

# EAGLE POINT GOLF COMMUNITY HOMEOWNERS ASSOCIATION

## Resolution of the Board of Directors

### ARCHITECTURAL DESIGN GUIDELINES - XERISCAPES

- A. Eagle Point Golf Community (the "Community") is a planned community located in Jackson County, Oregon. The planned community was established and is governed by the documents set forth below recorded in the Records of Jackson County, Oregon:

Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Point Golf Course Community ("Declaration 1") recorded July 25, 1995, as Instrument No. 95-20209, and any amendments or supplements thereto;

Declaration of Covenants, Conditions, Restrictions, and Easements for Eagle Point Golf Community and Lakeside Park Subdivision ("Declaration 2") recorded April 4, 2000, as Instrument No. 0012919, and any amendments or supplements thereto;

Architectural Review Committee Declaration of Residential Guidelines and Contractor Standards for Eagle Point Golf Community and Lakeside Park Subdivision ("ARC Declaration") recorded April 4, 2000, as Instrument No. 0012920, and any amendments or supplements thereto;

Architectural Review Committee Supplementary Declaration of Residential Guidelines and Contractor Standards for Eagle Point Golf Community, Phase I ("ARC Supplemental Declaration") recorded November 2, 2000, as Instrument No. 0044546, and any amendments or supplements thereto;

Declaration of Covenants, Conditions, Restrictions and Easements for Eagle Point Golf Community and Lakeside Park Subdivision ("Declaration 3") recorded November 2, 2000, as Instrument No. 0044545, and any amendments or supplements thereto. Declarations 1, 2 and 3 and the ARC Declaration and the ARC Supplemental Declaration together shall be known as the "Declarations";

Bylaws of Eagle Point Golf Community Homeowners Association (which includes Lakeside Park Subdivision) (the "Bylaws I") recorded April 4, 2000, as Instrument No. 0013028; and

Bylaws of Eagle Point Golf Community Homeowners Association (which includes Lakeside Park Subdivision) (the "Bylaws 2") recorded November 2,

2000, as Instrument No. 0044548. Bylaws 1 and Bylaws 2 together shall be known as the "Bylaws."

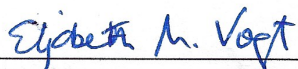
- B. ORS 94.6300(r) and Article 3.16 of the Bylaws vest the Board of Directors (the "Board") with all of the powers and duties necessary for the administration of the affairs of the Association, except such powers and duties which the Declaration or Bylaws specifically reserve for the owners.
- C. ORS 94.630(1)(a) and Section 3.17(f) of the Bylaws empower the Board to adopt rules and regulations for the Association and enforce compliance with the Declaration, Bylaws and administrative rules and regulations.
- D. Under Section 3.17(i) of the Bylaws, the Board of Directors has authority to enforce rules and regulations adopted under the Bylaws and any duty or function required to be done by the Association or owners set forth in the Declarations.
- E. Article XI, Section 11.1 of Declaration 1 provides that no structure or improvement shall be placed, erected or installed upon any lot without the prior approval of the appropriate committee in charge of the architectural review (i.e., the Modifications Committee).
- F. Article XI, Section 11.2(b) of Declaration 1 provides that oversight of architectural design guidelines for modifications, additions or alterations made on or to existing structures or lots with existing structures is handled by the Modifications Committee. It further provides that the Board of Directors is in charge of establishing the Modifications Committee and appointing all members to serve on the Modifications Committee at the discretion of the Board of Directors.
- G. Article XI, Section 11.3 of Declaration 1 provides that architectural design and development guidelines, and application and review procedures for approval of architectural work subject to the architectural design guidelines, shall be developed, adopted, and implemented by the Modifications Committee consistent with the provisions of the ARC Declaration.
- H. For the benefit and protection of the Association and of the individual owners, the Board of Directors, in conjunction with the Modifications Committee, deems it necessary and desirable to establish architectural design guidelines for use by the Modifications Committee regarding xeriscapes within the Community.

