

Residential Landscaping Guidelines

This handout is intended to be used as a reference for the installation of a new residential landscape or the revitalization of an existing landscape. The following guidelines will be important in creating a successful landscape and additionally reducing water use in the landscape. These are not requirements and are for reference purposes only. Please refer to the ACC Handbook for Landscape permit requirements that may be applicable.

Grass:

1. Choose grass that will work with the property soil type and maintenance needs. Lower water consumption grass is recommended.

Plant Material:

1. Research and choose native (preferred) and/or non-native plants that will grow in the north Texas region for the planting beds. The soil type will need to be considered when selecting plants for sandy or clay soils in the area. Low water use plants are highly recommended to reduce water consumption.
2. Plant selection needs to be based on sun and shade requirements for the plants.
3. Consideration for the full size growth of the plants is necessary to insure the plants will fit into the planting bed.
4. Select a variety of plants that will provide year round interest in the landscape.
5. Group and arrange plants in the planting beds by similar water needs.
6. The best time to install new trees and shrubs is in the Fall and early Spring. This allows the plant roots enough time to become established prior to the summer heat.
7. For additional information on plants and landscaping information:
8. Texas Urban Landscape Guide: <http://urbanlandscapeguide.tamu.edu/>
9. Texas Smartscape: <http://txsmartscape.com>
10. Organic mulch is recommended to be installed annually to maintain 2-3 inches in planting beds. The mulch decomposes and provides nutrients to the soil to be absorbed by the plant roots. It also helps to conserve water by absorbing water, covering the soil and the plant root system, reducing evaporation and allowing the plant to use the moisture.

Water Consumption:

The following recommendations may reduce the use of water in landscaping:

1. Reduce the grass turf areas in the landscape to reduce water consumption. Lawn areas typically demand the largest amount of water in the landscape; increase the planting bed areas with lower water demand plants and mulch.
2. Recommended to install grass that requires less water.
3. Group plants of similar water usage in planting beds.
4. Install the appropriate irrigation system for grass (low trajectory spray heads) and planting beds (drip irrigation) to reduce water waste.
5. Mulching planting beds with organic mulch is recommended at a 2-3" depth. Add new mulch annually to maintain the recommended depth.
6. Mulching grass clipping and leaves when mowing allows the grass clippings and leaves to decompose and fertilize the lawn area.

7. Composting grass, leaves and other dead or trimmed plant material can provide compost for planting beds and lawns. Irrigation System Maintenance
8. Check irrigation systems for leaks, damaged or inoperable irrigation heads and irrigation controllers periodically and repair as needed.
9. Check the freeze and rain sensors for proper operation. Consider installing both sensors if the irrigation system does not currently have them.
10. Adjust irrigation heads to prevent overspray into the streets.
11. Adjust irrigation controller timers for programming to the appropriate watering days . This may be necessary to check if there are power outages.
12. Replace irrigation controller backup batteries annually.

Please also feel free to reference the Lake Kiowa Special Utility District website, at <http://www.lksud.org/>, for additional and its related links for water consumption and conservation.

It is the home owner's continuing responsibility to maintain the grading of their property. Often drainage problems will occur due to incorporation of landscaping features and construction of fencing, patios, walkways, decks and swimming pools etc. All new landscaping and construction should be carried out by the home owner without disruption to the grading design of the lot so as not to adversely affect the drainage patterns within or around their lands.

Note: Please reference ACC Handbook regarding permit requirements for installation of new irrigation systems or the repair and maintenance of existing irrigation systems.

ACC Handbook

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LANDSCAPING

Construction shall meet the requirements of the Architectural Control Handbook and Referenced Authorities.

A. Special Requirements:

1. When new construction or an addition is built, underground utilities run, grade changes made, or the soil is otherwise disturbed, proper compaction and a fine finish grading shall be done and seed, sod or native plants shall be installed matching as closely as possible the existing surrounding yard.
2. A permit is required if heavy equipment will be needed such as large sod delivery trucks, back hoes or equipment used for digging or leveling and any other equipment.
3. Landscaping used as barriers or fencing shall meet the setback and height requirements as defined in fencing.
4. Barriers of any kind, excluding fences, on lake lots must not exceed 3 feet in height.
5. Barriers of any kind, excluding fences, on golf course lots must not exceed 3 feet in height, except wherein the improved golf cart path runs adjacent to the property line on two sides of the lot. The objective is to provide some level of privacy to the homeowner. Landscaping plans must be reviewed and approved by the Architectural Control Committee. The landscaping must not negatively alter the line of sight from abutting properties.