

## THE NOBLE PARK HOMEOWNERS ASSOCIATION LANDSCAPING POLICY

Adopted: March 13, 2024

The following standards have been adopted by The Noble Park Homeowners Association ("Association") to provide additional clarification for Article 7.18, "Landscaping" of the Association Declaration of Covenants, Conditions and Restrictions.

### Purpose:

- Provide minimum requirements for the landscaping of homeowner Lots to reflect the Association Covenants, the Boulder Municipal Code for developments and the Colorado statutes.
- Ensure that an attractive, cohesive and aesthetically pleasing neighborhood appearance is maintained to enhance and preserve property values.

### 1. Landscaping Project Plans for Approval.

Articles 6.1 and 6.2 of the Covenants require the approval of the Association for landscape projects involving (A) excavation/grading; (B) filling or similar disturbance to the surface of the land including, change of drainage pattern; (C) alteration/modification, expansion, addition or removal of grass/turf or perennial plants in any of the landscapable areas; (D) clearing or removing of trees, shrubs, hedges; and (E) alteration, expansion, addition or removal of hardscape improvement(s) to the Lot. Landscaping plans for submission will address proposed landscaping or re-landscaping, without limitation for the front yard, side yard, backyard, easements, and the front planting strips between the sidewalk and the curbing (hereafter called "curb strips").

Landscaping project plan submitted for the Association's approval shall include, as applicable:

A landscaping drawing, with a north arrow and prepared on a scale of not less than 1: - 10', with sufficient notes and/or narrative detail to evaluate the features of the final landscape. The locations of all proposed plant materials must be drawn at the size the materials will be within five years of initial planting. The drawing and description in the proposal must include, as applicable:

- a) All structures (house, shed, planting boxes, gazebo, etc.) already existing on the property.
- b) The location, size and type of live plant material, ground cover, trees and shrubs, fencing, deck or patio, walkways, and hardscape already existing on the property, indicating any that will be removed.
- c) New structures (house, shed, planting boxes, gazebo, etc.).
- d) New fence detail and location.
  - a. Reference Association Fence Guidelines in Rules and Regulations for fencing standards and requirements.
- e) New deck, patio, walkways and hardscape details and location.
- f) The locations of all proposed live plant material.
- g) The botanical and common names and sizes at time of maturity of all proposed live plant material.
  - a. Pictures/cut sheets from nursery catalogs are highly recommended.
- h) The location, size and species of all proposed trees and shrubbery to be planted.
  - a. The landscaping plan shall consider and avoid shading of new trees onto any solar zone of nearby Lots.
- i) The locations of living turf grass surfaces, identified as sod or seed.
  - a. Type of grass to be specified.
- j) The locations of proposed artificial grass surfaces
  - a. Manufacturer and product information specified.
- k) The location and type of proposed organic (mulch or wood chip) material in planting beds.
- l) The location and type of proposed non-organic material in planting beds.
- m) The location of proposed gravel or rock areas.
  - a. Size and type of gravel or rock to be specified

- n) The location of any earth berms, retaining walls, water features, rock features, benches, free-standing lighting fixtures or privacy screens.
- o) Type of soil improvement (if applicable).
- p) Location and type of edging material.
- q) A soil grading plan (if applicable).
- r) An Irrigation plan (if applicable).

**NOTE:** Drawings must still be submitted when using any of the pre-planned Water Wise Garden Designs (See Number 3 below). The drawing must indicate where each of the pre-planned design elements will be placed and identify the Plan Title for each placement. If no substitutions are being proposed, the listing of live plants, shrubs, or other greenery in the pre-planned design(s) do not need to be re-stated in the proposal. The requirements of Section 1(a) and (b) must be addressed. All other requirements in Section 1, (c) through(r) must be addressed, if applicable.

2. Sustainable Design Concepts.

The Association encourages water conservation and sustainable landscaping within the neighborhood.

- a) Xeriscape landscaping designs should address not only live plant materials but also complementary irrigation design or re-design to support a reduction in water usage.
- b) The use of traditional or xeriscape (or a combination) landscape practices is solely the homeowners' choice.
- c) There are environmental and aesthetic pros and cons to both drought resistant and traditional higher water-use landscaping that each homeowner will want to consider when developing their plans.
- d) A cohesive and integrated design plan with multiple color and pollinator-friendly elements is preferred.
- e) The Board of Directors of the Association will review any proposal in a manner that balances the Association's responsibility to protect the Covenant requirements for at least seventy percent of each Lot to be planted in greenery (live plants, shrubs, flowers) and the Association's environmental stewardship goals of water conservation using drought resistant native plant materials.

