

ACC LANDSCAPING GUIDELINES

(revised 10-2009)

According to the Declaration of Covenants, Conditions and Restrictions for Kelly Air Park Subdivision, "the area surrounding all permanent dwellings shall be adequately landscaped to provide a neat appearance."

The Architectural Control Committee (ACC), in consultation with our local fire department and the Natural Resources Conservation Service, has established guidelines for landscaping Kelly lots. When our guidelines are followed, we will all benefit from an improved appearance of our airpark, fewer weeds and lower water consumption, as well as improving our fire safety.

Please consider the following when installing or maintaining landscaping on your property:

- All areas within 20 feet of any permanent structure should be landscaped. Landscaping includes one or more of the following: mowed grass maintained at a height less than 6 inches, shrubs or bushes, flowering plants, perennial ground cover, trees, and/or decorative aggregate material and/or decorative bark. Xeriscape landscaping is encouraged.
- On owner-occupied lots, the Fire Department recommends mowing areas outside of 20 feet but within 60 feet of any permanent structure during dry/drought periods; but as long as we have adequate precipitation, such lot owners may allow grass beyond the 20 foot area to grow. For those wishing to encourage grass to thicken, the Natural Resources Conservation Service recommends natural grass be mowed to help disperse seed after the grass "seeds out", i.e. when the seed heads come off when gently pulled (often by late July, depending on the amount of moisture, growing conditions, etc.). Native grass, when mowed, should be maintained at a length between 6 and 10 inches. Mowing such grasses too often or too short can cause moisture loss in the soil during dry spells.
- While lot owners without structures may not be required to mow at all, they must still keep weeds under control and remove noxious weeds from their lots.
- Landscaping should be completed on the road-facing side of all permanent structures no later than 1 year following occupancy of the structure. All other landscaping should be completed within 18 months following occupancy of the structure.
- All lot owners are required to eliminate and/or control noxious weeds. Please see our Weed Management documents.

Thank you, your ACC members.