

# THE LEGENDS

## THE LANDSCAPING GUIDELINES

The landscaping should be designed to be consistent with the requirements of the seller, The Legends Home Owners Association, the Codes, Covenants and Restrictions for the Legends HOA, and **the soils report you received with your closing papers**. The customer's input may be incorporated into the design wherever possible. It is the home owner's responsibility to make sure the landscaping is in compliance with the above listed requirements. The HOA inspection will only confirm that planting and ground covers are consistent with the approved plan.

### STANDARD MINIMUM REQUIREMENTS

All landscapes will include but are not limited to the following:

Automatic underground irrigation system with a City approved domestic water cross connection using a Rain Bird Control Clock located near the electric meter. **The clock and cross connection PR valve (FEBCO 825Y) locations must be shown on the plan.**

- Weed barriers under all ground cover (rocks, gravel, etc.)
- One tree in the front yard. If on a corner lot one tree in front, one on the side (street side). (Size of trees needs to be 6 to 8 ft. tall)
- Tree guards on trees planted in grass area
- Extruded concrete edging or galvanized metal edging will be used to separate property lines
- Ground cover in non grass areas (bark, rocks, etc.)
- 25% Grass in the front yard area (may be artificial turf)
- Grass, shrubs and trees must be at least 5 feet from foundation of house.
- There must be some type of irrigated landscaping on both sides of the driveway. Small corner mounds with shrubs are acceptable in order to maximize off driveway access.

### LANDSCAPING PLAN REQUIREMENTS

- **Two copies** of the landscaping must be submitted for approval
- Plans must include **homeowner name and address and telephone number**

#### SPECIAL NOTE:

- **Plans must include a legend showing the kind of plants/trees to be planted, and the location of these plants, need to be indicated on the plan, as well as the location of the automatic controller clock.**
- **All landscape materials and colors must be identified on the plan**
- **NOTES from page 2 must appear on landscape plan (cut & paste is acceptable)**

#### **The following notes MUST appear on the landscaping plan.**

1. All edging will be extruded concrete curbing or galvanized metal edging.
2. 3.5 oz. Filter/Barrier Fabric will be installed under ground cover.
3. The homeowner understands and agrees they are responsible to insure all landscaping is installed in accordance with the Soils Report for the Legends.  
(Homeowners receive a copy of the Soils Report when purchasing a home.)
4. An underground pressurized irrigation system will be installed to all plant material.
5. The irrigation system will be designed to 15 GPM maximum usage. The clock will be a Rain Bird Controller and will be located within 5 feet of the electrical meter.
6. The homeowner has been informed that a City approved domestic water cross connection is required for a more reliable irrigation system.
7. Prior to planting/putting in lawn, the sprinkler system WILL BE run 2-3 times a day for 1-2 weeks to allow for settling of dry or un-compacted soils.
8. Downspout drains will be terminated properly in a drain box at the back of the sidewalk or at a designed drainage channel. A slotted drain cover will be installed on the pipe and a minimum 4" concrete collar around the pipe and extended to the sidewalk to insure the water will drain out on the sidewalk.
9. If you plant grass in the back yard you need to have a hard surface walking path 42" wide to accommodate a lawnmower.
10. A check valve will be installed on the Homeowner's side of the irrigation riser after the filter to prevent domestic water back feed into the main irrigation system

**Answers to some of your landscape and maintenance questions.**

1. Pressurized irrigation water will be provided to each lot. Irrigation water is inherently unreliable and the owners must install a domestic water cross connection that complies with City regulations. This will allow for watering when the irrigation water is not available. **This is a requirement in order to receive the rebate.**  
A yearly inspection of the cross connection is required by the city at your expense.
2. The maintenance of the landscaping and irrigation will be provided by the Homeowners Association if you choose to do so.
3. Special planting areas for flowers or gardens may be allowed with approval but must be excluded from the maintained area.
4. You can choose to maintain your own landscaping or a portion of it if you enter into a maintenance exclusion agreement with the Homeowners Association. This may result in a decrease of your monthly dues.
5. The monthly Homeowners Association dues are \$50.00 a month which includes landscape maintenance. (mowing and trimming weekly, trimming trees and shrubs once a year, fertilizing 3 times a year, aeration twice per year system start up and winterization maintenance of the sprinklers and snow removal upon request)
6. If all yard maintenance is excluded, the Homeowners Association dues are \$20.00 per month or \$240.00 per year. This covers the cost of your irrigation water and maintenance of the open space.
7. For lots larger than 6500 sq. ft., to cover the costs of maintaining a larger area of landscaping, the monthly Homeowners Association dues may be increased.

**Name** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Address** \_\_\_\_\_