

XERISCAPING IMPROVEMENT REQUEST FORM

PURPOSE: Professionally installed and maintained xeriscaping is recommended to reduce water consumption, provide for native species, reduce stormwater runoff, reduce urban heat sink effect, enhance an owner's property and that of the Community at large. Landscaping and xeriscaping must be installed in accordance with the Covenants Sections 5.6 & 6.2 and the applicable Architectural Standards. Xeriscaping must be installed such that no adverse drainage impacts occur to neighboring properties. Owners are responsible for protecting their foundation from water and ensuring the lot maintains proper grading and drainage. Drainage easements around the property may not be blocked or misdirected. The Covenants require improvements to include landscaping to be submitted for review and approval before work commences. If changes are made that have not been approved or in violation of the Covenants or Architectural Standards, the HOA has the responsibility to require the owner to correct or remove the improvement(s). Please complete this form in detail and print clearly. Form must be signed and dated. Thank you.

DATE: _____

PRINT NAME OF OWNER: _____

PROPERTY ADDRESS: _____

CONTACT PHONE: _____

EMAIL ADDRESS: _____

Requests must be received to allow for review before work commences. Incomplete requests will be returned with corrections. The Covenants allow 30 days to review but complete requests are typically reviewed within 7-10 days so plan accordingly. Please review the applicable standards before submission to reduce review time and prevent omissions.

1. Briefly describe the improvement/change proposed: (include drawings with all dimensions, provide a design plan):

2. Who will do the actual work? (For your protection, we recommend that you use a licensed, bonded, and insured contractor. (Note all digging on the lot requires an 811 Utility Locate) _____

3. Location of improvement (check applicable areas). You must attach a scale drawing or plot plan to show the intended location of improvements. (Include distances from the house and property lines and size of improvements). Provide pictures or sketches as necessary to explain what you are doing.

_____ front of house _____ back of house _____ side of house _____ other:

4. Materials necessary for proposed xeriscaping project: Provide specifics as applicable that precisely describe what materials will be used, by size and type etc. Provide pictures of the actual product if possible. Provide a planting schedule/key (# & type). Show symbols on drawing. Rock size type, turf specs, plant types and number etc.

5. The Architectural Standards section(s) which pertains to common landscaping requests are listed with a letter code but may include other sections not listed below. Owners must meet all applicable standards.

- **Xeriscaping Standards (AAAA):** {See ARC Stds details} _____
- **Artificial Turf (H)** _____
 {Note: Outdoor green carpet is not permitted. Front yards to have a blade pile height of 2 inches or greater. Must be installed without gaps and visible seams in accordance with manufacturer's specifications.} Provide manufacturer's specs, model, and website with picture.
- **Grading Changes (EE):** _____
- **Landscaping & Landscape Maintenance (LL):** _____
- **Irrigation Systems (JJ):** _____

6. Xeriscape design plans must include and depict the entire yard area from the boundary property lines (EX: front yard shown from side-to-side property lines and from curb back to house).

7. Preapproved xeriscape design plans. The HOA maintains several preapproved xeriscape design plans.

8. Native plants shall be selected from the following CSU Utilities Water Wise Plant selection:

<https://waterwiseplants.org>. All rock yards are not permitted. Plantings must be interspersed.

Example Landscape and Xeriscaping Design Plan. Design plans must depict the entire yard area, show all existing to remain and new landscaping improvements. Symbols or callouts with names shall be used. Design plans may be hand drawn but must have dimensions if not scaled or proportional. Call out existing and new plantings to show required plant coverage. Delineate all ground cover (grass, mulch, rock beds) by type and area.



1. To my knowledge, nothing in the proposed improvement/alteration request is in violation of the Declaration of Covenants, Conditions, and Restrictions of Ridgeview at Stetson Hills Masters HOA as applicable to the subject. _____ **(initial)**
2. I represent and warrant that the proposed improvement/alteration will be completed in strict compliance with Governing Documents (HOA Covenants and Architectural Standards) _____ **(initial)**
3. I understand that approval by the ARC shall in no way be construed as a waiver of modification of the Governing Documents. _____ **(initial)**
4. I represent and warrant that the proposed improvement/alteration will be in conformity and harmony of external design and location to the surrounding structures and topography, and that the quality of workmanship and materials involved will be in conformity with that of the existing structure. _____ **(initial)**
5. I understand that it is my responsibility to conform to any city, county, state, federal, or other agency building codes and ordinances to include obtaining required building permits through Pikes Peak Regional Building Dept.(PPRBD) that may apply to this improvement/alteration and that approval by the ARC shall in no way be construed as a waiver as such. _____ **(initial)**
6. I agree that no construction or other work detailed on this improvement/alteration request shall commence until I have received the written approval from the Association Architectural Review Committee. I understand that the Association ARC will act on this request as quickly as possible and contact me regarding their decision. _____ **(initial)**
7. I have read and understand the specific sections of the Covenant's and Architectural Standards that pertain to my request. _____ **(initial)**
8. Upon completion the owner shall submit a photo of the finished improvement to be added to their file. _____ **(initial)**

RETURN TO: Stetson Hills Master HOA, C/O Indigo Mngt, 102 S Tejon St, Suite 1100, Colorado Springs, CO, 80903
719-466-2606 office; Email: StetsonhillsMaster@IndigoCam.com

Signature of Homeowner & Today's Date: