

# THE FARM AT ARAPAHOE COUNTY HOMEOWNERS ASSOCIATION, INC.

## POLICY

### WATER CONSERVATION AND DROUGHT MITIGATION

The Farm at Arapahoe County Homeowners Association, Inc. ("The Farm") has encouraged the use of drought-tolerant vegetative landscaping for years. The standards and guidelines for utilizing and maintaining drought-tolerant elements to landscape, and to implement xeriscaping on lots within the community are set forth in The Farm Community-Wide Standards Document ("Community-Wide Standards").

Restrictive covenants, declarations, bylaws, policies, or rules and regulations can no longer prohibit or limit xeriscaping or drought-tolerant vegetative landscapes or require cultivated vegetation that consists wholly or partially of turf grass.

"Xeriscape" means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, uses of mulches, irrigation efficiency, and appropriate maintenance under C.R.S. § 38-35.7-107(1)(a)(III)(A).

"Turf" means a covering of mowed vegetation, usually turf grass, growing intimately with an upper soil stratum of intermingled roots and stems.

"Turf grass" means continuous plant coverage consisting of nonnative grasses or grasses that have not been hybridized for arid conditions which, when regularly mowed, form a dense growth of leaf blades and roots.

The Association's Board of Directors may not impose any procedural steps or financial burdens upon the unit owner seeking approval of an owner's xeriscaping request. However, the lot owner must comply with the requirements and standards set forth in the Community-Wide Standards.

The procedural steps for xeriscaping a lot within the The Farm community do not include requirements of an architect's stamp, pre-approval by board retained architect, water usage history/analysis, or landscape change fees.

The Association's Board of Directors may take enforcement action against a lot owner for violations of this policy pursuant to the Association's Enforcement Policy.

If the lot owner allows existing landscaping to die during a period of water restrictions issued by the water supplying authority, enforcement action shall be suspended.

Lot owners must utilize the water necessary, within the watering restrictions declared by the water supplying authority, to maintain the landscaping.

Once the drought emergency ends and watering restrictions are lifted, the unit owner shall be given a reasonable and practical opportunity considering the local growing seasons to reseed and revive turf grass before being required to replace it with new sod.

Nothing in this policy supersedes any county or city subdivision regulation.

**This Rule on Water Conservation and Drought Mitigation was passed by a majority of a quorum of the Board at its meeting on September 24, 2013.**

Effective Jan 1, 2014

**The Farm at Arapahoe County Homeowners Association, Inc.**

By: 

Its \_\_\_\_\_