

The Seasons Landscape Rules & Regulations for Homeowner Maintained Property and Vacant Lots

The Seasons Landscape Committee is providing this document to assist The Seasons HOA members in maintaining their properties in an attractive manner. These requirements enhance property values while enabling all who live and visit to enjoy the beauty of The Seasons. It's important that members understand the Rules & Regulations and to identify when landscape maintenance, enrichment and/or replacement is needed on their property. Keeping front yards attractive is often a subjective standard and we support diversity in our homes. However, all yards will be held to the standard of well-maintained, neat and weed free.

Summary of Member's Responsibilities:

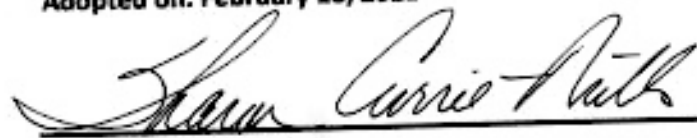
1. Remove all litter, trash, dead vegetation, refuse and waste
2. Water landscaped areas that are not part of The Seasons maintained properties and common areas.
3. Tree and shrub pruning should be completed periodically to prevent overgrowth onto neighboring areas and sidewalks. Keep tree trunks free of starter branches. Trim branches to at least 8 feet over sidewalks and 14 feet over roadways. Landscaping must not unreasonably interfere with distant views from other lots.
4. Remove dead or dying trees and shrubs and replace as needed. Stumps shall be removed, or made level with existing landscape and if left, covered with rock, or mulch as appropriate.
5. Submit new landscaping plans to the DRC if mature height of plantings will be over 4 ft.
6. Weed control is an ongoing requirement. Remove or spray weeds to prevent reseeding and spreading.
7. Vacant lots should provide a natural look while removing noxious weeds. Keep plants from encroaching over sidewalks and neighboring properties. We do not recommend clear cutting lots of all plantings to keep dust at a minimum for the neighborhood.
8. Keep plant barriers (cloth or plastic sheeting) covered with hardscape (rock /mulch) and/or other plantings.
9. Volunteer plants need to be kept under control. Volunteer plants are those that self-populate (Russian Sage, Trumpet Vines and Pampas grasses are good examples). Please remove volunteer plants to keep their density down and diversity in your landscape.
10. Vines should be maintained and not grown on HOA property, such as HOA fencing. Vines eventually deteriorate/damage the wood panels requiring costly maintenance to repair and inhibit painting.

Property owners will receive a courtesy notice of problem areas and given a 14-day grace period to adhere to these standards, or provide a date for compliance.

For your convenience, here is a link to Colorado State University's High Desert Landscape Plant guide to consider when planting in our climate – "Low Water Native Plants for Colorado Gardens: Western Slope below 7,000 ft."

<https://extension.colostate.edu>

Adopted on: February 18, 2021



Secretary (Signature)