IT IS THEREFORE RESOLVED:

The following guidelines are hereby adopted as the architectural design guidelines and standards for the design, construction, installation, and modification of xeriscapes on any Lot in the Community. The provisions of this Resolution replace and supersede the provisions of any previous xeriscapes resolutions. A copy of this Resolution shall be sent to all owners of the Association.

1. **Guidelines Adopted.** The Xeriscape Guidelines - August 1, 2023 attached to this Resolution as Exhibit A, are hereby adopted as the architectural design guidelines and standard for construction and maintenance of all xeriscapes in the Community.
2. **Other Rules and Guidelines.** The design, construction, erection, and installation of xeriscapes within the Community shall be consistent with any rules, regulations or design guidelines adopted by the Modifications Committee, as well as with the Restated DRC and Contractor Standards, Declarations 1, 2, and 3, and the Bylaws.

The undersigned President and Secretary hereby certify that the foregoing Resolution was adopted by the Board of Directors at a duly called meeting held on: August 1, 2023.

  
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President, Board of Directors

  
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Secretary, Board of Directors

# XERISCAPE GUIDELINES

## Guideline Summary:

The purpose of this document is to provide guidelines to homeowners about xeriscape options within the EPGC. It is supplementary to and in full support of the existing CC&Rs, Bylaws, Rules and Regulations, Resolutions, and HOA Guidelines.

The regular session of the 79th Oregon Legislative Assembly passed House Bill 2722 which addressed existing or likely to exist drought conditions and provided guidance for homeowner associations when dealing with water conservation options.

Xeriscaping is a low water-use approach to landscaping consisting of drought-tolerant plants and water conserving irrigation systems. It is not large amounts of rock, concrete and very few plants. Xeriscaped areas are subject to the same maintenance and enforcement requirements as other landscaping and must be maintained at all times to ensure our Community-Wide Standards.

**All applications to modify existing landscaping and utilizing xeriscaping on your property must be submitted to the Modifications Committee PRIOR TO ANY WORK BEING STARTED.**

**The Modifications Committee has up to 45 days to respond to your modification request.(CC&R II.4(b))**

## About Xeriscaping:

Xeriscaping is used for resource conservation and environmental protection. The advantages of xeriscaping include:

- Cost savings on water bills.
- Conservation of diminishing water resources during drought periods.
- Prevention of pollution of surface and ground water from environmentally harmful runoff.
- Soil that drains quickly and stores water at the same time, by increasing the amount of organic materials used.
- Reduced yard maintenance and reduced need for fertilizers and pesticides.

## Overall Xeriscape Landscape Maintenance Requirements:

Xeriscaped areas are subject to the same maintenance requirements as existing landscaping and must be maintained at all times to ensure Community-Wide Standards. Homeowners with neglected landscapes/xeriscapes will be subject to the CC&R Enforcement Resolution. Plants, shrubs, and trees must be trimmed, beds must be kept weed-free and borders must be edged. No plants may encroach on public sidewalks. Plants that die back during winter must be cut back to remove dead material and be replaced as needed. This includes most ornamental grasses and flowering perennials that go dormant in winter. Bark/mulched areas must have fresh mulch reapplied as needed; usually once per year.

## **Xeriscape Guidelines:**

Xeriscape design plans must have a balance of the following items:

### **Turf/Groundcover**

The goal is to minimize the total amount of water and fertilizer needed each year to maintain the integrity of the landscape.

- Turf can be partially or totally removed.
- Ground cover species, color, water tolerance and invasiveness should be taken into consideration when planning the design. Search for ground cover here:

<https://www.allaboutgardening.com/drought-tolerant-ground-cover/> or  
<https://catalog.extension.oregonstate.edu/em9136/html>

- Artificial turf is not allowed in front yards per the Resolution dated May 1, 2023.

