

**POLICY OF SPANISH TRAIL HOMEOWNERS ASSOCIATION
REGARDING XERISCAPING**

SUBJECT: Adoption of policy and procedure for xeriscaping within Spanish Trail Homeowners Association ("Association").

PURPOSE: To adopt a policy regarding an Owner's right to install xeriscaping and to conserve water. To adopt a standard procedure to be followed for xeriscaping and water conservation.

AUTHORITY: The Declaration, Articles of Incorporation and Bylaws of the Association, and Colorado law.

**EFFECTIVE
DATE:**

October 8, 2025

RESOLUTION: The Association hereby adopts the following Policy and Procedures for Xeriscaping ("Policy"):

1. Definitions. Unless otherwise defined in this Policy, initially capitalized terms or terms defined in the Declaration shall have the same meaning herein.

(a) "Xeriscaping" 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 as required by C.R.S. §38-35.7-107 (1)(a)(III)(A).

(b) "Turf Grass" means continuous plant coverage consisting of hybridized 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.

2. Use of Xeriscape. Colorado law provides that the Association shall not prohibit or otherwise restrict the use of Xeriscape to provide ground covering to property for which the Owner is responsible.

3. Approval. Unless using one of the Association's pre-approved landscaping plans, installation of Xeriscape on the Lot or a change in the current landscaping of a Lot to Xeriscape must be approved by the Architectural Review Committee ("Committee") in accordance with the procedures contained in the Declaration and any architectural standards adopted with respect to landscape

modifications or installations. However, the Association shall not impose any *additional* xeriscape requirements over and above what is imposed for other types of landscaping.

4. Pre-Approved Plans. The plans attached hereto as Exhibit A are pre-approved and need no further approval.

5. Turf Grass and Nonvegetative Turf Grass.

(a) Colorado law prohibits associations from requiring any amount of Turf Grass and, therefore, the Association does not require any amount of Turf Grass to be installed on an Owner's Lot.

(b) In addition, pursuant to Colorado law the Association shall not prohibit the installation of nonvegetative turf grass (commonly known as artificial turf) in the backyard of Lots. The installation of such nonvegetative turf grass requires prior approval from the Association, and the Association may require certain colors or styles be used.

(c) The Association may adopt other reasonable aesthetic guidelines and rules regulating the installation of nonvegetative turf grass that may be installed in the backyard of an Owner's Lot.

6. Watering Requirements. In order to reduce the water required for the installation of new landscaping and in order to maintain the good appearance of all Lots, Lot Owners shall adequately water all landscaping, in accordance with watering restrictions, if any, imposed by the water provider.

7. Water Restrictions Procedure. In the event the water provider institutes watering restrictions, so long as Lot Owners water in accordance with said restrictions, the Association shall not enforce a rule or covenant in relation to dead or dormant Turf Grass. Upon the lifting or expiration of watering restrictions, if any, a Lot Owner who has existing Turf Grass in their landscaping plan that appears to be dead shall be afforded a reasonable period of time, subject to the time of year, to reseed and revive the Turf Grass. The Association shall send written notice to the Lot Owner specifying the amount of time the Lot Owner has to revive the Turf Grass. Failure or inability to revive the Turf Grass within the allotted timeframe may result in the Association requiring the Lot Owner to replace Turf Grass.

8. Failure to Maintain. Excepting periods of watering restrictions, nothing in this policy shall be construed as permitting a Lot Owner to fail to maintain their Lot, including landscaping.
9. Enforcement. This Policy shall be enforced in a consistent manner throughout the community in accordance with the Association's Covenant and Rule Enforcement Policy and Procedure.
9. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.
10. Deviations. The Board of Directors may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.
11. Amendment. This Policy may be amended by the Board.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Spanish Trail Homeowners Association, a Colorado nonprofit corporation, certifies the foregoing Policy was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on October 6, 2025 and in witness thereof, the undersigned has subscribed their name.