In addition to sustainability, we encourage homeowners to incorporate fire-resistance planning into all elements of their projects. See Exhibit B, "Helpful References" for more information.

3. Approval of Pre-Planned Water Wise Garden Designs.

Exhibit A to this policy contains links to three pre-planned garden designs that may be submitted and considered pre-approved for installation in front, back and side yards, or in curb lawns of a Lot. These plans are part of a water conservation program operated by the Colorado State University Extension Office. Owner's must substitute similar alternative plants within a design for the Association's consideration when such plants are not available.

Stipulations:

- a) Pre-planned garden designs must still be submitted to the Association prior to initiating any installation.
- b) Any plant substitutions must be identified for approval by the Association.
- c) The pre-planned designs must exactly match the approved design selected from Exhibit A in order to be considered pre-approved.
- d) As noted in Section 1(a) of this Policy, all other requirements in Section 1, (c) through (r) must be addressed, if applicable.

Per the Association Rules and Regulations for Landscaping and Maintenance, if an inspection of the completed project by the Association determines that a homeowner has failed to execute the project as detailed in the approved design, the Association, after Notice and Hearing, shall have the right and power to require the homeowner to take all necessary steps to bring the project into compliance. Failure of the owner to take steps for compliance may result in the Association entering the Lot to bring it into compliance. The cost of such action shall be chargeable to the homeowner by Individual Assessment.

4. Association Landscape Standards.

To comply with the Covenant requirements and municipal guidance, meet the Association's responsibilities for an aesthetic viewscape, and achieve the Association's environmental goals, the following standards have been established for landscape planning. These standards are intended to clarify the Association's criteria and expectations for homeowner landscaping projects/renovations and maintenance. Sufficient detail should be available within these standards to ensure consistency in the Association's project approval and compliance review processes. Exceptions may be considered on a case-by-case basis; but do not constitute a precedent for use in future project considerations for approval.

To assist in understanding how the percentage limitations contained in the standards for greenery, ground cover, hardscape and artificial turf are to be applied, Exhibit B contains an illustration of the requirements.

Exhibit C contains links to websites that were considered by the Association while developing this policy, or information that may be helpful in homeowner planning.

A. Total Landscapable Area:

The Association Covenants require that at least seventy percent of any Lot's landscapable area be planted in greenery. Greenery is defined as live, growing turf, plants, flowers, shrubs, ornamental grasses or vegetable gardens (see restriction below). Living xeriscape plant materials, green colored or not are considered greenery for the purposes of this policy.

The landscapable area is all portions of the Lot, excluding the footprint of the house, existing decks/patios, driveways and public sidewalks.

- a. Projects should maximize the use of native plants.
- b. Bird and butterfly friendly, and pollinator accent planting areas are encouraged.
- c. Up to 50% of the greenery may be high-water grass.
  - a. High-water grass is recommended to be limited to areas designated for high physical activity, i.e., seating areas, play areas for children, physical recreation, and pet areas.
  - b. High water grass should not be planted within 3 feet of foundations to protect the foundation from soil setline and/or water seepage.
- d. Up to 10% of the total landscapable area may be planted as edible plant gardens (a dedicated plot of ground or elevated soil bed), to include vegetables, herbs, fruits, leafy greens or other edible plants.
- e. Up to 30% of the total landscapable area may be composed of organic ground cover (mulch/wood chips).
- f. Up to 15% of the total ground cover allocation may be composed of inorganic material (rock; paver/stepping stones).
  - a. Small (pea) gravel may only be used for pedestrian walkway areas or in high drainage areas for erosion control.
- g. Non-patio hardscape (flagstone, tile, stone walkway) may not exceed 20% of the total of the total landscapable area.
- h. Spreading ground cover should not be planted adjacent to neighboring lots.
- i. All landscape plans must comply with the current state and nursery lists to prevent the planning of noxious weeds.
- j. No artificial grass or turf is allowed in front or side yards.

Back yard:

- a. Up to 40% of the landscapable area in the back yard may be composed of artificial grass.
- b. No synthetic "grass" carpet may be used.
- c. Patios/decks may not exceed 60% of the total area of the back yard.

Curb Strip:

- a. Plants in the curb strip cannot exceed 18" height.

