

Belmar Estates HOA
Addendum to Architectural Design Requirements
July 20,2022

Ground Cover and Use of Rocks in Landscaping

Refer to the CC&R's Architectural Design Section: Articles 1 – 7, for detailed landscaping requirements.

All initial and subsequent modifications to existing landscaping require Architectural Control Committee (ACC) approval, in advance of the work being performed.

Landscape changes not requiring ACC approval:

1. Replacing diseased or dead; trees, shrubs and lawn with the same tree, shrub or grass in the same location.
2. Planting or replacing flowers or vegetables in approved existing; plant beds, flowerbeds, or vegetable gardens.
3. Trimming of trees and plants.
4. Removal of dying or dead plants not required by the CC&R's

Natural grass and natural mulch are the only pre-approved ground covers. Use of any other ground cover requires the approval of the ACC, in advance of the work being performed. Unless otherwise approved, natural grass must be the predominate ground cover used. Mulch cannot be used to cover significant areas of the lot, without prior approval by the ACC.

The ACC may approve, at its discretion, the use of rocks in lieu of natural turf or mulch as a ground cover. The rocks used must be no more than approximately 2 inches in size, and dark to moderate in color. Use of white or light-colored rock is not permitted. Where rocks are used in lieu of mulch, appropriate plants must be planted every four to six feet.

Use of artificial grass, perma-bark, glass, plastic, rubber, or any other material, other than natural grass; natural mulch or natural rock requires the specific approval of the ACC on a case-by-case basis. Consideration of requests for artificial turf will be strictly limited to **SYNLAWN** plant-based artificial grass; product type **SYNAugustine 347**, or approved equal. Requests must include installation by a certified professional, with manufacture's requirements for aggregate sub-base and geotextile weed barrier.

Large rocks used as a landscape feature, must be approved by the ACC in advance of the work being done. Use of river rock or any other rock type, for any purpose, must also be approved in advance.