

Alternative Backyard Landscaping Standards

The covenants of the Upper Linda Vista area include the following landscaping requirements for all lots:

1. Landscaping maintenance must preclude weeds, underbrush and unsightly objects to accumulate or remain on grounds. Owners of lots are responsible for control of noxious weeds.
2. Homeowners must seed, plant and landscape to protect against erosion.
3. Landscaping plans must be approved by the Architectural Control Committee. Approvals may be based on engineering, architectural or aesthetic grounds.

Since original subdivision development, landscaping standards specified traditional lawn interspersed with rock/wood chip areas containing shrubs and trees. This document modifies landscaping requirements to permit Alternative Backyard Landscaping for backyards on steep slopes.

The Linda Vista Homeowners Association will use the following standards to approve an alternative backyard landscaping plan:

If the Homeowner decides to pursue an alternative landscape style for the backyard, the slope must be greater than 20 degrees (10 percent slope). The Homeowner will conduct a site analysis that takes into account slopes, soils, drainage, activity areas, privacy/screening needs, winds, sunny/shady areas, existing site features, existing and future structures and site improvements.

The site analysis must be drafted in the form of a design plan that meets the following standards:
Complement the site and structures;

- Address any impact on neighboring properties;
- Contain native drought tolerant or low water demand native grasses, plants and shrubs (refer to recommended plant list);
- Use mulches to cover soil, save moisture, and reduce weed growth;
- Implement an irrigation system that is designed to suit the landscape;
- Incorporate erosion mediation;
- Provide for regular maintenance to preserve the landscape;
- Address a plan to legally control combustible material;
- Provide for control of noxious and invasive weeds;
- Comply with all applicable City, County and State laws and regulations;
- Provide for proper and regular mowing/trimming, fertilization, pruning and mulch, as appropriate for the specific design plan.

The design plan must be submitted to the Architectural Control Committee for approval before implementing an alternative design plan for backyard areas. Upon plan approval, a reasonable period for implementation will be allowed not to exceed one growing season. Thereafter, the backyard will be subject to the Covenant Violation Assessment Resolution dated April 28, 2009, which can be found on the Association's website (www.upperlindavista.com) under the "Minutes" caption.