**Spanish Trail Homeowners Association, a
Colorado nonprofit corporation**

By: 
Its: President



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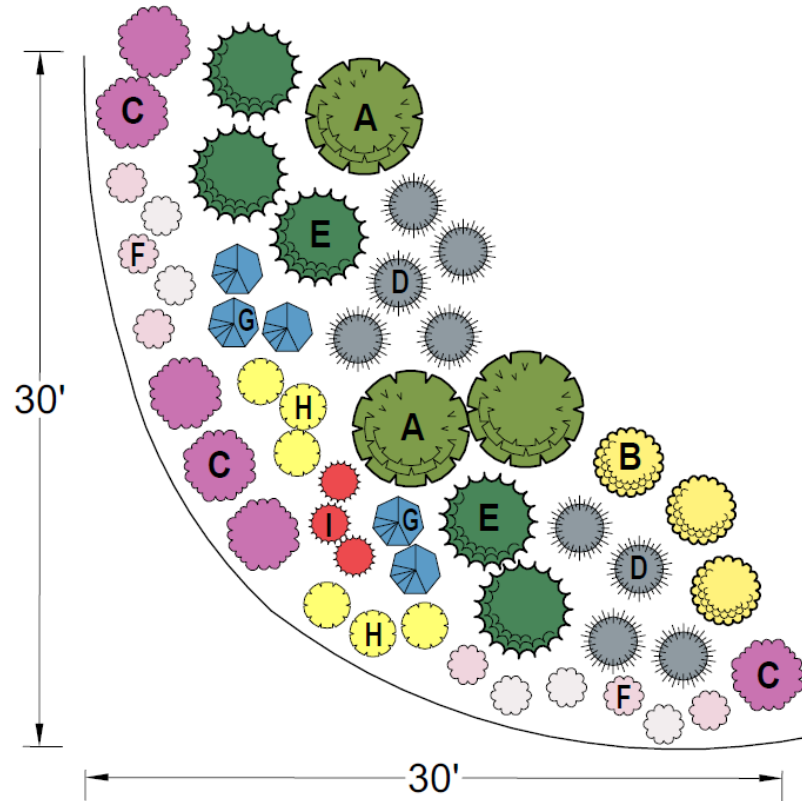
Exhibit A

XERISCAPE DESIGN SOLUTIONS

COLORADO WATERSMART NATIVE BORDER

This shrub and perennial border features species and selections of native plants from the drier regions of Colorado. The plants chosen will provide interest in all seasons and evoke the natural beauty of our prairie and foothill habitats.

The water needs of the plants in this border are very low and once established irrigation would only be advised when extended periods of dry and warm weather occur. The design layout can be repeated to cover longer bed areas.



PLANT LIST:

Plant Select[®] plants are in bold

- A. **Apache Plume** -or- Tall Blue Rabbitbrush (3)
- B. **Baby Blue Rabbitbrush** -or- Dwarf Leadplant (3)
- C. **Winecups** -or- Colorado Four O'Clock (5)
- D. **Blonde Ambition Blue Grama Grass** -or- The Blues Little Bluestem Grass (9)
- E. **Panchito Manzanita** -or- Soapweed Yucca (5)
- F. **Prairie Lode Sundrops** -or- Tufted Evening Primrose (11)
- G. **Grand Mesa Penstemon** -or- Rocky Mountain Penstemon (5)
- H. **Kannah Creek Buckwheat** -or- Prairie Coneflower (6)
- I. **Bridges' Penstemon** -or- Plains Gayfeather (3)



Designer Loretta Mannix

Northern Front Range horticulturist and landscape designer Loretta Mannix specializes in designing water-wise landscapes. She owns and operates The Horticulture Consultant and offers services including landscape design, horticulture consulting and plant problem diagnosis.

www.thehortconsult.com

Find more designs and inspiration at plantselect.org!



