

BELLASERA COMMUNITY WIDE STANDARDS

May 2021

Minimum standards for landscaping front and rear yards and maintenance of the outside of the homes within the Bellasera Community have been established to ensure that the visual integrity within the community is maintained. These standards establish the minimum acceptable level for landscape maintenance and home maintenance and will be used as a guide in issuing violations.

A. Landscape Maintenance:

Front and rear yards shall be covered with a combination of **inert** and **living** materials.

- **Inert Materials:** shall consist of Madison Gold granite (¾" to 1/2" minus size) and must be of sufficient depth and distribution so that no soil is visible, and all drip system hoses are substantially covered. No statues, sculptures, depictions or artifacts are permitted.
- **Living Material:** shall consist of shrubs, groundcover, accent plants, cacti and ornamental grasses in accordance with the Approved Plant List in the Design Guidelines. Dead trees or bushes must be removed and replaced. All weeds must be removed.

Series One Homes: 55' x 115' Lots:

Front Yard: The front yard landscape shall include a minimum of one (1) 36" Box or larger tree. It must be placed within 3' of the sidewalk or if no sidewalk, within 10' behind the curb.

Rear Yard: The rear yard landscape shall include a minimum of one (1) 24" Box or larger tree.

Series Two Homes: 95' x 135' Lots:

Front Yard: The front yard landscape shall include a minimum of two (2) 36" Box or larger trees. One tree must be placed within 3' of the sidewalk or if no sidewalk, 10' behind the curb. The second tree must be placed within 7' of the side property line and within the front 15' of the property.

Rear Yard: The rear yard landscape shall include a minimum of two (2) 24" Box or larger trees.

Series Three Homes: 110" x 135' Lots:

Front Yard: The front yard landscape shall include a minimum of three (3) 36" Box or larger trees. One tree must be placed within 3' of the sidewalk or if no sidewalk, 10' behind the curb. One of the two remaining trees must be placed within 7' of the side property line and within the front 15' of the property.

Rear Yard: The rear yard landscape shall include a minimum of two (2) 24" Box or larger trees.

B. Home and Gate Painting/Staining:

A home and the adjacent block walls will be deemed to be in need of painting if one of the following conditions exist; Splotchy or mottled paint on any exterior location and/or visible shading on block walls such that lines separating the blocks are apparent. Garage doors will be deemed to be in need of painting if the door is faded or has a chalky appearance.

Side yard gate metal shall be painted with Dunn Edwards - "Spiced Hot Chocolate" or a similar color to match fencing throughout the community and shall show no rust. The wood slats of all gates shall be maintained to retain their original non-weathered appearance by use of a light stain, linseed oil or a slightly darker stain that preserves the original cedar appearance. Gate slats may also be painted to match the color on the fascia and pop-outs of the residence. Gate slats may also be of Trex or similar non-deteriorating man-made materials in a color of a natural wood coloring.