

**RESOLUTION
OF THE
BATTLEMENT MESA SERVICE ASSOCIATION
REGARDING POLICY AND PROCEDURES
GOVERNING XERISCAPE**

- SUBJECT:** Adoption of a policy and procedure regarding Xeriscape improvements.
- PURPOSE:** To provide notice of the Association’s adoption of policies and procedures of xeriscape improvements.
- AUTHORITY:** The Declaration, Article and Bylaws of the Association and Colorado law.
- EFFECTIVE DATE:** December 1, 2020
- RESOLUTION:** The Association hereby adopts the following policy.
- Section 3.11 of the Amended and Restated Architectural Standards, titled “Landscaping” is hereby amended and restated as follows.

3.11 LANDSCAPING

The predominant landscape design theme in Battlement Mesa shall be natural and informal groupings of introduced plant materials integrated into balanced design components of lawn and groundcover. A typical residential yard landscape should include design components of irrigated lawn, shrubbery, deciduous and/or coniferous trees, and low maintenance groundcover in an attractive balanced design. When planting trees or other shrubs that need support, metal fence posts may be used for a maximum of 12 months. They then must be removed. If further support is required, wire attached to stakes at ground level may be used for an additional 12 months.

The preservation of existing native vegetation shrubbery is encouraged whenever it can feasibly be integrated into the landscape plan. In the landscaping of Site-Built and Manufactured Homes, it is urged that plant materials, irrigation systems and maintenance practices be utilized which conserve water.

Note! Any native vegetation areas which are disturbed during building construction shall be properly re-vegetated with indigenous species of grasses and shrubs. This includes watering until the plants are firmly established.

The front, side and rear yard area of any improved Lot is required to be landscaped. The complete landscaping of the improved Lot shall be completed within the time limits described in Section 8.00 Project Start and Completion of these Architectural Standards.

The landscape approaches predominantly seen and encouraged in Battlement Mesa are Turf Grass and Xeriscape.

“Turf Grass” means continuous plant coverage consisting of hybridized grasses that, when regularly mowed, form a dense growth of leaf blades and roots.

“Xeriscape” means the application of the principles of landscape planning and design.

Minimum Requirements – Xeriscape

Xeriscape yards in addition to gravel or mulch areas that contain plant materials, flowers, shrubs and trees are encouraged to incorporate smaller manageable areas of grass into the landscape. Appendix 11 of the Architectural Standards provides additional reference information for installing xeriscape.

- 1. The installation of a drip irrigation system is highly recommended for all trees, plants and turf areas.*
- 2. All xeriscape material whether gravel, stone, compost or mulch must have a weed barrier installed upon the surface of the ground prior to installation of xeriscape material.*
- 3. Xeriscape areas in the front yard exceeding 1,000 square feet that utilize gravel as a ground cover require a mixture of gravel stone sizes ranging from 3/8 inch (3/8”) to 2 inch (2”). River rock stones less than six inches (6”) in size may also be incorporated into the design but cannot exceed twenty percent (20%) of the landscape area*
- 4. A minimum of two trees must be incorporated into the xeriscape area in the front yard of a property. Trees must be of a minimum 2-inch (2”) caliber.*
- 5. A minimum of twenty percent (20%) of front yard area must have a mixture of plant materials such as shrubs, flowers or grass turf.*
- 6. Xeriscape areas in the back yard exceeding 2,000 square feet that utilize gravel as a ground cover require a mixture of gravel stone sizes ranging from 3/8 inch (3/8”) to 3 inch (3”). River rock stones less than six inches (6”) in size may be incorporated into the design but cannot exceed twenty percent (20%) of the landscape area*
- 7. A minimum of two (2) trees must be incorporated into the xeriscape area in the back yard of the property. Trees must be of a minimum 2-inch (2”) caliber.*
- 8. A minimum of 10% of the backyard area must have a mixture of plant materials such as shrubs, flowers or grass turf.*

Whether choosing Turf Grass, Xeriscape or a combination of both, Owners are encouraged to follow the 7 principals listed below when landscaping their property:

- 1. Plan and Design*
- 2. Create Practical Turf Areas*
- 3. Select Low Water Plants*
- 4. Use Soil Amendments*
- 5. Use Mulches*
- 6. Irrigate Efficiently*
- 7. Maintain the Landscape Properly*

To preserve unrestricted pedestrian and vehicular sight lines at intersections, no tree, shrub plantings or landscaping items shall be placed on corner Lots so as to obstruct sight lines and elevations between two feet (2') and six feet (6') above the top of curb elevation within a triangular area formed by the intersection of the street curb lines an imaginary line connecting them at a point fifty-five feet (55') from the intersection of such curb line extension. Furthermore, no tree, shrub, plantings or landscaping items may be placed within the street right-of-way or front utility easements which may obstruct sight lines of vehicle ingress and egress at driveways.

Landscaping or other improvements within an established utility easement may be subject to damage by the utility company(s) and utility company(s) will not be liable for such damage. Plantings that may interfere with existing underground utility installations should not be used.

