

Xeriscape Standards for Bradley Ranch Metropolitan District (BRMD)

Adopted by the Board of Directors

Xeriscaping shall be an acceptable method of landscaping, provided the design is submitted to and approved by the Committee. Artificial turf is not permitted in the front yard.

Xeriscaping means using native and adaptive plants that can grow and sustain themselves in dry natural conditions such as those in Colorado. Xeriscapes should need little to no water other than what is naturally occurring and tolerate heat and drought conditions. Since the passage of CRS 37-60-126, in 2016, Any section of a restrictive covenant that prohibits or limits the installation or use of drought tolerant vegetative landscapes, that section of the covenant shall be unenforceable. Under this law, the following xeriscape standards set guidelines for homeowners that decide to xeriscape in BRMD.

Turf area: BRMD will allow variances to the requirement for full green lawn (turf) areas, for 50% of available front yard space if the following xeriscape standards are met.

- 1) **Ground Cover:** If that variance is granted, yard areas can contain decomposed granite, ground hardwood mulch, crushed limestone, flagstone, or loose stone material for a ground cover that is maintained to prevent weed growth without using toxic or environmentally harmful chemicals.

Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants. Concrete surfaces should be limited to driveways and sidewalks only. Additionally, loose rock placed in the sidewalk strip area (between sidewalk and curb) and if used in the front lawn must not wash out onto the public sidewalk or street. This may be prevented by ensuring rock level is lower than the curb.

- 2) **Plant Bed Borders:** Planted areas must be bordered to define beds. The areas that are not in outlined planted beds may be a drought tolerant ground cover such as some ivy varieties, a drought tolerant turf grass, or may be a flagstone or crushed stone courtyard. There must be borders in the yard that create visually appealing spatial relationships.
- 3) **Maintenance:** Sickly and dying plants must be removed or replaced. This can be prevented by using plants adapted to the pH soil conditions created by the non-turf materials used. E.G. don't use acid loving plants along with crushed limestone covering, whereas acid loving plants would thrive with a ground hardwood mulch. Xeriscape areas must be maintained (plants kept trimmed and weeded) to ensure an attractive appearance. No plants may encroach on public sidewalks.
- 4) **Decorative Objects:** Hardscapes can include large boulders or other natural materials that are used as a part of the xerophytic landscape design. The Design Review

Committee prefers to see natural colored rock and masonry. No boulders or large rocks exceeding 12" in height may be used in the sidewalk strip area.

5) Safety: For public safety, no plant with thorns, spines, or sharp edges can be used

Note: Owners are required to maintain all previously established drainage patterns as shown on the grading certificate.