

Elk Ridge Heights

Hillside Landscaping Maintenance

In addition to the landscape requirements as noted in the 1st Amendment to the CCR's 9.4.12, the following is intended to further define the expectations for the continuing maintenance of hillside areas.

Hillside areas are defined as those areas typically outside the home's landscaped front or back yard but still within the homeowner's property boundaries. Below are several categories of these areas based on the different types of landscaping residents have chosen. The overriding requirement is that the hillsides should be well maintained and free of weeds. To accomplish this, homeowners are required to treat and maintain them as required based on the type of landscaping, as defined below.

Hillsides with Erosion Control Grasses

These hillsides must be mowed or trimmed to a height of below 6". Grasses will be allowed to grow up to 12" before being cut down, as long as there are no weeds. These heights are meant to be approximate and should be monitored by the homeowner for compliance. Typically, these areas will need to be cut multiple times depending on water exposure. The areas should be kept free of weeds, which requires periodic treatment and may require more frequent trimming.

Hillsides with Native Trees

These areas have mostly native pine trees and are for the most part low maintenance. Ground areas should be kept weed free. To reduce fire potential, branches should be trimmed up 6-10 feet above the ground (shorter trees not to exceed 1/3 of the overall tree height). The best time to prune pine trees is in the late winter or early spring while pine bark beetle is dormant. Dead trees should be immediately removed from the lot as they can create a fire and bug hazard. Any wood or other debris should be removed from the ground. Trees may also need to be professionally treated for infestations or disease.

Hillsides with Native Rock

These areas are subject to fracturing and tend to not drain well. Mitigating erosion is the responsibility of the homeowner, and any fallen rock or soil debris must be removed. It may be necessary to work with a landscape professional to ensure water drains within the property lines as required by county code. If the rocky hillside has been disturbed during construction of the home, the areas are required to be reseeded with drought-tolerant, erosion-control grass mix and further landscaped as required to create continuity and an esthetically pleasing appearance. The disturbed rocky hillside should not have an unfinished look. If there are trees or other vegetation in these areas, they are to be maintained as specified above, and weed control is required as well.

Hillsides with Lawns

These hillsides should be mowed weekly and kept irrigated to maintain a green lawn. They should be kept weed free as well. If any shrubs or other landscaping are present, they should be kept trimmed and well maintained.

Other Hillsides

There are a variety of other hillsides. These areas should be maintained to keep the original design and nature when approved. The area should be kept weed-free with trees and shrubs trimmed and irrigated as needed.