It is recommended that the professional services of a landscape architect, local nurseryman or Colorado State University extension office be utilized in the selection of appropriate planting materials including grasses, trees and shrubs. Many inappropriate plants are lost due to voracious appetite of our local wildlife population.

Additional guidelines for Xeriscape landscaping are defined in Appendix 11 attached hereto.

APPENDIX 11

Battlement Mesa Service Association - Xeriscape Information & Guidelines

In an effort to promote the Community of Battlement Mesa Metropolitan Water District's Water conservation initiatives and to maintain the integrity and aesthetics of Battlement Mesa, the BMSA is providing the following information and guidelines for xeric landscape renovations.

All landscape renovations must be approved by the BMSA Architectural Review Committee.

What is Xeriscape?

Xeriscape is not a specific look or specific group of plants. Rather, xeriscape is a combination of seven common-sense gardening principles that save water, time and resources while creating a gorgeous landscape. Xeriscaping offers a way to have beautiful, livable landscapes without excess water use. Xeriscape does not mean landscaping with rocks and cacti. Drought-tolerant plants work best in most xeriscape plans. The most basic principles of xeriscaping are to use plants that can thrive with little supplemental water.

The seven principles are:

- 1. **Plan and Design...** for water conservation and beauty from the start. A design makes it easy to complete your project in phases.*
- 2. **Create Practical Turf Areas...** of manageable size, shape and grade.*
- 3. **Select Low-Water Plants...**and group them according to their water needs. This is also known as hydrozoning. The experiment to determine how much and how often to water.*
- 4. **Use Soil Amendments...** as you plant. Compost is the best choice.*
- 5. **Use Mulches...** like wood chips or cobble rock to reduce weed growth, evaporation and to keep the soil cool.*
- 6. **Irrigate Efficiently...** with properly designed systems (including hose-end equipment) and by applying the right amount of water at the right time.*
- 7. **Maintain the Landscape Properly...** by mowing, weeding, pruning and fertilizing properly. A xeriscape landscape means low maintenance but not **zero** maintenance.*

What Xeriscape is NOT:

- **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 consistent with wise water use. Sometimes a lawn is the best option. Xeriscape is “less lawn landscaping” rather than “lawn less landscaping.”

- ***Xeriscape is NOT just rocks and gravel.***

And it's not a zeroscape; plants are a vital part of a beautiful xeriscape. And although rock gardens can be truly marvelous, there are many wonderful choices other than rock for Xeriscape designs. There are dozens of kinds of organic mulch to choose from. Xeriscape implies no added water. By definition, Xeriscape means some water applied in well-controlled amounts and locations in the landscape.

- ***Xeriscape is NOT native plants only.***

Although there are vast arrays of wonderful plants indigenous to all regions, non-invasive introduced plants, that are well adapted to the local regional climate, are wonderful additions to landscaping that use water frugally. For example, many iris, tulips, and even roses are examples of introduced plants that are well adapted to non-irrigated landscaping in the Rocky Mountain region.

Xeriscape - Creative Landscaping

Planning

Whether you want to redesign an old landscape, or start fresh with a new one, a plan is essential. Site exposure is an important component of the plan, no matter how simple the plan. As a rule, south and west exposures result in the greatest water losses, especially areas near buildings or paved surfaces. You can save water in these locations simply by changing to plants adapted to reduced water use. However, don't be too quick to rip out sod and substitute plastic and gravel. Extensive use of rock on south and west exposures can raise temperatures near the house and result in wasteful water runoff and increased temperatures.

Slope of Property

Slope or grade is another consideration. Steep slopes, especially those on south and west exposures, waste water through runoff and rapid water evaporation. A drought-resistant ground cover can slow water loss and shade the soil. Strategically placed trees can shade a severe exposure, creating cooler soil with less evaporation. Terracing slopes helps save water by slowing runoff and permitting more water to soak in.

Reduce Irrigated Turf

Avoid narrow strips of turf, hard to maintain corners, and isolated islands of grass that need special attention. Not only is maintenance more costly, but watering becomes difficult, often wasteful.

Reduce blue grass turf areas near the house or that of high use. If appropriate, try using more drought-resistant grasses or even meadow mixes containing wildflowers.

Soil Preparation

Proper soil preparation is the key to successful water conservation. If the soil is very sandy, water and valuable nutrients will be lost due to leaching below the root zone. If your soil is heavy clay, common in this area, you will lose water through runoff. A good soil is one that supports healthy plant life, conserves moisture and has a balance of soil

clusters (aggregates) and pore spaces. The “ideal” soil has much as 50 percent by volume pore space, with the soil itself consisting of a good balance of sand, silt and clay creating a loam soil.

A major problem with heavy soils is that clay tends to dominate the soil complex. Clay is composed of microscopic crystals arranged in flat plates. When a soil has a high number of these crystals, they act much like glue, cementing the particles of sand and silt together and resulting in a compact, almost airless soil.

Such soils often repel surface water (hydrophobic soil), resulting in runoff. When water does get into these soils, it is held so tightly by the clay that it is not available to the plants. Plants in clay soil, even though it is moist, often wilt from lack of moisture. Plant roots also need air to thrive. In clay soils, air spaces are small and fill with water, so plant roots often suffer from oxygen starvation.

