

Date: \_\_\_\_\_

Application #

\_\_\_\_ Please Rush; \_\_\_\_ Application due to Violation



# LANDSCAPE APPLICATION Rule # 5

Property Address \_\_\_\_\_ Lot # \_\_\_\_\_ Tel: \_\_\_\_\_

Lakes Sub-association name, if applicable: \_\_\_\_\_ (Attach approval of sub-association application).

Applicant/Owner Name: \_\_\_\_\_ Owner Signature: \_\_\_\_\_

Email: \_\_\_\_\_ I prefer to be contacted by: \_\_\_ Email \_\_\_ Phone

**Goal:** It is the intention of the LCA to ensure that the overall landscaping theme is a *well-maintained lush green*, which has made The Lakes Community uniquely appealing to property owners. Although cactus and desert plantings are not allowed, specific Lakes approved drought tolerant and xeriscape landscapes are allowed and encouraged. Non-organic ground cover, excluding approved artificial turf, cannot exceed 20% of the total landscaped area. Yard not to be more than 20% rock with ground cover as fill in the rock. Yard fixtures and other appurtenances are to be pre-approved. Minimum of one tree is required in front yard and one in back yard

**Required and Attached:**

- \_\_\_\_ Photograph of the area AND a to-scale drawing of proposed Landscape project. Indicate placement of project or plants on photo.
- \_\_\_\_ Scaled plans include: Size, number, type, plant name, and location of all proposed plantings, treatments or appurtenances.
- \_\_\_\_ Rules apply to all areas visible to street, lake and/or adjoining neighbors.
- \_\_\_\_ Sample of rocks, artificial turf, and/or brochure.

**I/We hereby request approval of** (description):

---

---

---

**Estimated time to complete:** \_\_\_\_\_ months; \_\_\_\_\_ weeks; or \_\_\_\_\_ days.

Please submit an "Extension Request" if you are unable to complete your project on time.

**INITIAL APPROVAL**

\_\_\_\_\_ APPROVED      \_\_\_\_\_ APPROVED W/CONDITIONS      \_\_\_\_\_ NOT APPROVED

**Committee Decision Date:** \_\_\_\_\_ **Project to be Completed By:** \_\_\_\_\_ (Project inspection date).

COMMENTS: \_\_\_\_\_

---

---

**COMMITTEE SIGNATURES:**

1) \_\_\_\_\_ Date: \_\_\_\_\_      2) \_\_\_\_\_ Date: \_\_\_\_\_

**Remarks:** Committee action is in no way an approval of the suitability or structural integrity of the improvement requested, nor does it waive building codes or City of Tempe approval of construction in the setbacks or easements. If completion date changes, please inform the Office.

**FINAL INSPECTION**

\_\_\_\_\_ **APPROVED**

\_\_\_\_\_ **APPROVED W/CONDITIONS**

\_\_\_\_\_ **NOT APPROVED**

**FINAL INSPECTION** (Signature): \_\_\_\_\_ Date: \_\_\_\_\_

---

**ARCHITECTURAL COMMITTEE FINAL SIGN OFF** (Photograph must be attached)

1) \_\_\_\_\_ Date: \_\_\_\_\_      2) \_\_\_\_\_ Date: \_\_\_\_\_

If any changes have been made without Architectural Committee approval the homeowner will be notified and they will have 10 days to submit an Application. If for any reason the Architectural Committee does not approve the changes, the homeowner will have 30 days to remediate before fines begin accruing.

Upon final inspection, projects must meet all CC&R requirements.

# THE LAKES COMMUNITY

## Rule # 5 LANDSCAPE APPLICATION

### GENERAL RULES:

All landscaping and re-landscaping projects, other than maintenance, trimming and the planting of seasonal flowers and winter grass, require Committee approval. It is the intention of the LCA to ensure that the overall landscaping theme is a *well-maintained lush green*, which has made The Lakes Community uniquely appealing to property owners. Although cactus and desert plantings are not allowed, specific Lakes approved drought tolerant and xeriscape landscapes are allowed and encouraged. Non-organic ground cover, excluding approved artificial turf, cannot exceed 20% of the total landscaped area.

SCALED PLANS TO ACCOMPANY APPLICATION: Accurately scaled plans for all landscaping improvements clearly indicating size, number, type, plant names, and location of all proposed plantings, treatments and appurtenances, must be submitted to the Architectural Committee. All Applications must include a color photograph of the proposed area.

Please note that the Rules apply to all that may be seen from the ground level of adjoining neighbors, from the lake or from the street:

- The front yard is described as "from the front door forward".
- The back yard is described as "from the back door backward to the back property line and/or the Lake".
- The side yard is described as the side yard area between the front and back doors.

GRASS & GROUND COVER: To achieve and maintain The Lakes lush green look yards and other land visible from the street, from the lake or from neighboring properties at ground level shall have as predominant ground cover either approved artificial/turf grass or an approved dense vegetative ground cover. The maximum non-vegetative ground cover yard area (i.e.: rock, pavers) is 20%. The remaining yard area shall consist of approved lawns, artificial turf grass, or an approved dense vegetative ground cover.

NOT PERMITTED: Desert and no-maintenance landscape themes are not permitted. Ocotillo, Saguaro Cactus, and other plants in the cactus family (*Opuntiaceae = Cactaceae*) are prohibited. The use of Agave, Aloe and other succulent plants may be approved on a limited basis as accent plants.