### **Surface Materials: Bark/Mulch/Decorative Rock**

- Non-turf areas can contain a layer of decomposed granite, bark, mulch, paver stones, flagstone, and river rock of varying sizes/color. Colors should be in earth tones (gray, tan, brown, black etc.) General surface rock size should be approximately 1/2 inch to 3 inches.
- Only pathways may contain compacted 3/4 inch minus.
- Approved examples of mulch would be bark, compost or a similar organic material.
- Some examples of unapproved mulch would be sawdust, grass clippings, straw, cardboard, colored plastic or newspaper.
- Please refer to the existing Parking Strip Guidelines dated August 1, 2023.

### **Structural Elements: Retaining Walls/Raised Beds/Large Boulders**

These elements can bring a design vision together.

- Individual stones can be "dry-fit" (no cement) measuring up to 2' in height and are positioned in a way as to maintain stability. Retaining walls over 4' in height, as measured from the bottom of the footing to the top of the wall, must have a city permit. See residential permits:  
<http://www.permitsprotect.info/homeowners/do-i-need-a-permit/index.htm>
- Large boulders should be used sparingly and positioned as focal points in your design. Boulder size depends on the size and design of the area you are xeriscaping.
- Bricks should match the existing house masonry if applicable.
- Foundation blocks with decorative front surfaces will be considered for use in retaining walls. However, flat surfaced foundation blocks will not be approved.

### **Soil/Irrigation/Weed Barriers/Landscaping Fabric:**

The ideal soil does two things: it drains quickly and stores water at the same time.

- Proper soil with organic material should be considered for proper aeration during the project planning stage.
- In areas devoid of plants or other **interest**, use of contouring and raised berms with boulders enhances the design.
- Grouping plants by water usage is suggested. This enables efficient drip irrigation zones to be set.
- Suggest using sprinkler heads in turf/ground cover area only, drip irrigation in planted areas only.

- Irrigation tubing must be covered by surface material (Community-Wide Standard)
- Fabric weed barriers **are recommended** to restrict weed growth and must be completely covered by bark, rock or other acceptable surface material.

### **Decorative Elements**

Can be used as a focal point to highlight an area.

- Items include birdbaths, sculptures, and other landscape decor/accessories.
- Approval will be decided on an individual basis, depending on your design plan.
- Indicate the items on your Modification Request Form using pictures or online links so that we may review the size, type, and color to ensure it meets with the standards of our community.

### **Plants/Shrubs/Trees**

Select zoning plants appropriate for the climate and species indigenous to the Rogue Valley Area. For a list, visit: <http://www.medford.watersmartgardening.com>

- Consider using a few areas of high-density, high-color plants as the focal point of the design.
- Plant coverage at maturity is approximately 50% for the planned area.
- Trees help reduce evaporation by blocking wind and shading the soil.
- Stumps must be removed and back-filled with soil or ground down below soil level and covered with approved bark/surface material.
- Invasive plants, shrubs and trees will not be approved.
- A combination of 2-gallon to 5-gallon sized new plants are recommended.

### **Reference websites:**

Governing documents, guidelines, modification forms: <http://www.epgcha.com/>

Rogue Valley Indigenous Drought Tolerant Plants: <http://www.medford.watersmartgardening.com/>

Shooting Star Nursery, click "Plant Lists" for: drought tolerant plants, small trees, natives, ornamental grasses and more. <https://www.roguevalleynursery.com>

Garden Smart Oregon Booklet, invasive plants, trees and shrubs with their native alternatives: <https://www.portlandoregon.gov/bes/invasive-plants>

How to draw a landscape map: <https://www.diynetwork.com/how-to/outdoors/landscaping/how-to-draw-a-landscape-map>

Plant catalog/how to videos: [monrovia.com](http://monrovia.com)

Do I need a structural/residential permit? Visit <https://www.cityofeaglepoint.org/>

Invasive plants: <https://www.invasivespeciesinfo.gov/plants/main.shtml>

## *Modification Request*

### **Please include the following:**

Outline of your project, listing any major changes that you plan to make, examples of structural elements, tree removal, parking strip, outdoor lighting and type of surface material to be used: bark, river rock etc.

**The Modifications Committee has up to 45 days to review your Landscaping or Modification Request. Partially completed submittals will not be reviewed. If you are using a professional landscaper, please share these required guidelines with your contractor.**

### **Map of finished xeriscape clearly showing the locations:**

A scaled map is preferred to expedite the approval process.