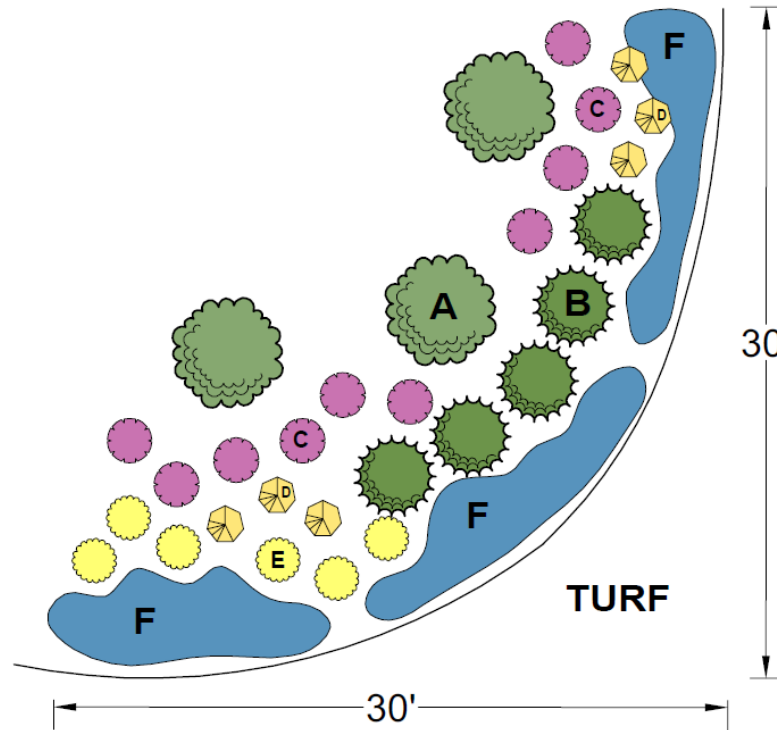
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Exhibit A

XERISCAPE DESIGN SOLUTIONS

DRY SHADE

Low-water gardens for shade are a bit more challenging to design than their sunnier counterparts because many plants that grow naturally in shady spots are found in woodlands with regular moisture. This garden incorporates western natives and plants from around the world that are naturally adapted to dry shade. Plant the veronicas in drifts along the front of the border to fill areas between the perennial flowers and lawn area. These same plants can be combined in smaller quantities for smaller areas.



PLANT LIST:

Plant Select[®] plants are in bold

A. Cheyenne[®] Mock Orange -or- Waxflower (3)

B. Mountain Lover (5)

C. Cashmere Sage -or- Plumbago (10)

D. Denver Gold[®] Columbine -or- Perennial Foxglove (6)

E. Variegated Yellow Archangel (6)

F. Crystal River[®] Veronica -or- Woolly Veronica (50+)

Find more designs and inspiration at plantselect.org!



Designer Tonya Dunn

Garden Thyme, Inc. is a dedicated team of caring professionals in northern Colorado providing complete garden & grounds landscaping services with an emphasis on horticulture. We have established the regional standard of excellence for landscape gardening, defined unsurpassed customer service, and recognize that client loyalty is a testimony to our consistent performance.

www.gardenthyme.net

info@gardenthyme.net

Fort Collins, CO (970) 416-9000



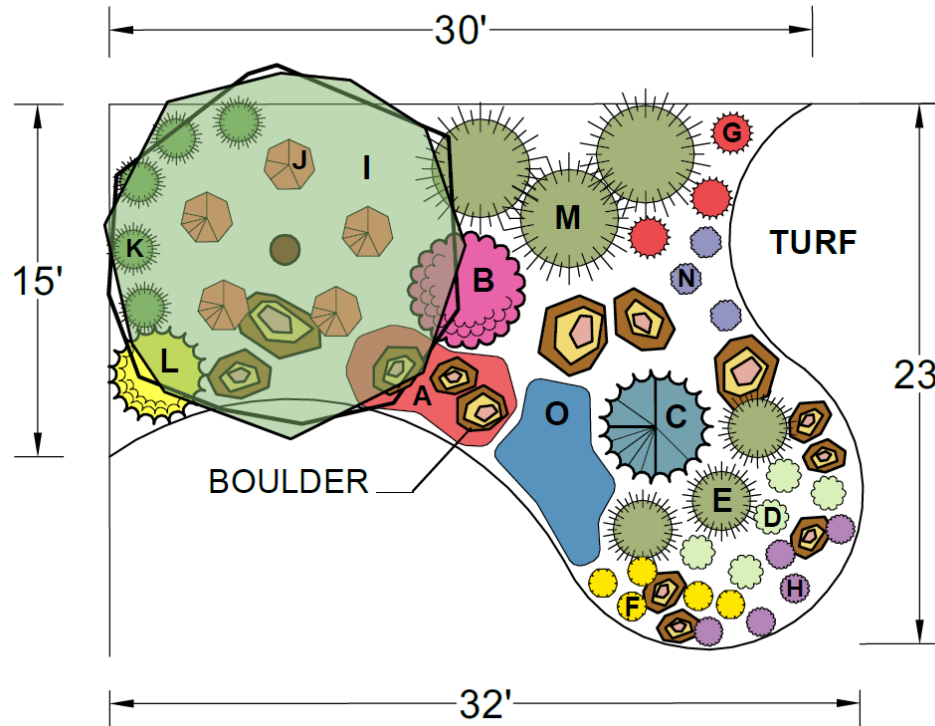
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Exhibit A

