

Community Wide Standards for CC&Rs

Landscaping

Landscape Plantings

- The maximum impervious (paved) area for each single-family residential lot, including roofs, patios and driveways, shall not exceed 40% of each lot area.
- The frontage yard open space (the area extending from the front face of the house not paved or built over) should be planted in grass lawn, evergreen ground cover, or mulched beds.
- Sparsely planted shrubs are discouraged. Plantings should grow together and to the edges of the beds to minimize weed infestation and maximize water conservation.
- Alley frontage: It is encouraged that at least 30% be plants, such as columnar trees, hedges, staked vines, fences and or walls with vines or espalier.
- Use of native plant species, especially drought-tolerant varieties, is encouraged. Plants with invasive properties are strongly discouraged. For more information about invasive plants, see the King County Noxious Weed Board web site, <http://dnr.metrokc.gov/wlr/lands/weeds/>.
- Landscaping is required along retaining walls over 3 feet tall.
- No trees, shrubs or vegetation having deep root patterns, which may cause damage to, and or interfere with utility lines, are allowed within a utility easement on the property.

Landscape Maintenance

- Homeowners are responsible for landscape maintenance on their lots as well as planter strips in front of their homes, at the side of their home if a corner lot, as well as adjacent alley areas.
- Mow and edge lawns (including tree wells) on a regular basis. Lawns should be mowed 1-1/2 to 2-1/2 inches high. Mulch mowing is recommended to retain nutrients and water on the lawn.
- Water to maintain optimum soil moisture while using methods that minimize the amount of water required. Drip irrigation or soaker hoses are recommended for homes without automatic irrigation systems.
- Monitor and expedite repair to irrigation systems. This should include having a professional test, repair, and adjust the system annually. Flush and drain the system every autumn. Install rain shut off devices to minimize unnecessary water use.
- Fertilize lawns and plants as necessary. Use a well-balanced, natural organic or slow-release fertilizer to promote vigorous deep rooting and a healthy green appearance and to reduce the potential for runoff into natural areas, such as

streams and wetlands.

- Weed as necessary. Use cultural methods (organic mulch, proper pruning, and proper irrigation) to encourage plant health and growth and discourage weeds. Use mechanical methods (pulling) or spot spray weeds. Do not use broadcast methods such as weed and feed; this reduces potential harm to water quality.
- Choose the least-toxic approaches to manage problem weeds, insects, and diseases. First try preventative measures like low-maintenance plant choices and physical pest controls. If necessary, use the most environmentally compatible insecticides, fungicides, and herbicides and the smallest amounts consistent with good results. Apply insecticide or fungicide only when significant plant damage would result from not addressing the infestation.
- Prune ornamental plants properly to promote plant health and enhance the natural growth and shape of plant materials. Prune back branches as needed to avoid interfering with sidewalks and utility lines.
- Recycle or dispose of all clippings, weeds, fallen limbs, and litter from planting beds, lawns, and walkways.