- Locations of trees, shrubs and plants. A plant key/legend must be included on the map. The plant key/legend needs to show the new plants, trees and shrubs by name with the corresponding assigned letter on the map.
- Locations of structural/decorative elements. Inclusive of retaining walls, benches, water features, native boulders, ceramic pots and pathways.
- Property dimensions and locations: house, driveway, front/back yard, and fences.

### **Photos:**

Broad shot and specific shots of the areas to be modified, inclusive of yard, trees, shrubs and plants. All structural/decorative items to be used (ie. bench, water feature, ceramic pots, etc. (or an online link).

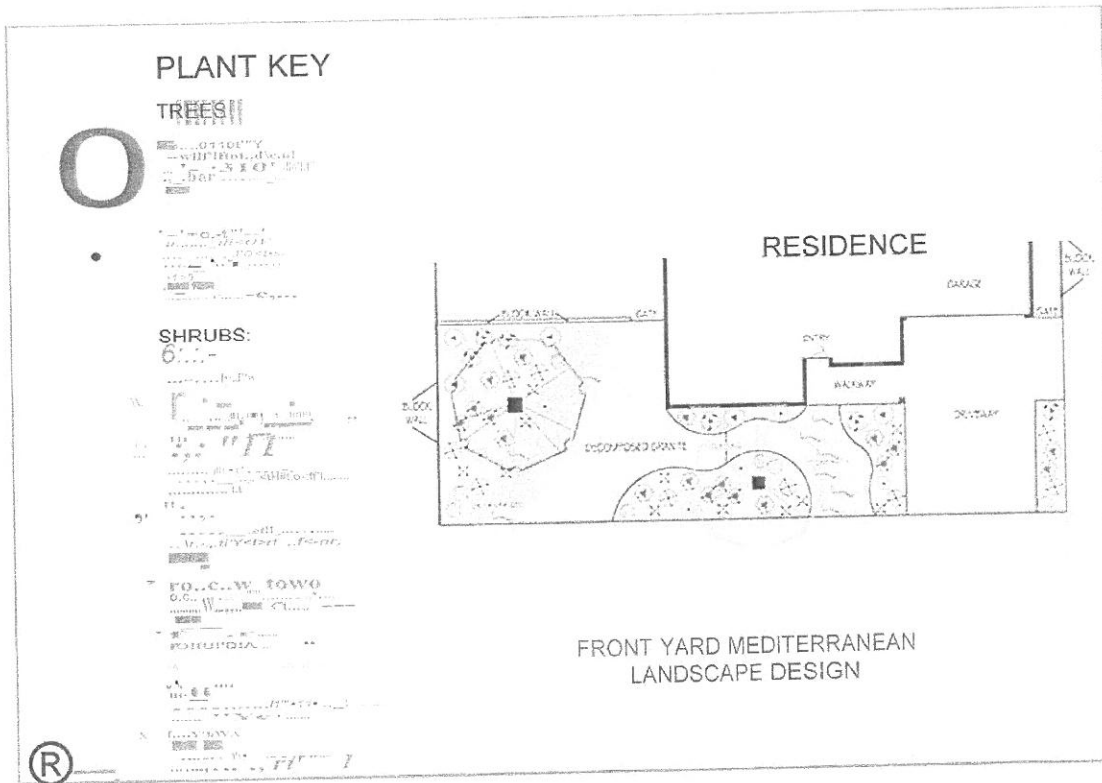
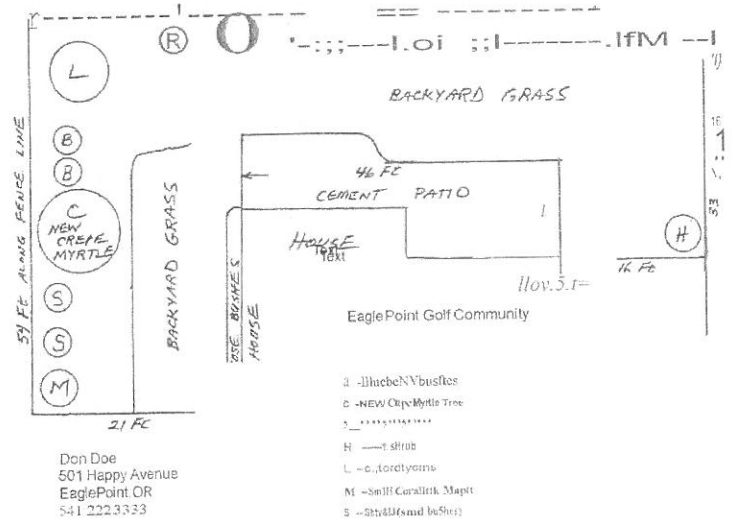
Sample of completed Xeriscape Modification Request submittal packet.

