

OLD MILL VILLAGE HOMEOWNERS' ASSOCIATION, INC.

Water Wise Non-Grass Park Strip Landscaping Rules

The Board of Trustees (“Board”) for Old Mill Village Homeowners Association, Inc. (“Association”) hereby adopts these “Water Wise Park Strip Landscaping Rules” as authorized by Section 3.19 of the First Amended and Restated Declaration of Protective Covenants, Conditions, and Restrictions for Old Mill Village Homeowners Association, Inc., as amended, (“CC&R’s”) and Article XI of the Amended Bylaws of the Old Mill Village Homeowners Associations, Inc. for the benefit of the Association, the Owners, and all residents.

These rules are not applicable to the lots owned by the Jordan Valley Water Conservancy District pursuant to Section 4 of the First and Second Addendums to Declaration of Protective Covenants for Old Mill Village Subdivision dated March 31, 2005, and September 6, 2005 and recorded in county records.

These rules pertain to the non-grass landscaping design, installation, and maintenance of a Park Strip considering recent amended Section 3.16 in the CC&R’s. These rules were adopted in conformity with Utah Code section 57-8a-218(16) and section 57-8a-231 as of March 30, 2023. These rules apply to all Park Strip changes made after March 30, 2023.

Definitions:

- “Park Strip” is defined as the narrow strip of land between the sidewalk and the street, generally the Park Strip is about four feet in width but not exceeding eight feet set back from the front side of street curbing.
- “Landscape Rock” is defined as a natural material being used to fill in areas or to create borders between areas and is at least one inch in size and not greater than four inches in size. Landscape Rock as used in this rule does not include lava rock, white rock or any rock used as a construction ingredient in concrete.
- “Landscape Stone” is defined as natural stone material that is nearly flat and steppable.
- “Mulch” is defined as natural material such as rock, bark, wood chips, or other materials left loose and applied to the soil.

Purpose and goal:

These rules shall be known as the “Water Wise Non-Grass Park Strip Landscaping Rules.” The goal of these rules, together with the CC&R’s, is to allow homeowners flexibility in their design while ensuring non-grass Park Strips are water wise, well-maintained, and complement the landscape of the home and neighborhood. While most Park Strips are currently grass, these rules provide flexibility should the homeowner decide to change to a non-grass water wise Park Strip.

Rules:

1. Non-Grass Park Strip Designs must follow these rules when applicable:
 - Drip line irrigation system is required for any included plants: no spray, pop up or rotary heads,
 - Drip line irrigation system components must be hidden from sight,
 - Included plants must not be wider than one half of the Park Strip width and must not exceed 24 inches in height at maturity. (Taller plants block views, impede safety, and can interfere with city maintenance. Plants wider than one half of the Park Strip width tend to grow over curbing and sidewalks causing obstruction to foot traffic.)
 - Trees are allowed. (Recommended tree spacing between trees is at least the fully mature diameter of the tree if not even greater.)
 - Landscape Rock must complement the colors of the home and neighborhood.
 - Landscape Stone must complement the colors of the home and neighborhood.
 - Mulch is allowed if it is consistent with the color and tone of the home, and it complements the surrounding landscaping.
 - Completed projects must have a minimum three-to-four inch depth when using Landscape Rock or Mulch that is two inches in size or less, or have a minimum depth of at least five inches for rock or Mulch that is two to four inches in size.
 - Concrete (including stamped concrete), non-cinder pavers, or Landscape Stone used must complement the color scheme of the home and neighborhood must not to exceed 20% of the Park Strip area and may be used for ingress from curb to sidewalk. (Driveways are excluded from this calculation.)
 - The completed surface shall be generally flat from curb to sidewalk.
 - Any landscape fabric used must be permeable to water and air. (Landscape fabric is not recommended by the state of Utah in areas where plants are growing since it deprives the soil of oxygen and inhibits plant growth. Landscape fabric, if utilized, must be fully covered and not visible.)
 - Approval by the HOA Board is not required so long as Park Strip design, installation and maintenance are in conformity with these rules. Optionally, a Park Strip landscaping plan can be submitted to the Board for approval if there are any questions about compliance with these rules.
2. Materials that are NOT allowed to be used in Park Strips:
 - Artificial turf.
 - Pebbles, gravel, pea gravel, or lava rock. Only Landscape Rock, Landscape Stone, and Mulch, which complement color scheme of the home and the neighborhood, may be used.
 - Bare ground.

3. Required Park Strip Maintenance:

- Must be kept weed free.
- No plants are allowed encroach on the sidewalks or curbing.
- Water as necessary (as allowed) to maintain healthy appearance.
- Replace/replenish Mulch as needed each year.

The Homeowners Association, acting through its Board, will enforce compliance with these rules pursuant to Section 5.6(e) of the CC&R's.

Resource links as of March 10, 2023:

Utah Water Savers: <https://utahwatersavers.com>

Local Scapes: <https://localscapes.com/>

Weber Basin Water: <https://weberbasin.com/Conservation/LearningGarden Slow the Flow: https://slowtheflow.org/>

Conservation Garden Park: <https://conservationgardenpark.org/>

Water Wise Plants for Utah Landscapes: <https://extension.usu.edu/cwel/water-wise-plants>