

CHOA Grounds Planting/Landscape Guidelines

1. All landscaping requests shall be submitted to the Grounds Committee Chairperson via email or regular mail. All requests will be reviewed and approved by the CHOA Grounds Committee and/or the CHOA Board of Directors. All requests shall include:
 - a. A completed CHOA Grounds and Landscape Application
 - b. A detailed description of the project along with photographs of the project area.
 - c. A landscape plan developed by a California Licensed Landscape Design Professional. If plan is sent by regular mail include 4 (four) copies of the plan. Plan should include needed irrigation upgrades.

Note: If the request is for a minor planting project such as flower boxes or flower beds as an example, the need for a professional design and installation may be waived by the Committee upon review.

2. All Landscape Plans should take the following into account:
 - . All plantings are to be Tahoe Basin native plants.
 - a. All plantings must meet the regulatory agency required setbacks from buildings and structures.
 - b. How will the plantings affect things such as:
 - i. Lake and Mountain View corridors for affected units and buildings currently and in the future.
 - ii. Adjacent and all affected homeowners privacy
 - iii. Use of the affected Project Common Area by other homeowners.
 - iv. Common area infrastructure such as walkways, parking areas, building foundations, lighting, siding, decks, etc
 - v. The official CHOA pathways used by homeowners
 - vi. Sun and shade exposure to individual units and common area facilities.
 - c. Water conservation should be emphasized in the plant selection and the irrigation design. Where ever possible drip irrigation should be used.
 - d. Ongoing ease of maintenance of the plantings.
 - e. Consideration should be given to the expected size, (width, breadth, and canopy), of the plantings as they mature.
 - f. Flower boxes must meet the design and appearance criteria as outlined in the CHOA Governing Documents.
3. Applicant shall review the plans and get approval of the plans with all homeowners who may be affected by the new plantings. Determination of affected homeowners located in the project sphere of influence will be determined by the CHOA Grounds

Committee and/or CHOA Board of Directors.

4. The Homeowner Applicant is responsible for all costs associated with the submitted Landscape Application and installation. This includes
 - . Any required permitting fees
 - a. Landscape material purchase and installation including irrigation.
 - b. All maintenance of the plantings and irrigation system for a period of 1 (one) year following the installation. This includes fertilizing, pruning, irrigation, winterization, and other related maintenance.
 - c. H/O will pay cost for any needed oversight of the construction to ensure the final product adheres to the plans and permits.
 - d. All costs and conditions of the project will be outlined within the **approved contract to proceed** from the CHOA Grounds Committee/CHOA Board of Directors.
5. The installation shall be performed by a California licensed landscape contractor. Selected contractor shall submit and adhere to the CHOA Contractor and Sub-Contractor Guidelines. The CHOA Grounds Committee/CHOA Board of Directors may waive this condition in cases of minor landscape projects such as flower boxes and beds.
6. The CHOA assumes ownership of all of the plantings and associated infrastructure including the irrigation system after installation. The maintenance of the plantings and infrastructure will be performed by the CHOA after the one year warranty period has expired. The CHOA reserves the right to maintain the plantings as best seen fit which may include removal and alteration of the plants and landscaping in the future.