XERISCAPE DESIGN SOLUTIONS

FOUR SEASON SENSATION

This garden represents a partial conversion of lawn to garden. Reshaping the existing lawn using a curvilinear approach adds flow and movement. Ornamental and coniferous trees provide height, shade and winter interest without interfering excessively with the views. This once water-hogging space is now a lush garden with plants that provide four season beauty, color and interest; thrive in low-water, clay soil and full sun conditions; and attract butterflies and hummingbirds. Drip irrigation and organic mulch, along with proper plant selection, aid in long-term water conservation.



PLANT LIST:

All plants are Plant Select® plants

- A. Fire Spinner™ Ice Plant *-or-* Lavender Ice Ice Plant (7)
- B. Ruby Voodoo Rose *-or-* Redleaf Rose (1)
- C. Weeping White Spruce (1)
- D. Avalanche White Sun Daisy *-or-* Golden Storksbill (5)
- E. Blonde Ambition Blue Grama Grass *-or-* Korean Feather Reed Grass (3)
- F. Colorado Gold® gazania *-or-* Chocolate Flower (5)
- G. Red Birds in a Tree *-or-* Bridges' Penstemon (3)
- H. Valley Lavender® Plains Verbena *-or-* Winecups (5)
- I. Russian Hawthorn *-or-* Hot Wings® Tatarian Maple (1)
- J. Orange Carpet® Hummingbird Trumpet (5)
- K. Korean Feather Reed Grass (5)
- L. Spanish Gold Broom *-or-* Baby Blue Rabbitbrush (1)
- M. Giant Sacaton (3)
- N. Little Trudy® Catmint *-or-* Shadow Mountain® Penstemon (3)
- O. Crystal River® Veronica *-or-* Turkish Veronica (5)



Designer Tanya Fisher

President of Colorado Vista Landscape Design, Inc. since 2003, Tanya Fisher provides high quality and sustainable landscape design plans and horticulture consulting for residential, community and commercial landscapes in the northern Colorado region.

ColoradoVista@comcast.net

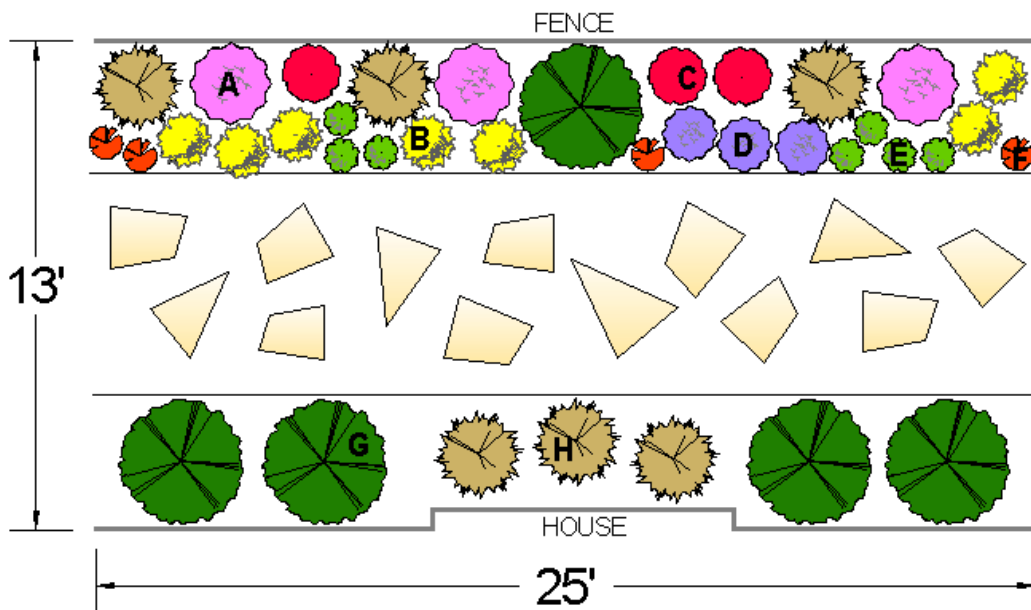
www.ColoradoVista.com

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**Find more and inspiration
at plantselect.org!**

