

Effective Date: June 28, 2024



5.5. Parkway Zone / Streetscape Zone.

- a) The Parkway Zone / Streetscape Zone is that landscape area between the public sidewalk and street curb along all front or side yards adjacent to a street that is used for street trees and streetscape landscape.
- b) The Parkway Zone / Streetscape Zone is part of the Homeowner's Lot.
- c) Caring, nurturing, irrigation and maintenance of the street trees located in the Parkway Zone / Streetscape Zone is the responsibility of the Association.
- d) The Homeowner is responsible for the maintenance and care of the shrubs and ground covers located in the Parkway Zone / Streetscape Zone within their property.
- e) The Homeowner is responsible for irrigation of the shrubs and ground covers located in the Parkway Zone / Streetscape Zone within their property.
- f) The Parkway Zone / Streetscape Zone shall be planted with a minimum of one (1) twenty-four-inch (24") box tree every thirty feet (30') on center or in equivalent groupings, except where driveways, sidewalks, or easements restrict planting.
- g) The Parkway Zone / Streetscape Zone shall be planted with a minimum of five (5) shrubs, groundcovers, or accents per tree.
- h) The Parkway Zone / Streetscape Zone shall be planted with a minimum thirty-five percent (35%) vegetative cover. Vegetative cover includes turf and all materials within the Approved Plant List except for trees.
- i) All plant species used in the Parkway Zone / Streetscape Zone shall be selected from the Approved Plant List in Appendix "E" of the Design Guidelines. Plant species specified for the Parkway Zone / Streetscape Zone should be selected to handle moderate foot traffic between the public sidewalk and the street.

All Additions, modifications or other Improvements must be approved by the DRC prior to installation. Compliance with these Guidelines does not eliminate the need to submit to the DRC prior to installation or commencement of work. Approval may be withheld as deemed necessary by the DRC.

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- j) Plant species used in the Parkway Zone / Streetscape Zone must meet the requirements for planting within a Sight Visibility Triangle (S.V.T.) as defined by the City: and such plants may not grow to a mature or manicured height greater than thirty inches (30") tall.
- k) Artificial Turf may be allowed in the Parkway Zone / Streetscape Zone when specifically approved by the DRC and subject to compliance with the design criteria outlined in Section 5.16 "Artificial Turf" of these Design Guidelines.
- l) Accent Plants, such as annual flowers, palms, cacti, agave, aloe, yucca, and other succulents, annuals, or other accent-type plants are not allowed in the Parkway Zone / Streetscape Zone.
- m) Citrus trees are not allowed in the Parkway Zone / Streetscape Zone.
- n) Landscape boulders are not allowed in the Parkway Zone / Streetscape Zone.
- o) Decomposed granite in the Parkway Zone / Streetscape Zone must be ½" to ¾" screened and must comply with the criteria in Section 5.22 of the Design Guidelines.
- p) Landscape lighting is not allowed in the Parkway Zone / Streetscape Zone.
- q) Fences, walls, gates, exterior artwork, ornamentation, accessories, flags, signage, pots, raised planters, planting trellis and similar items are not allowed in the Parkway Zone / Streetscape Zone.
- r) A Homeowner is liable for any damage they may cause to the trees, plants, ground covers or irrigation in Parkway Zone / Streetscape Zone.
- s) Any addition or modification to the plant material in the Parkway Zone / Streetscape Zone requires approval of the DRC prior to installation or modification.
 - Refer to Section 5.30 for "*Landscape Borders, Headers, Curbing and Edging*".
 - Refer to Section 5.22 for "*Decomposed Granite / Landscape Gravel / Mineral Ground Cover / Ground Plan Treatment*".

5.6. Front Yard Zone.

- a) The Front Yard Zone (as illustrated in Section 5.4 above) is all landscape areas between the public sidewalk or front property line and the face of the Residence, including the area on the side of the Home up to the fence return wall. On Corner Lots with a side yard that faces the street, the landscape area between the sidewalk and the face of the Residence or Yard Walls shall be treated in the same manner as the Front Yard Zone.
- b) Initial landscaping in this Front Yard Zone is typically provided and installed by the Homebuilder as part of the Home, based on landscape plans that are approved by the Master Developer.
- c) Maintenance, care and irrigation of all landscaping in the Front Yard Zone is the responsibility of the Homeowner, unless otherwise covered by the Governing Documents.
- d) Due to its visibility from the streets and the entire neighborhood, the Front Yard Zone is the most important in terms of design, since it must be compatible, and of comparable quality, to all the other front yards in the neighborhood. While individuality is encouraged, the Front Yard Zone should be thought of in the larger neighborhood context and not just for the individual lot.
- e) In general, the landscape design of the Front Yard Zone should support the Landscape Philosophy outlined above and as further explained in the *Front Yard Landscape Design Guide* in Appendix "K" of the Design Guidelines. It should have a well-designed simplicity with order, organization and pattern. Landscaping in the Front Yard Zone that is random, arbitrary or a "tossed salad" will not be allowed.