of those already in place. The Landscape

Committee will advise the Homeowner and the HOA Board of its Approval/Disapproval of any such request. If disapproved a homeowner may petition the board for Approval.

Natural Areas: Owners may install Perennials from the approved list in hydro-seeded areas adjacent to their own unit.

Approved Perennial List

Ajuga
Alyssum XX
Anemone, species
Anthemis XX
Aster XX
Baby's Breath, Creeping XX
Bachelor Button XX
Balsam Arrowroot
Barren Strawberry
Bellflower X
Bergenia
Bishop's Weed XX
Black-Eyed Susan XX
Bleeding Heart
Blue Bells (Mertensia)
Blue Eyed Grass
Border Jewel XX
Buttercup, Creeping
Campion, Moss
Candytuft X
Columbine X
Coral Bells X
Coneflower X
Cushion Spurge XXX
Daisy, Shasta and Painted X
Daylily XX
Delphinium X
Dianthus XX
Draba
Edelweiss X
English Daisy
Erigeron/Fleabane XX
Evening Primrose XXX
Fireweed X
Flax, Blue XXX
Forget-me-not
Foxglove X
Gaillardia XXX
Geranium X
Geum XX
Goldenrod X
Harebell X
Hens & Chicks XX
Hop Vine

Hosta
Iceplant XX
Indian Paintbrush
Iris, Bearded
Iris, Rocky Mountain
Iris, Siberian
Irish & Scotch Moss
Jacob's Ladder XX
Lady's Mantle X
Lambs Ears XX
Lamium
Larkspur
Leopard's Bane
Liatris X
Day Lily XX
Locoweed, Rocky Mtn.
Lupine & Russell's Hybrid
Maltese Cross XX
Meadow Rue
Monarda (Bee Balm)
Oregano
Pasque Flower
Penstemon, Rocky Mtn. XXX
Penstemon XXX
Peony X
Phlox, Creeping XX
Phlox, Garden
Poppy, Icelandic XX
Poppy, Oriental XX
Poppy Mallow X
Potentilla, Creeping
Prairie Smoke XX
Primula
Pussytoes XXX
Rockcress XX
Sage Buttercup
Salvia XX
Sandwort XX
Saxifrage
Scabiosa XX
Sea Pink XX
Sedum, 'Autumn Joy' XX
Sedum, 'Dragon's Blood' XX
Sedum, species XX
Senecio
Silver Mound XX

Snow-in-Summer X
Soapwort X
Strawberry, Domestic & Wild
Sulphurflower XXX
Sunrose XX
Sweet William
Sweet Woodruff X
Thyme XX
Veronica, Spike
Veronica, Creeping XX
Veronica, Turkish Woolly XX
Viola
Wallflower
Yarrow XX

(X's after a plant name are provided to indicate drought tolerance, the more X's the more drought tolerant.)