BETWEEN THE HOUSES GARDEN

Shady areas are often the most difficult to design for in the West. This garden is loaded with bold color and is perfect for areas between two homes in a north-south facing location, or a border that only receives dappled shade. Ideally, the garden should receive at least 3-4 hours of sunlight. Most of the plants are adaptable to many soil types and handle dry conditions once established. Denver Gold[®] columbine and Snow Angel coral bells perform best with some extra water during dry spells. The coral bells and viburnum thrive in loamy soil - amendments should be added to clay soils at planting time.



SIMPLE PLANT LIST:

- A. Cashmere sage (3)
- B. DENVER GOLD[®] columbine (7)
- C. Red birds in a tree (3)
- D. SHADOW MOUNTAIN[®] penstemon (3)
- E. Snow Angel coral bells (7)
- F. Hummingbird trumpet mint (4)
- G. Mini Man[™] dwarf Manchurian viburnum (5)
- H. Korean feather reed grass (6)

Once established, fill in any empty spaces with Corsican violet.

SIMPLE.
SMART.
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Designer Carla Tews

Carla Tews is the owner/operator of Green Roots Garden Design. As a horticulturist, garden designer and conservationist, she focuses on building sustainable landscapes and pollinator-friendly habitats for residential and commercial clients along the northern Colorado Front Range.

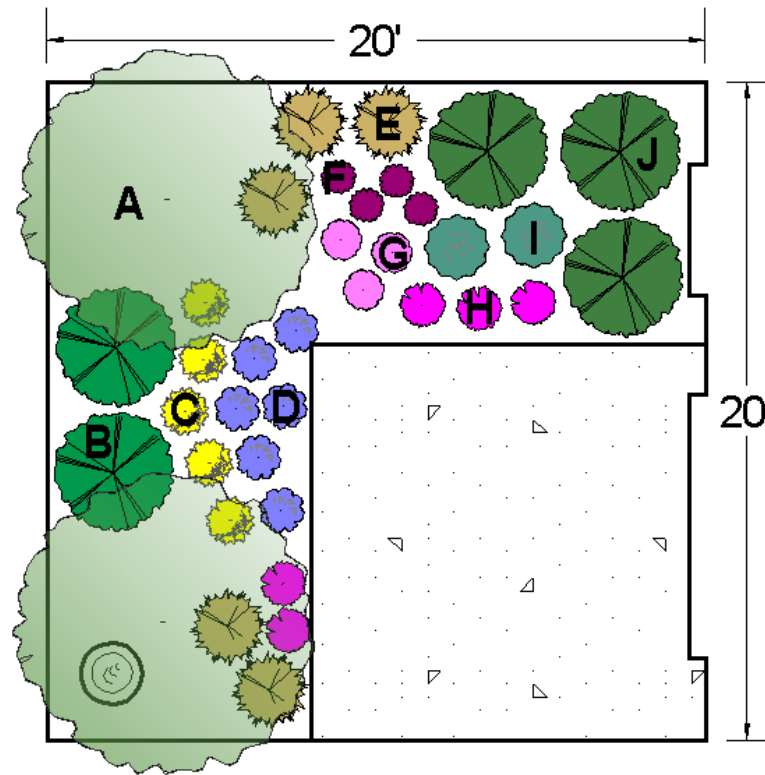
www.greenrootsgardendesign.com

Fort Collins, CO (970) 237-1374

FRAGRANT COURTYARD GARDEN

This design is reminiscent of a cottage garden and will give your courtyard year-round interest with trees, shrubs, grasses, vines and perennials. The flowers of the daphne and dianthus, along with the seven-son-flower tree, are wonderfully fragrant and will delight you and your guests with a succession of bloom from spring to fall.

All of the plants in this design thrive in full sun to partial shade. Loam soil is best with moderate to dry watering conditions. For smaller courtyards, simply reduce the number of each plant.