In very sandy soils, the opposite is true. Sandy soils have very large particles creating large pore spaces. Because the particles are large, there is little surface area to hold the water, so they tend to lose water rapidly.

Proper Irrigation Saves Water

Proper irrigation practices can lead to a 30 to 80 percent water savings around the home grounds. Check existing sprinkler systems for overall coverage. If areas are not properly covered or water is falling on hardscapes, adjust the system. This may mean replacing heads, adding more heads, or adjusting to do a more efficient job.

Irrigate turf areas differently than shrub borders and flower beds. North and east exposures need less frequent watering than south and west exposures. Apply water to slopes more slowly than to flat surfaces. Ideally, these are different irrigation zones (Hydrozones). Examine these closely and correct inefficiencies in irrigation design.

Consider a drip system for outlying shrub borders and raised planters, around trees and shrubs, and in narrow strips where conventional above ground systems would result in water waste.

Mulching the Landscape

Properly selected and applied mulches in flower and shrub beds reduce water use by decreasing soil temperatures and the amount of soil exposed to wind. Mulches also discourage weeds and can improve soil conditions.

The two basic types of mulches are organic and inorganic. Organic mulches include straw, partially decomposed compost, wood chips, bark, fiber mats, and even ground corn cobs or newspapers. Inorganic mulch is mainly gravel. Plastic film or polyethylene film and woven fabric is not recommended as oxygen and water does not penetrate it, hurting trees and shrubs root systems. A combination of both organic and inorganic can be used. Plastic mulches are options for annual gardens.

If soil improvement is a priority, use organic mulches. Wood chips and compost are most appropriate as these materials break down becoming an organic amendment to the soil. Earth worms and other soil organisms help incorporate the organic component into the soil. Organic mulch is preferred because most soils in this area are low in organic content and need organic amendments to improve aeration and water holding capacity.

Inorganic mulches, such as rock or gravel, without fabric or plastic, allows for water and air exchange.

Selecting Plants

Carefully select plants to be compatible with soil, exposure and irrigation systems.

Xeriscaping – Ground Cover Plants

- *Plants that are low-growing (generally less than 24 inches) and spread easily are suitable ground cover plants.*
- *Suitable spaces for xeric ground covers include dry slopes, landscape medians, parking strips, traffic islands and street rights-of-way.*
- *Consider ground covers on hot, dry, south and west exposures as well as for dense, dry shade.*
- *Improve soils before planting ground covers.*

Ideally, a ground cover should grow dense enough to be mulched to inhibit weeds.

Ground cover plants are appealing for their variety of ornamental features that add interest to landscapes. They provide a variety of textures and colors, help to reduce soil erosion and can function as a transition between landscape spaces. They offer alternatives to turf grasses in some situations.

A ground cover should spread by itself. Species that produce rhizomes or stolons or that spread by offsets or tip layering are good choices for ground covers. Ideally, they will develop rapidly into a dense cover. Some grow so fast they can become invasive.

Ground covers can also enhance the beauty of shrub borders and break up the monotony of mulched areas. Xeric ground cover plants may be the answer for difficult landscape areas that are difficult to mow or water, require extra maintenance or are less suitable for turf grass such as:

- *landscaped medians, parking strips, traffic islands and rights-of-way along streets;*
- *steep slopes that are impractical in lawns or a mowing hazard;*
- *hot, dry areas on south and west exposures;*
- *deeply shaded areas beneath trees or shrubs, along north sides of walls and fences, between buildings and in front of low windows.*

Soils and Exposure

The key to successful ground cover establishment is good soil preparation. Some ground covers spread by offshoots or runners and are more apt to fill in quickly where the soil has good aeration and drainage. Improve soils with good quality organic matter before planting. Incorporate 3 to 5 cubic yards of compost or other organic soil amendment into 1000 square feet of area.

Weed Control and Maintenance

Prior to planting ground covers, make sure that existing weeds are hoed, pulled or killed with an herbicide. Perennial weeds can be especially troublesome later if not eliminated prior to planting. Glyphosate herbicide controls many weeds if applied a few weeks prior to planting. This herbicide does not leave a harmful soil residue, allowing planting in treated areas 10 to 14 days after spraying. Follow label directions when using.

All ground covers require maintenance, some more than others. Ground covers that develop flowers and fruit often require more maintenance than evergreen ground covers.

Decorative Objects

Well placed and properly sized decorative objects can enhance the look and feel of the chosen landscape design. Examples of decorative objects include medium and large boulders, garden sculptures and ornaments, stone benches, decorative trellises, small water features, terracotta pots, bird baths, decorative wind features.

**PRESIDENT'S
CERTIFICATION:**

The undersigned, being the President of the Battlement Mesa Service Association, a Colorado Nonprofit corporation, certifies that the foregoing Resolution was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on August 18, 2020 and in witness thereof, the undersigned has subscribed his/her name.

**BATLEMENT MESA SERVICE
ASSOCIATION,**
A Colorado nonprofit corporation.

By: 
President