B. Ground Cover (Mulch or Rock)

- a. Ground cover around plantings is required for plant health and water retention.
- b. The use of organic mulch or wood/bark chips around plantings and trees is strongly encouraged.
- c. All ground space around planting and tree areas not covered with greenery must be covered with water permeable ground cover. No bare ground is permitted.
- d. Filter barrier materials shall be used; plastic weed barrier material is prohibited.
- e. All mulch beds must be edged.
- f. Rocks larger than three inches in diameter shall only be used as a decorative feature.

C. Trees and Shrubs.

- a) Landscape plans shall ensure that each Lot has at least two ornamental trees visible from the street.
- b) New trees to be planted should be native species or otherwise specifically suited to the Boulder climate.
- c) To protect sight lines and visibility for pedestrian or auto safety:
  - i. Shade trees must be planted at least 15 feet off the curb.
  - ii. Ornamental or evergreen trees must be planted at least 10 feet off the curb or at least 8 feet off of sidewalks.
- d) Trees with spreading roots must be planted at least 8 feet off of sidewalks and driveways.
- e) Size standards for new deciduous trees to be planted are
  - i. at least two-inch caliper measured six inches above the ground for trees planted in front, side or back yards.
  - ii. at least 1-1/2-inch caliper measured six inches above the ground for trees planted in the curb strip.
- f) New evergreens to be planted must be at least five feet tall.
- g) New shrubs to be planted must be at least five-gallon size.
- h) To the maximum extent possible, new trees should not be planted in a location that would shade neighboring solar collection equipment.
- i) To the maximum extent possible, new trees with spreading roots should not be planted where roots might spread into a neighboring lot.
- j) Avoid planting Hawthorns in juniper beds – they share a symbiotic disease.

D. Irrigation/Water-Wise Planning.

- a) Efficient irrigation, by hand, drip or appropriately designed sprinkler placement is required.
- b) Group plants with similar water and cultural requirements (such as sun and wind protection) to the same water use and irrigation zone.
- c) Improve soils to allow better water absorption and proper drainage.
- d) Zoned automatic irrigation systems are highly recommended, but not required.
- e) All landscaped areas with zoned irrigation systems shall be irrigated with a system designed to provide efficient coverage with minimal overspray onto non-landscaped areas.
- f) Low-volume, drip or subsurface irrigation systems shall be used in any non-turf areas where plant materials, trees or shrubs have been located.

E. Grading.

- a) Top of grade prior to seeding, sodding or mulching must be at least 1.5 inches lower than adjacent pavement or edger.
- b) All swales must maintain free flow from adjacent uphill sites and onto adjacent downhill sites and avoid creation of "ponding" areas.
- c) Changes to grading shall not negatively affect adjacent neighboring Lots.

F. Soil.

- a) Areas requiring the removal of turf and/or topsoil for replanting should have a minimum of 1 inch of cow/peat, commercial compost or organic compost added to the topsoil before planting.

G. Borders.

- a) Within two feet of lot lines, adjacent sites must utilize the same ground cover material (except where there is a solid fence). First use dictates.

5. Maintenance.

The Association has established the following guidelines for the purpose of maintaining landscaping to meet the Association Covenant requirements and preserve a neat, live, healthy and attractive appearance. Maintenance responsibilities include the responsibility to provide for repair or replacement of all paving, retaining walls, planting boxes, artificial turf, water and rock features, stand-alone privacy screens, etc.

a) Irrigation

- a. Systems shall be maintained to prevent loss of water through malfunctioning system elements.
- b. Irrigation frequency must be sufficient to maintain turf and plants in a live, healthy growing condition.
- c. Avoid overwatering as it may create a favorable environment for weeds, diseases and/or insect damage.

b) Mowing:

- a. Native grasses used in lieu of high-water turf must be kept mowed.
- b. For the health of the turf/grasses a maximum height of 4 inches should be maintained.

c) Ground Cover

- a. Mulch and other inorganic ground cover materials must be replenished at least every two years.
- b. Dead leaves and debris should be removed from rock areas in front and side yards in late fall each year.

d) Weeding

- a. All weeds should be treated with weed pre-emergent/control products (organic preferred) or hand-removed from all plant-free mulched or rocked landscaping areas, including the lawn curb.
- b. Turf and planting areas, including the lawn curb should be treated with weed control (organic preferred) or by hand-removal to the maximum extent possible to preserve healthy turf, prevent cross-fertilization to a neighbor's Lot and keep an attractive and well-maintained appearance.

e) Trimming

- a. Trees and shrubs shall be kept trimmed to prevent overhanging branches from interfering with pedestrians on the sidewalk.
- b. All landscape plants should be trimmed as appropriate.
- c. Xeriscape plantings shall be maintained with weed removal, deadheading flowers (as appropriate), and eliminating dead plant debris.
- d. Dead, damaged or diseased plant materials shall be trimmed or removed and replaced.

f) Turf management

- a. Yearly aeration of the lawn area(s) is encouraged.
- b. Application of fertilizer for turf and landscape plants (of all kinds) is recommended.

