

Vantage Community

BHMD –District No. 4 & 10

Residential Landscape Improvement Rules and Regulations

Approved February 10, 2019 – Updated 5-19-2023.

These Residential Landscape Improvement Rules and Regulations have been prepared by the Architectural Control Committee of the Berthoud Heritage Metropolitan District. The Architectural Control Committee reserves the right to add or modify these guidelines at its discretion. Please check with the Architectural Control Committee to be certain that you have the latest version of these improvement guidelines.

Landscape Design Review and Requirement Process

Improvements:

Landscape improvements become the final critical element in the overall streetscape, architectural integrity, and aesthetics of the Vantage Community. Consequently, careful attention has been given to these landscape standards to ensure that the landscaping for each individual home is a positive addition and will be compatible and harmonious to the overall community. **Until your yard is landscaped you as the homeowner should control all erosion.**

Fill out the Architectural Design Application 'ADA' using information on this form and turn in with review fee. You can e-mail ADA & plans, then mail in payment to BHMD or put in black drop box at the Clubhouse at 2375 PTC Parkway * Berthoud * CO * 80513.

Landscape Plan Presentation: The landscape plan must contain the following information:

- a. Fill out ADA with all information, such as owner's name, address, phone number, email address.
- b. Scale of 1" = 10' or 1' = 20' you make note on plans, and North arrow.
- c. Your plan or sketch must include all existing conditions including house, walks, driveways, patios, decks, walls, drainage ways, district fence, neighbors' fence, etc.
- d. **Also include your lot plot plan** which will show all utility easements, **drainage easements**, property lines, and other legal restrictions that may exist.
- e. All lots have at least 3-foot drainage easements along the sides of the lot, and some in the rear of the lot.
- f. If submitting fence plans, see fence specs for style of fence which is Type 2 on the fence plans. Which is 5-foot in height, see required stain, and make sure fence is put in high enough to keep 2 to 4 inches of space between fence material and the ground, this is for lot drainage. Coordinate with neighbors if possible. It is common to split cost of fence with adjoining lots.
- g. All yards must be fully irrigated in the front and the back.
- h. Irrigation designed should be for the lawn/turf areas and for the trees, shrubs with drip system. Add irrigation zones for flower or vegetables gardens if needed.
- i. All landscape features should be shown on the plan with size, material, and appropriate details or cut sheets. Landscape features including walls, fences, gardens, hot tubs, pools, walks, patios, decks, gazebos, water features, boulders, structures, play equipment, basketball hoops, lighting, etc.
- j. Trees should be at least 5 feet from any property line and 10 feet from the home.
- k. Shrubs should be at least 3 feet from all property lines.
- l. All structures at least 5 feet from any property lines and **NOT put in any drainage easements.**
- m. Planter boxes should be at least 3 feet from the side and back property lines.
- n. Dog runs at least 5 feet from all property lines and built with approved district fencing.
- o. Sheds at least 5 feet from property lines. See guidelines on size and height limitations.
- p. Patios/decks are at least 5 feet from side property lines and 10 feet from back property lines.
- q. **Keep drainage swells clear, keep lot drainage in place.**

Berthoud Heritage Metropolitan District

2375 TPC Parkway
Berthoud, CO 80513

Phone: 970-488-2828

E-mail: Manager@bhmds.com

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- r. Do not change any drainage patterns.
- s. Make sure fencing and landscaping do not interfere with lot drainage.
- t. Trees in your tree lawn area are in the Town of Berthoud Street ROW, a tree work permit is required on new, or replacement trees put in the town ROW.
- u. You as the homeowner should control all erosion on your lot while landscaping or fencing.

Plan Submittal:

The Landscape Plan shall be submitted to the Berthoud Heritage Metropolitan District for review. Fill out the Architectural Design Application 'ADA' and turn in with review fee. The ACC will review the plan and will provide a written response no later than twenty -one (21) days after the review.

Every effort will be made to be expedient in the review of plans. The ADA will be signed off which will indicate approval of the plan, approval with modifications, or denial. If the plan is denied a written response will be given explaining the reason(s) for denial. Any re-submittal shall follow the submittal procedures and address the areas of concern. Construction must not begin prior to receiving a written approval from the Architectural Control Committee. After completing your ADA with landscaping plans and receiving written approval construction may begin. You have 180 days from the date of your closing to complete all fencing and landscaping.