Includes: modification request form, map, photos

Please see sample maps at the end of the document.

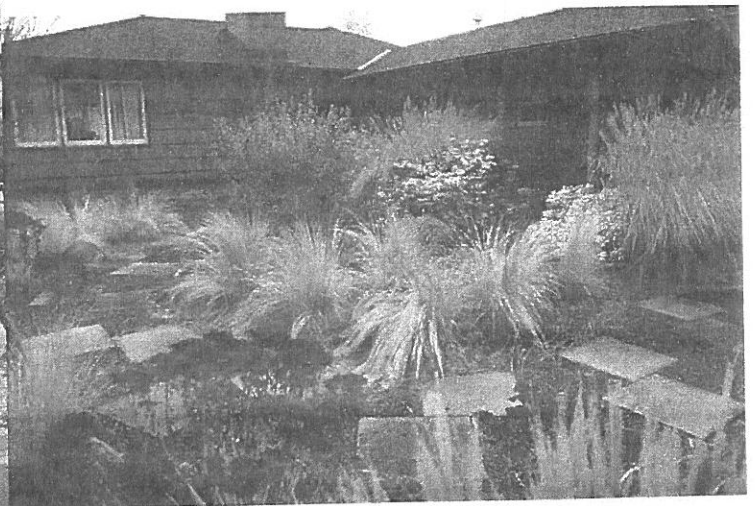
You must receive written approval from the Modifications Committee before starting your xeriscape project. After written approval you have up to 90 days to complete your project and return the Notice of Completion to the Modifications Committee. If an extension is needed, please contact the Modifications Committee.

# SAMPLE MAPS

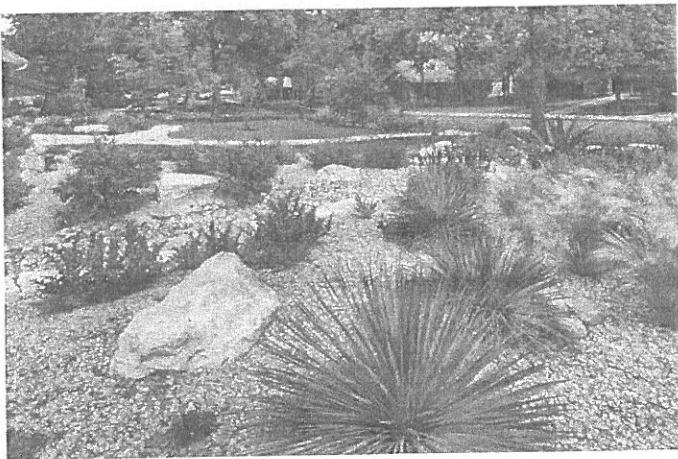
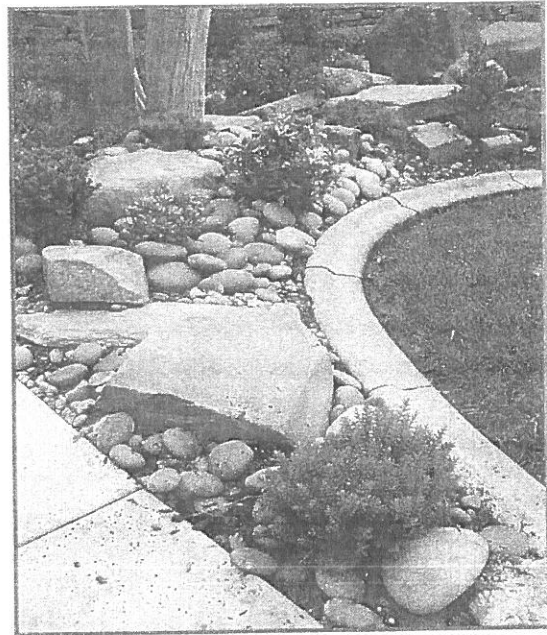




