



Landscaping Guidelines

Landscaping is an essential element design at Rough Hollow. The goal in the development of Rough Hollow and the development of individual lots is to preserve the beauty and character of the property's natural existing vegetation while permitting attractive, landscaped areas. Water conservation must be considered in all designs.

Residential Landscaping requirements and guidelines:

The general intent of the landscaping guidelines is to provide the minimum landscape requirements as a portion of the overall framework for site improvements. The object is to create an orderly integrated landscape throughout the community utilizing the standards set out in these Landscaping Guidelines, to safe sight lines along roadways and to prevent erosion.

Plan: A landscaping plan showing the landscaping to be installed in the Landscape Area must be submitted to the architectural Committee for review and the applicant must receive approval prior to the installation of any landscape improvements. Applicants must submit a landscape plan to the City of Lakeway and receive their approval prior to the installation of any landscape improvements.

Landscape Area: The area to be landscaped includes the entire lot and the right-of-way between the lot and any adjoining front or side street.

Installation: The installation of the landscape in accordance with the approved landscape plan must be completed prior to submittal for approval of the Owner's Application for Project Completion.

Maintenance: The owner is responsible for maintenance of the landscaped areas of the lot including the right-of-way in front of the lot and critical rear view corridor setbacks at the rear of the lot. Plants and grass must (i) present a healthy appearance, (ii) be maintained in a neat, orderly and consistent manner and free of refuse, debris and disease.

Plant Material: The following plant material is considered to be appropriate for Rough Hollow. These plant materials have been chosen for their natural or adaptable qualities, their function in the landscape and their availability in commercial nurseries.

Planting Soil: All planting should be planted with the appropriate topsoil, additives and fertilizer mixtures. The use of only on-site soil is prohibited.

Planting Beds: Planting beds are to be curvilinear with the shrubs massed in tiers. Smaller shrubs and ground cover are to be placed in the front of the bed. Larger shrubs shall be placed in the rear of the bed. Groupings of shrubs of the same species provide a substantial look

Large trees and shrubs should be planted no closer to the foundation than two (2) times the diameter of the root ball of a mature plant. Avoid planting shrubs along the foundation of the house in straight lines at a constant distance from the foundation.

Bed Placement: Radius beds should extend from the house a minimum of 4 feet. The width of the beds should vary. A single row of foundation planting is discouraged.

Mulching Beds: Bare ground is prohibited. All planting beds are required to be mulched with 2" deep shredded hardwood or cedar mulch. Use of gravel or lava rock in lieu of shredded hardwood or cedar mulch is prohibited.

Boulders: Accent specimen boulders are encouraged.

Grassing: Front, side, and rear yards of all houses are to be fully sodded.

Irrigation: All yards are to be fully irrigated.

Existing Tress: Existing trees should be preserved whenever possible. Removal of existing trees must comply with the city of Lakeway Tree Removal Regulations, including obtaining a lot clearing permit. Prior to clearing a lot the owner/builder must obtain the approval of the Architectural Committee. Removal of any tree from the building site without the prior approval of the Architectural Committee may result in a fine of up to \$1000.00 per violation.

Trees: Trees are to have a minimum two-inch (2") caliper measured twenty-four (24") from the base of the tree. They shall be planted a minimum of 3'-0" behind the front sidewalk and centered within the lot. Lots with two or more street trees shall space the trees equally apart on the lot. Front yard trees and corner lot side yard trees are to be 30-gallon minimum, container grown. It is encouraged to plant these trees in planting beds along with shrubs and ground covers, especially on corner lots, where planting islands will help create outdoor rooms.

Site Lines: No landscaping shall be erected and no vegetation shall be maintained in the area of a corner lot between the sidelines of the intersecting streets and a straight line joining points on such sidelines that are 10 feet from the intersection of the sideline (the corner), which materially obstructs the safe visibility for vehicular traffic. Planting of vegetation that, when mature, will obstruct visibility and endanger safe vehicular and pedestrian traffic is not permitted.

Drainage: Surface water is not permitted to drain onto an adjoining property not designated as a drainage easement. Landscaping plans must show the location and methods of directing drainage to the appropriate areas.

Impervious Cover: No more than 60% of the lot may be impervious cover. The landscape plans must show the percentage of impervious cover.

Exposed Slabs: Slabs with more than 12 inches exposed (above the finished grade and below the stone/stucco) must be screened by planting with a minimum of five (5) gallon plants spaced to cover exposed slab in a maximum of two (2) years.

PROCEDURES:

Two copies of a detailed landscaping plan shall be submitted and approved by the Architectural Committee during the initial phase of the construction term.

The landscaping plan shall detail and identify: existing plants which are to remain; new plants to be installed by common name, plant size and mature size; the location of required trees; and new walks, retaining walls etc. by material and dimension including height above finished grade.

Such plan shall also identify any existing trees protected under the City of Lakeway Tree Protection Ordinance with a 16" inch diameter measured at a height of 4' 6" above ground level ("protected tree") that the owner intends to remove. No such protected tree shall be removed without the prior written permission of the Architectural Committee and the City of Lakeway.

No tree of any size may be removed from the outside the building site, except as a part of a Architectural Committee approval. Removal of any tree from either inside or outside the building site without the prior written approval of the Architectural Committee may result in a fine of \$1000 per violation. Dead limbs and debris may be removed outside the building site as well as within upon approval of the Architectural Committee.