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Tree Planting Requirements.

Front Yard:

- a. Front yard landscaping was approved for the builder. Any changes you must submit ADA for review.
- b. One (1) specimen tree will be required in the front yard area of your home, in addition to the Town of Berthoud required street tree or trees that are in the tree lawn area. Corner lots will have more required trees, which are noted on the approved Subdivision Landscape Plans.

Back Yard:

- c. One (1) specimen tree shall be required in the rear yard. Trees should be at least 5 feet from any property line and 10 feet from the home. Specimen tree(s) can be either evergreen trees with a minimum of six (6) feet in height or deciduous trees with a minimum of two (2) inch caliper.
- d. Trees should be integrated into planting beds whenever possible. If trees stand alone in a turf area the base of the tree should be surrounded with mulch. Mulch will retain moisture.

Tree lawn trees:

- e. The homeowner is responsible for all the trees in the tree lawn that are adjacent to your lot.
- f. Refer to the approved Subdivision Landscape Plans for the required street trees. The required street trees shall be shown on the landscape plan.
- g. Street trees are required to be planted roughly forty (40) feet apart down the street.
- h. Street trees are required to be planted on center in the space between the curb and sidewalk.
- i. Tree plantings must avoid utilities, streetlights, line of site by traffic code, and street signs.
- j. Tree species selections must match the approved subdivision landscape plans.
- k. Keep Trees at least 5 feet from fire hydrants.
- l. Town of Berthoud Street tree work permit is required for trees in ROW.

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Shrub Planting Requirements:

- a. Front Yards should have at least 8 to 12 shrubs, depending on model home and landscape plan submitted by the builder.
- b. Shrubs should be at least 3 feet from all property lines. Front and back yards.
- c. Newly planted shrubs or replacement shrubs should be at least 2.5 gallons.
- d. Keep shrubs at least 3 to 5 feet from fire hydrants.

Landscape Features:

Details for the following features must be submitted with the landscape plan and approved by the ACC prior to installation: Fences, decks, concrete patios, sheds, hot tubs, walls, play equipment, structures, lighting, gardens, bird baths, large rocks, bird houses, dog runs showing off sets from property lines and approved district fence, arbors/trellis, ponds, waterfalls/water features, any structures. Noting none of these items in drainage easements.

Irrigation:

An automatic irrigation system is required for all residences, front, and back yards. The irrigation system should be professionally designed and installed where turf area zones are separate from any planting bed zones, gardens and drip systems for trees and shrubs. This will conserve water by allowing plantings with similar water requirements to be irrigated together.

Maintenance:

All landscape shall be maintained in a neat and attractive condition. Minimum maintenance requirements include adequate watering, mowing, edging, pruning, removal, and replacement of dead or dying plant material, elimination of weeds around the lot, including rock or mulch beds, and undesirable grasses and removal of trash. Wood/mulch and rock garden shall be kept in a neat and attractive condition, and mulch replenished/replaced, as necessary.

Landscape Installation:

- a. Unless otherwise approved by the ACC, at its sole discretion, any lot on which a dwelling is completed between April 15th and October 15th of any year shall complete the installation of the approved landscape plan within one-hundred eighty (180) days.
- b. All dwellings completed in other months shall complete all approved landscaping by the next June 15th. Owners of lots other than the Developer shall cut and control all weeds and vegetation growing on all lots, control erosion, or those with improvements under construction, as well as control erosion and runoff of dirt and silt from the lot.
- c. Material staging and holding areas must only occur on the site where installation occurs.
- d. After installation, all materials must be cleaned up from the site, street, and surrounding area.
- e. Landscaping must conform to the plan and meet the requirements of these Rules and Regulations.
- f. All stipulations and changes made during the approval process must be followed.
- g. The ACC reserves the right to inspect the site during and/or after installation to ensure that it conforms to the required design standards and approved plan.
- h. In the event the installed landscape does not meet the required design standards and/or does not follow the approved plan, the ACC reserves the right to require the Owner to correct any problems at the Owner's expense. The owner shall immediately correct any installation which was not approved.

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