

MEADOW HILLS ESTATES HOMEOWNERS ASSOCIATION, INC.

**POLICY ON
WATER CONSERVATION AND DROUGHT MITIGATION**

Restrictive covenants, declarations, bylaws, policies, or rules and regulations that prohibit or limit xeriscape or drought-tolerant vegetative landscapes or that require cultivated vegetation that consists wholly or partially of turf grass are unenforceable.

"Xeriscape" means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, uses of mulches, irrigation efficiency, and appropriate maintenance under C.R.S. § 38-35.7-107(1)(a)(III)(A).

"Turf" means a covering of mowed vegetation, usually turf grass, growing intimately with an upper soil stratum of intermingled roots and stems.

"Turf grass" means continuous plant coverage consisting of nonnative grasses or grasses that have not been hybridized for arid conditions which, when regularly mowed, form a dense growth of leaf blades and roots.

The Association Board may not impose any procedural steps or financial burdens upon the Lot owner seeking approval of a landscaping plan change except compliance with standard prior submission and approval by the Architectural Control Committee in accordance with design guidelines and landscaping maintenance of xeriscape landscaping. The prohibited procedural steps or financial burdens include the requirement of an architect's stamp, pre-approval by board retained architect, water usage history/analysis, or landscape change fees.

The Association Board may take enforcement action against a Lot owner if the Lot owner allows existing landscaping to die unless there has been a period of water use restrictions. Enforcement shall be under the Policies and Procedures for Covenant and Rule Enforcement. During water use restrictions, all enforcement action shall be suspended and Lot owners shall comply with any watering restrictions declared by the water supplying authority.

Once the drought emergency ends and watering restrictions are lifted, the Lot owner shall be given a reasonable and practical opportunity considering the local growing seasons to reseed and revive turf grass before being required to replace it with new sod.

Nothing in this policy supersedes any county or city subdivision regulation.

This Policy on Water Conservation and Drought Mitigation was passed by a majority of a quorum of the Board at its meeting on _____ 20__.

Effective 1/1, 2014

Meadow Hills Estates Homeowners Association, Inc.

By: adopted @ board mtg

Its 1/23/14