

## Property Improvement Memo

# PIM 9

### LANDSCAPING AND YARD ART

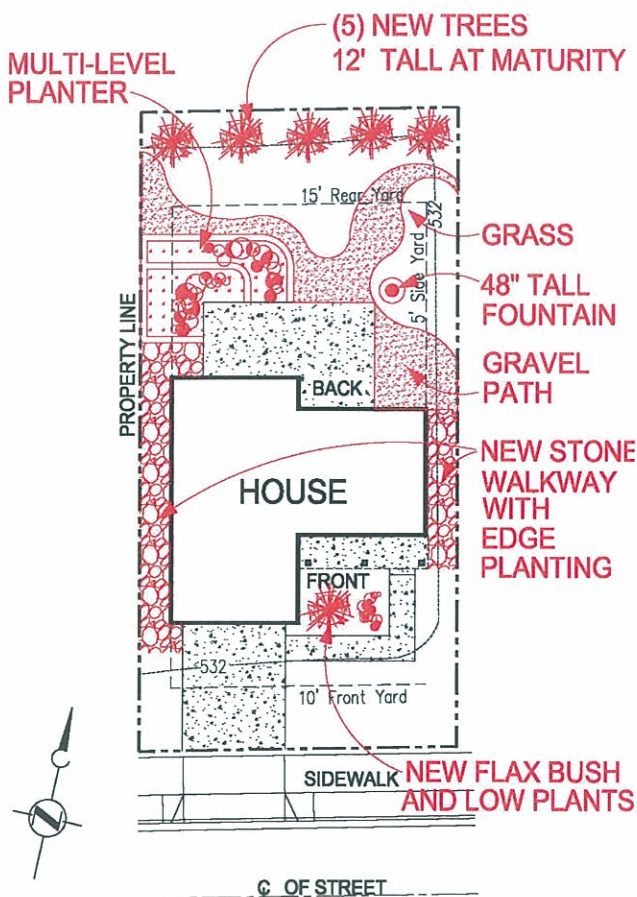
### Application and Construction Requirements

The following Property Improvement Memo has been provided to assist Homeowners in preparing property improvement applications to the Association. It lists information which must appear on submitted applications.

#### Sample Site Plan

See Definitions for *Site Plan*.

The Sample Site Plan below shows additional information needed, **in red**, for application of landscaping and yard art.



#### Application Requirements

- Completed Application Form
- Site Plan - Please, use site plan of your actual property provided by your Developer/Builder as basis for application.

#### Please add to the Site Plan:

- Drawing of proposed location, type and extents of new landscaping
- Indicate height of all proposed trees at maturity
- Description of natural and man-made materials used
- Picture and description of proposed free standing yard elements

You may be required to provide additional information, including a professional survey, to meet specific requirements of the Property Improvement Committee.

*We urge you to not begin construction until you receive all of the appropriate approvals.*

#### Construction Requirements:

- Planting material may not encroach into the neighbor's property.
- All trees and shrubs should be trimmed to prevent overgrowth and obstruction.
- Planting of any tree, shrub, hedge or plant which may exceed a height of 6'-0" at maturity must go through the PIC approval process.
- All landscaping should be kept trimmed and well maintained.
- Extensive clearing and grading is not permitted. Side and rear yard drainage swales must be maintained.
- Bio-swales and infiltration trenches cannot have private homeowner plantings.
- Verify with local jurisdiction and Covenants about restrictions for removing any existing trees on your property. Street trees, bio-swale plantings and common area landscaping cannot be removed.
- Landscaping at street intersections and driveways shall permit safe lines of sight. Verify with local jurisdiction about sight distance requirements. No fence, shrub or hedge may be placed or permitted to remain where it would compromise traffic visibility and pedestrian safety.
- Additional paved driveway/parking surface may be added, subject to PIC review, as long as it does not exceed a significant portion of the front yard area and may not exceed the allowable lot coverage.
- Run off storm water from any additional paving must be disposed off within the boundaries of your own property.



# YOUR HOMEOWNER'S ASSOCIATION PROPERTY IMPROVEMENT HANDBOOK

## Property Improvement Memo **LANDSCAPING AND YARD ART** *Examples*

### PIM 9

Figure A

#### Configurations RECOMMENDED



Figure B

#### Configurations NOT RECOMMENDED



- Minimal rear yard landscaping, grass & plants, must be installed within the time limits imposed by your CC&Rs.
- Street trees and mow strips are the responsibility of the Homeowner to maintain, fertilize and water.
- The Association encourages planting of trees. However, trees planted too close to property line can become a nuisance as well as block the light and ventilation. If the views are not protected in your Community, the following are regulations regarding trees and tall plantings:
  - Trees proposed to be planted within 10' of any property line must not exceed the height of 20' at maturity.
  - Trees that exceed the height of 20' at maturity may be planted elsewhere in the yard provided that each tree is far enough away from other tree that the branches will not touch at maturity. The space between the tree trunks will depend on the type of tree and the diameter of it's canopy. Please, see National Arbor Day Foundation size guide for estimates.
  - Mass planting of trees is not permitted
  - Tall hedges made of trees or shrubs that exceed 6' in height at maturity may not be used to form a hedge.
  - However, hedges less than 6 feet tall are acceptable if not planted like a fence on the property line.

#### Construction Recommendations:

- Landscaping designs that use native and drought tolerant plants are strongly encouraged.
- Landscaping designs that use invasive plants are discouraged.
- Kennels, pool and hot tub equipment and A/C units should be screened with plant materials or fenced to minimize the views of those items from adjacent lots, see Figure B for kennel configuration not recommended.
- The location of A/C unit is specific to your lot and your house type and configuration. Please, check with your Builder what is the originally designed location for an outdoor unit.
- All garden and walkway lights should direct the light downward with a concealed light source. No spillover of light can occur on neighboring lots and lighting must be shielded to prevent glare.
- Additional driveway surface should match the existing concrete in surface and color.
- Garden statues and/or yard art should be in good taste in regards to style, size and number and must be approved by the PIC, see Figure A and Figure C. During the



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### Application and Construction Requirements

Figure C

#### Configurations RECOMMENDED



development period, garden statues are allowed only in fenced front and side yard. A height limit of 6' -0" is recommended.

- Excessive front yard ornamentation is discouraged. The aesthetics of such ornamentation is subjective and detracts from the uniform and upscale look of your Community, see Figure D.
- Large areas of sparsely planted beds covered with bark or similar materials are not encouraged in front yard.
- Be sensitive to your neighbor's views and privacy in placement and appearance of your landscaping, lighting, decorative elements, etc.

You, the applicant, have the sole responsibility for ensuring full compliance with setbacks, easements, permits, fees, ordinances and restrictions associated with the modification of your property.

Washington law requires you to "Call Before You Dig", prior to any digging or excavation to protect you and underground utilities ([www.callbeforeyoudig.com](http://www.callbeforeyoudig.com), 1-800-424-5555)

Approval by Property Improvement Committee does not constitute approval by any other jurisdiction, regulation or restriction.

*You, the applicant, have the responsibility to submit for PIC approval even if your proposed improvement follows the requirements described in this Property Improvement Handbook.*

Figure D

#### Configurations NOT RECOMMENDED