These landscaping standards are only applicable to landscaping plans submitted after the date this Policy Resolution was signed.



EXHIBIT A  
LANDSCAPE AREA EXAMPLE:

FRONT YARD & LAWN CURB FULL SUN PLANTING DESIGN – 20' X 18': [2-PS-Front-Yard-and-Right-of-Way.pdf \(plantselect.org\)](#)

FRONT YARD & LAWN CURB W/POLLINATOR SOUTH FACING DESIGN – 20' X 18': [Front-Yard-and-Right-of-Way-Planting-Design-2.pdf \(plantselect.org\)](#)

FRONT YARD HIGH ELEVATION PLANTING DESIGN: [HIGH-ELEVATION-PLANTING-DESIGN-front-yard-with-list.pdf \(plantselect.org\)](#)

BACKYARD HIGH ELEVATION PLANTING DESIGN: [HIGH-ELEVATION-PLANTING-DESIGN-Backyard-with-list.pdf \(plantselect.org\)](#)

SUN-LOVING DESIGN – 30' X 12': [WWCottage.pdf \(plantselect.org\)](#)

SUN-LOVING BUTTERFLY/HUMMINGBIRD DESIGN – 12' X 28': [ButterHummer-FULL-sheet.pdf \(plantselect.org\)](#)

PART SHADE DESIGN #1 – 17' X 18': [PS-Part-Shade-2.pdf \(plantselect.org\)](#)

PART SHADE DESIGN #2 – 17' X 18': [2-PS-Part-Shade.pdf \(plantselect.org\)](#)

DRY SHADE PLANTING DESIGN #1 – 17 X 9: [PS-Dry-Shade-Planting-Design.pdf \(plantselect.org\)](#)

DRY SHADE #2 – 30' X 30': [DryShade.pdf \(plantselect.org\)](#)

LAWN CURB FULL SUN DESIGN – 24' X 8': [PS-Right-of-Way-Design-8.5x11-1.pdf \(plantselect.org\)](#)

NATIVE PLANTING FULL SUN DESIGN – 10' X 16': [PS-Native-8.5x11.pdf \(plantselect.org\)](#)

**\*Most designs can be scaled up or down as needed**

EXHIBIT B  
LANDSCAPE AREA EXAMPLE:

**2500 Square Foot Landscapable Area with 1000 Square Foot Back Yard**

TOTAL LANDSCAPABLE AREA				
MATERIAL		RATIO OF TOTAL LANDSCAPE AREA	SQUARE FOOTAGE	SQUARE FOOTAGE
A. Total Landscapable Area (front, side, back of lot)		100%	2500sf	
1 Greenery		REQUIRED: 70%	1750sf	
A	<i>High Water Use Grass</i>	<i>Up to 50% of A1</i>	<i>875sf</i>	
B	<i>Edible Garden</i>	<i>Up to 10% of A1</i>	<i>175sf</i>	
2. Ground Cover		Up to 30% of A	750sf	
A	<i>Organic (Mulch; wood chip, etc.)</i>	<i>Up to 30% of A</i>	<i>750sf</i>	
B	<i>Inorganic (Rock; paver)</i>	<i>Up to 15% of A2</i>	<i>113sf</i>	
3. Hardscape	Impermeable material (including porch; walkways*)	Up to 20% of A	500sf	
B. Back Yard Landscapable Area		(40% of A)	1000sf	
Artificial Turf		Up to 40% of B	400sf	
Patio/Deck		Up to 50% of B	500sf	

\* In addition to existing sidewalk and driveway



EXHIBIT C  
HELPFUL REFERENCES

Fire Resistant Landscaping: [06303.pdf \(colostate.edu\)](#)

What is Hardscape?: [What Is Hardscape? \(thespruce.com\)](#)

CSU Extension Office Lawn Care Fact Sheet: [Lawn Care - 7.202 - Extension \(colostate.edu\)](#)

Boulder Municipal Code – Landscaping: [Chapter 9 - Development Standards | Municipal Code | Boulder, CO | Municode Library](#)

Xeriscape Design Brochure: [xeriscape-design\\_brochure-CFC.pdf \(plantselect.org\)](#)