SIMPLE PLANT LIST:

- A. Seven-son-flower (2)
- B. MINI MAN™ dwarf Manchurian viburnum (2)
- C. DENVER GOLD® columbine (5)
- D. MONGOLIAN BELLS® clematis (6)
- E. Korean feather reed grass (5)
- F. WINDWALKER® Garnet penstemon (4)
- G. SPANISH PEAKS® foxglove (3)
- H. FIRST LOVE® dianthus (5)
- I. Dalmatian daisy (2)
- J. Carol Mackie daphne (3)

Additional plants:

Plant annual Ruby Moon hyacinth bean (vine) along the fence behind the shrubs. When trees get large and produce more shade, underplant with mountain lover, oxlip primrose and Corsican violet, if desired.

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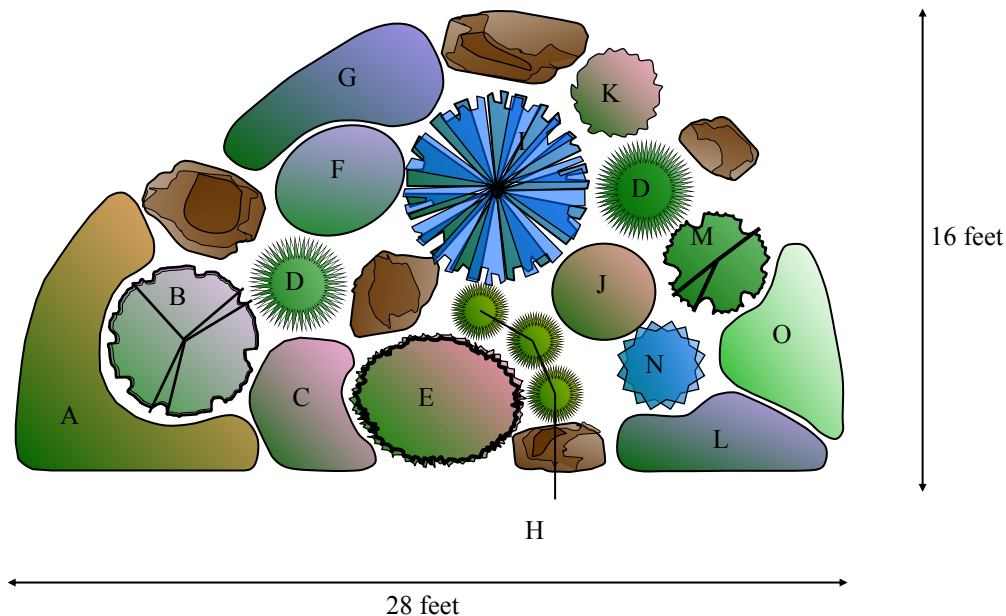
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Exhibit A

XERISCAPE DESIGN SOLUTIONS

ROCK GARDEN

This raised xeriscape garden is in full sun and visible from all sides. The boulders, native grasses and “evergreen” plants, Bluestem Joint Fir, Mock Bearberry and Parry’s Century Plant, give this garden plenty of winter texture and interest. A native Cowboy’s Delight (*Sphaeralcea coccinea*) meanders thru the garden. Spring bulbs of Tete A Tete Daffodils, Crocus, and small species tulips add extra bloom time, and TABLE MOUNTAIN[®] ice plant will bloom in November on our warm ‘Indian Summer’ days.



PLANT LIST:

Plant Select[®] plants are in bold

- A. **ORANGE CARPET[®] Hummingbird Trumpet** -or- ‘Angelina’ Sedum
- B. **PAWNEE BUTTES[®] Sand Cherry** -or- ‘Powis Castle’ Artemisia
- C. **TABLE MOUNTAIN[®] Ice Plant** -or- **MESA VERDE[®] Ice Plant**
- D. Stipa Feather Grass -or- Blue Oat Grass
- E. ‘Winter Glow’ Prickly Pear Cactus -or- Colorado hedgehog cactus
- F. Variegated Iris -or- German Iris
- G. **Corsican Violet** -or- **COLORADO GOLD[®] Gazania**
- H. Colorado Blue Grama Grass -or- ‘Boulder Blue’ Blue Fescue
- I. **Bluestem Joint Fir** -or- **SPANISH GOLD[®] Broom**
- J. **RED ROCKS[®] Penstemon** -or- Rocky Mountain Penstemon
- K. **MONGOLIAN BELLS[®] Clematis** -or- Furman’s Red Sage
- L. **Turkish Veronica** -or- **CRYSTAL RIVER[®] Veronica**
- M. **Mock Bearberry Manzanita** -or- Crimson Pygmy Barberry
- N. Parry’s Century Plant -or- Pale-leaf Yucca
- O. Lamb’s Ear ‘Helene von Stein’ (Big Ears) -or- **Sea Foam Artemisia**