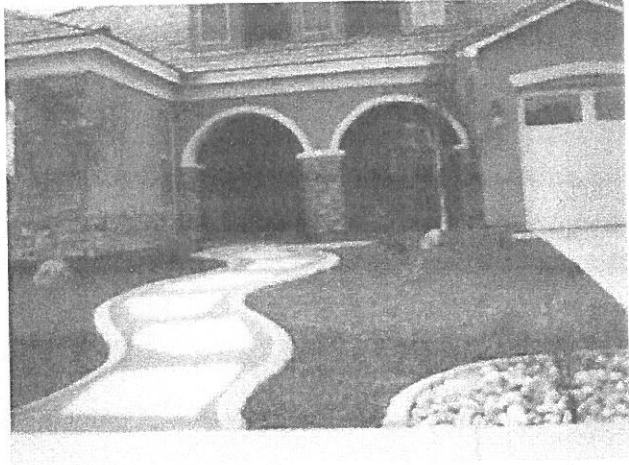
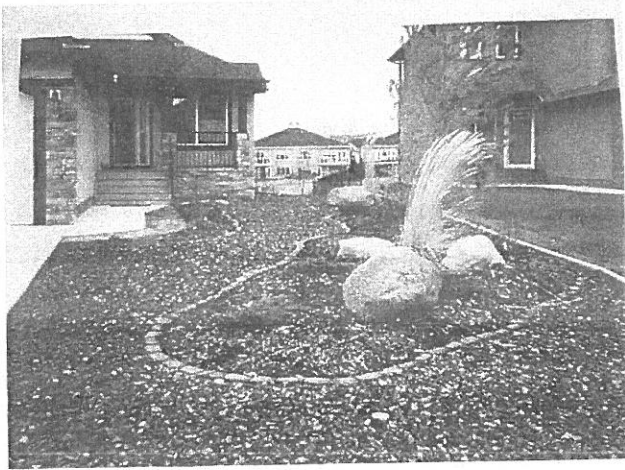
# XERISCAPE EXAMPLES



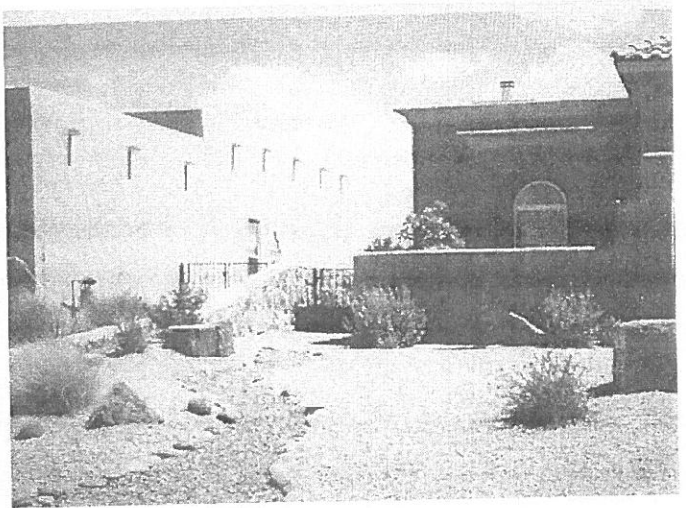
# XERISCAPE EXAMPLES



# NON-APPROVEABLE XERISCAPES



Rock to plant ratio not to standards



Indigenous plants not used

