**Hilton Lake HOA**

**Guidelines for Cul-De-Sac Landscaping**

Renovations to a neighborhood cul-de-sac should meet ALL of the following criteria:

1. **Low maintenance**
	1. No watering required after allowing 2 years for plantings to become established
	2. Minimal trimming or weeding necessary
	3. Fertilizers, pesticides or other chemical treatments not necessary
2. **Local neighbor participation**
	1. At least three nearby neighbors agree with the plan for renovation and are willing to contribute effort in some way (planning or implementation)
	2. At least two nearby neighbors pledge to make sure any plantings are properly watered for the first two years
3. **Appropriate elements to be considered**
	1. Drought-tolerant plants
	2. Perennials, shrubs and/or dwarf trees which add visual interest
	3. Pavers, rock, gravel or other hardscaping is encouraged
	4. Landscape fabric and/or mulch as appropriate
	5. Poor soil replaced and/or amended as appropriate
4. **Cost and resource estimates**
	1. Quotes and/or reasonable estimates are needed for all elements of a proposal before the Board will consider approving the request
	2. Work may be performed by a combination of neighbors, HOA-sanctioned work party or contractors as deemed appropriate

Approval and Implementation

1. A complete proposal, including diagrams, which meets the criteria outlined in this document will be discussed and considered at a normal meeting of the Board
2. Modifications may be requested by the Board as a condition of approval
3. Implementation of an approved plan will be contingent on available funds and resources
4. Implementation may be done in phases as appropriate