ARTIFICIAL GROUND COVERS, Excluding artificial turf: No more than 20% of the front yard may be of non-growing materials, excluding driveways and walkways. Non-growing ground covers such as organic mulch are **prohibited except in garden beds as approved the Architectural Committee**. Decomposed granite and natural or earth colored stone may be used in conjunction with grass and other dense vegetative ground covers, as accent features only, and may not exceed 20% of the landscaped area.

For stability, rock should be no smaller than 3/4 inch in size; maximum rock size should not exceed 1 1/2 inch in length. Non-growing ground covers extending the full extent or obvious majority of the yard area will not be permitted. The front yard and lakeside yard, should have no more than 20% maximum rock, interspersed with grass and/or green ground cover.

Flower beds, sod and turf shall be separated from non-growing ground cover by neat-appearing hardscape borders/barriers. Rocks, boulders and stones larger than 6 inches shall be considered accent features. River rock shall be no larger than 3 inches, with not more than 10% between 3 inches and 6 inches. Lava Rock is not allowed.

ARTIFICIAL/NON-ORGANIC TURF: Current approved product is "Field Turf" or its equivalent in quality and installation. Color to be Verde Green. (Product samples i.e., 12" by 12" square, brochure or company description and picture should be submitted with the Architectural Application.)

Non-organic grass can be used only with professional installation including, but not limited to, site prep, grading, drainage and appropriate substrate and aggregate. A minimum 1 1/2 inch height of turf in front yard or lakeside is required. All other applicable Architectural Committee rules apply.

- a. Maintenance: All work is to be installed and completed by artificial turf installers.
- b. Any future alterations, such as tree removal/addition or other landscaping will require professional installation as described above in the applicable areas and subject to Architectural Committee approval.

TREES: All lots shall have a minimum of one tree in the front yard, a minimum of 15 gallons or larger and equal to or greater than 8' tall. Name of tree and yard placement shall be listed on the application. In addition, removal or replacement of any tree requires Architectural Committee approval. Tree removal includes grinding out of the stump.

LAKESIDE BACK YARDS: Lakeside landscape is defined as yards on the waterfront and can be viewed from the lake and/or

neighbors' patios (ground level) of adjoining properties. The focus on the back yard is the same as for the front yard: *lush green, minimum of one tree* and ground cover planted to achieve 80% coverage. Every application will be evaluated on a case-by-case basis given the architectural limitations of the property. Loose ground cover/rocks/dirt near or next to the Lake wall is not permitted.

Primary emphasis is maintaining the integrity of the Lake wall and maintaining a neatly trimmed and furnished yard. Trees and shrubs must be kept cut back as to not touch the Lake wall or water beneath.

TREES & LAKE WALL: Newly planted trees must be planted according to the following guidelines. Repair costs of any damage to the Lake Wall shall be borne by the owner of record at the time damage was discovered.

- Trees with a heavy root system, such as, but not limited to Ficus, Pine, and Deciduous trees shall be planted no closer than 15 feet to the Lake wall.
- Palm Trees shall be planted no closer than 5 feet to the Lake wall.
- Rule of Thumb: Tree roots mirror branches in height, depth and width.

Trees growing on or closer than 5 feet from the Lake wall must be removed at the owner's expense if they pose a threat to the wall, as determined by the LCA management. All new or "voluntary" sprouting of trees must be removed as soon as they are noticed.

#### HARDSCAPING FEATURES:

PERMITTED: The following hardscape treatments may be used, if approved by the Architectural Committee providing they are compatible with a lush green overall landscaping theme:

Patios, decks, sculptures, water features, planters, entry features, gates, walkways, walls, non-growing ground cover, and similar appurtenances and treatments. Placement of playground equipment, gazebos, umbrellas, etc. must not obstruct the view of adjoining property owners, unless prior written approval is given from adjoining property owners and approved by the Architectural Committee.

NOT PERMITTED: Hardscape features such as wagon wheels, cow skulls, portions of boats, empty containers or pots, plastic flamingos or other animal representations, statuary, fountains and water features or any other material item that is placed in the lot for more than 48 hours require Committee approval.

Plastic flowers in pots or placed in the ground are not permitted.

#### OVER GROWTH and YARD MAINTENANCE:

Upkeep and general maintenance will be adhered to, includes the replacement of dead plants, foliage, pruning and trimming of bushes and trees that may be seen from the ground level of adjoining neighbors, from the lake, or from the street. Trees, bushes, flowers, grass, ground cover and plants are to be kept neatly trimmed and weed free, and shall be maintained according to accepted horticultural standards. Palm trees are to be kept trimmed of dead/brown frawns.

No tree, shrub, or planting of any kind on any property shall be allowed to encroach upon or grow over any lake wall, sidewalk, street or pedestrian way, and all trees, shrubs, and plantings shall comply with City of Tempe ordinances.

Trees (including Palm trees) and shrubs must be kept trimmed and maintained throughout the year. Any landscaping feature, including shrubs, trees or plants that does not survive, function properly, or is in need of repair shall be replaced within 30 days of its demise or damage.

Blowing or depositing any type of vegetative waste or landscaping debris in the Lake or onto sidewalks or the street is not allowed.

FLOWERS OR SHRUBS: Trimming and the planting of seasonal flowers and winter grass do not require Committee approval.

CITRUS and FRUIT TREES: Ripened fruit must be removed from trees immediately throughout the growing season to mitigate the presence of roof rats. All fallen fruit must be picked off the ground immediately. To discourage nesting sites, all ground vegetation is to be kept thinned and dead vegetation, and leaves and debris are to be cut, raked and removed. All homeowners, with or without citrus and fruit trees on their property, are encouraged to use animal/bird-proof bait traps on the back and side perimeters of their property.