The Architectural Committee may on a case by case basis require an owner to reduce the fire hazard of the lot as described by the Hudson Bend Fire Department's Guidelines, if any.

All landscaping plans shall be implemented as soon as physically practical and shall be completed within the earlier of 90 days following the substantial completion of the residence or 30 days following the Issuance of the Temporary Inspection Certificate. An extension of time maybe granted by the Architectural Committee due to weather conditions.

All construction, including landscaping, in street right-of- ways must be approved by the Architectural Committee.

A landscaping plan that utilizes rock or crushed rock as a predominate element will not be accepted. Silt fences elsewhere required by these guidelines, will remain in place and be properly maintained until the landscape inspection has been successfully completed.

Construction Guidelines:

In order to assure natural areas surrounding the building site are not unduly damaged during construction, the following construction regulations (“regulations”) shall apply to any and all work performed on a lot. All builders and owners shall be bound by the City of Lakeway Development Ordinance and Building Codes, the Uniform Building Code, and any other applicable governing authority. Any violation of these regulations by the builder shall be deemed a violation by the owner of the lot.

Minimum landscaping requirements:

All yards shall be landscaped with a minimum combination of trees, shrubs, ground covers and grass as set out herein. Including street trees, a minimum number of trees shall be planted in the yard of each yard of each lot.

The front yard of an interior lot shall be defined as the area beginning 12 feet behind the front corner of each building fronting or facing a public or private street and extending to the side property lines and continuing to the hard surface of the street.

The front yard of a corner lot shall be defined as the area between side lot lines from the area between side lot lines from the front of the building, beginning 12 feet behind the corner of the building and a line projected parallel from the front most corner of the house, (excluding small projected porches and overhangs) to the side property line forward.

The side yard of a corner lot shall be defined as the area on the side of the building, front of garage, and side yard fence to the property line from the front yard set back to the rear property line.

NOTE: For purposes of the landscaping requirements the front yard will be on the side of the yard that faces the street the house address is taken from.

Interior Lots:

Front Yards:

Front yards must be fully landscaped and contain a minimum of the following plant materials:

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| Beds | A planting bed at least 5 feet deep must abut the front of the house and wrap around and down the side of the house for at least 12 feet. |
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|------------------|--|
| Trees | 3 two inch caliper trees |
| Ornamental Trees | 2-30 gallon trees |
| Shrubs | 5-15 gallon shrubs 15-5 gallon shrubs 30-1 gallon shrubs |

Rear Yards:

Rear yards must be fully landscaped and contain a minimum of the following plant materials:

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|------------------|--|
| Trees | 2-2 inch caliper trees |
| Ornamental Trees | 1-30 gallon tree |
| Shrubs | 3-15 gallon shrubs 10-5 gallon shrubs 20-1 gallon shrubs |

Corner Lots:

Front Yards:

Front yards must be fully landscaped and contain a minimum of the following plant materials:

| | |
|------------------|---|
| Beds | A planting bed at least 5 feet deep must abut the front of the house and wrap around and down the side of the house for at least 12 feet. |
| Trees | 3 two inch caliper trees |
| Ornamental Trees | 2-30 gallon trees |
| Shrubs | 5-15 gallon shrubs 15-5 gallon shrubs 30-1 gallon shrubs |

NOTE: For purposes of the landscaping requirement the front yard will be on the side yard that faces the street the house address is taken from.

Rear Yards:

Rear yards must be fully landscaped and contain a minimum of the following plant materials:

| | |
|------------------|--|
| Trees | 2-2 inch caliper trees |
| Ornamental Trees | 1-30 gallon tree |
| Shrubs | 3-15 gallon shrubs 10-5 gallon shrubs 20-1 gallon shrubs |

Side Yards:

Side yards must be fully landscaped and contain a minimum of the following plant materials:

| | |
|------------------|--|
| Trees | 2-2 inch caliper trees |
| Ornamental Trees | 1-30 gallon tree |
| Shrubs | 3-15 gallon shrubs 10-5 gallon shrubs 20-1 gallon shrubs |

Critical Rear View Corridor Lots:

Side Yard:

Side yards must be fully landscaped and contain a minimum of the following plant materials:

| | |
|------------------|--|
| Trees | 2-2 inch caliper trees |
| Ornamental Trees | 1-30 gallon tree |
| Shrubs | 3-15 gallon shrubs 10-5 gallon shrubs 20-1 gallon shrubs |

Grading:

Berms are to be graded in gentle, undulating naturalistic forms, and not straight or steep slopes. Provisions are to be made for drainage around or through berms as required. Generally, a height of forty-eight (48") from top of adjacent curb is the maximum desired.

Swales (small ditches) are to be graded shallow, but wide to allow slow runoff. To maintain a natural look avoid abrupt angles and steep cuts and slopes.

Steep slopes: 1 or more should be broken with retaining walls and steps. Terracing of lawns is encouraged, especially in front yards. All retaining walls shall be submitted to and approved by the Architectural Committee prior to construction.

Retaining walls should be designed to use materials such as stone, brick, or interlocking wall systems. Railroad ties. Exposed concrete, and landscape timbers are not permitted.

All applications and questions should be submitted to the association office at 2114 Lakeway Boulevard, Ste. 217 Austin, TX 78734, (512)266-6771.