Shalene Hiller received her bachelor degree from Colorado State University Landscape Design Program. She has worked all facets of the industry from design to perennial production to maintenance. She is currently Horticultural Specialist for the City of Westminster. You can see her gardens at Legacy Ridge and The Heritage at Westmoor Golf Courses.



Find more designs and inspiration at plantselect.org!

Exhibit A

SIMPLE SOLUTIONS FOR SMALL SPACES

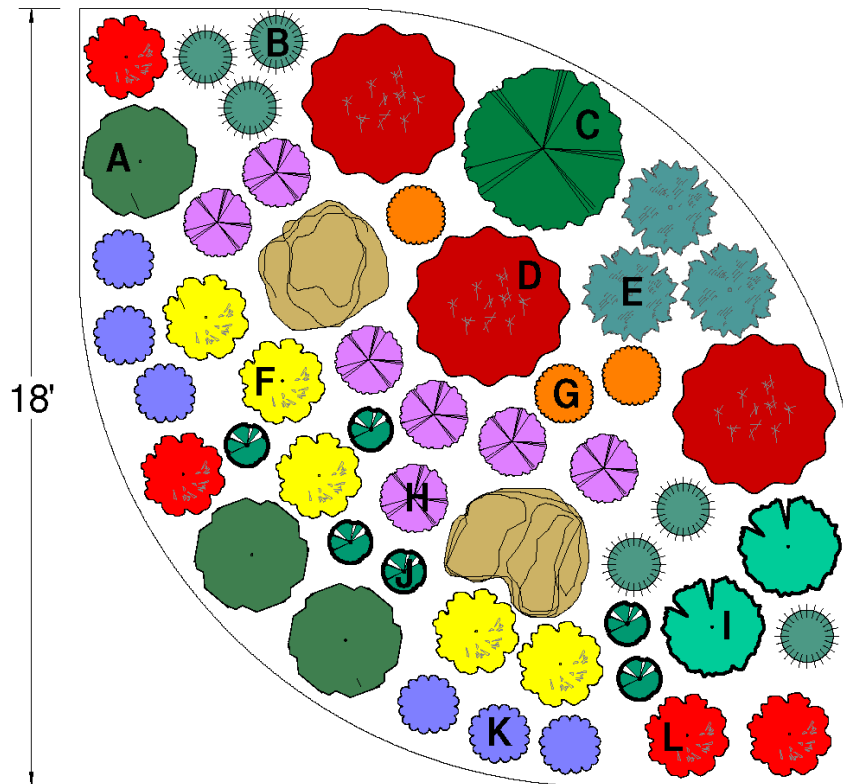
Waterwise designs created for smaller areas of your landscape.
For larger areas, repeat the design for whatever length is necessary.

CORNER LOT CURB APPEAL

Big and bold describes this garden for corner lots. Full of color, texture and continuous bloom, it is sure to be a 4-season stunner.

This is a garden that can be enjoyed from the home as well as the street.

All of the plants in this design are waterwise once established and require very little care. Give it full sun, and enjoy the seasonal beauty this garden will provide.



SIMPLE PLANT LIST:

- A. Avalanche sun daisy (3)
- B. Standing Ovation little bluestem (6)
- C. Fernbush (1)
- D. WINDWALKER[®] royal red salvia (3)
- E. WINDWALKER[®] big bluestem (3)
- F. KANNAH CREEK[®] buckwheat (5)
- G. CORONADO[®] hyssop (3)
- H. SHADOW MOUNTAIN[®] penstemon (7)
- I. Curly leaf sea kale (2)
- J. Turquoise Tails blue sedum (6)
- K. LITTLE TRUDY[®] catmint (6)
- L. RED MOUNTAIN[®] Flame ice plant (4)

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