

Currently there is no clarification as to what landscaping is within the community but there is clarification that each lot in the community requires landscaping. It is our intent to clarify the minimum amount required on each lot.

The Current Covenants State the Following:

Article VIII Section 1 subsection (b)

(b) The maintenance, repair and replacement of each Lot and the Improvements thereon shall be the responsibility of the Owner of such Lot. Each Lot Owner shall be responsible for the maintenance of landscape areas and any sidewalks located between the Owner's Lot line and any paved roadway in the Community. The

Article IX Section 15 subsection (a)

(a) Each Lot, including the landscaping thereon, shall at all times be kept in a well kept, clean and sightly condition. No trash, litter, junk, boxes, containers, bottles, cans, implements or machinery shall be permitted to remain upon any Lot except as necessary during the period of construction or as provided in Section 12 of this Article.

Article IX Section 15 subsection (b)

(b) All portions of each Lot not used for building improvements shall be landscaped utilizing primarily perennial and similarly long-lived ground cover, native plants, grasses, sod, shrubs, trees, xeriscape and similar plantings, and rock, bark mulch and similar materials. Annual, short-lived and non-living durable plantings and landscape materials may be utilized to supplement long-lived elements. Each Lot shall be landscaped within one (1) year after occupancy or completion of a habitable residence thereon, as evidenced by the issuance of a certificate of occupancy, whichever shall first occur.

Watkins Farm HOA Guideline on Minimum Landscaping

This guideline is put in place on [Date Signed] to clarify the minimum amount of landscaping that any lot can have within the Watkins Farm Community.

- Each home shall have a perimeter barrier of rock or other landscaping material around their home.
- Each lot shall have at least (2) two trees and a minimum of (3) three shrubs.
 - Deciduous Trees will have a minimum of a (3) three inch diameter trunk
 - Native Pines will be a minimum of (5) five feet tall
 - Shrubs will not have a minimum or maximum size restriction
- Each lot shall maintain native grasses and or have an area of turf grass not to exceed (4000) four-thousand square feet of area to be irrigated.
- Lots shall be kept tidy and maintained
- Lots shall be mowed regularly during growing season to limit overgrowth of weeds
- Xeriscaping alternatives:
 - Deciduous Trees Good for Colorado Xeriscaping: Bur oak, bigtooth maple, common hackberry, Kentucky coffee tree, thornless honey locust and western catalpa are examples of deciduous trees that are adapted to xeriscapes. Note that all trees require adequate water during the minimum two-year establishment period.
 - Evergreen Trees Good for Colorado Xeriscaping: Suitable trees for xeriscapes include ponderosa pine, bristlecone pine, Rocky Mountain juniper, one-seed juniper and pinyon pine. These are native to the low drainage areas in the plains, as well as the foothills and mountains where slightly more water is available.
 - Shrubs Good for Colorado Xeriscaping: Yucca, pea shrub, rabbit brush, salt bush and sage lend a western dry-country look to xeriscapes. Other varieties, such as three-leaf sumac, sand cherry, cotoneaster and potentilla are more green and lush in appearance. Shrubs that make good screens include the New Mexico privet and the buffalo berry. Apache plume, cliff rose and lead plant feature interesting flowers. Whatever variety you choose, remember that all shrubs require a period of at least a year with adequate water after transplanting to become established.