



Landscaping Revisions to original 1991 guidelines

Amended SHOA Landscaping Guidelines: (p.16-18) – amended Aug 2022 by Board

XIV. Horse Ranch Landscaping Requirements [for new-construction initial plantings] (on numbered p. 16 of text, found on p. 18 of the full PDF document)

In accordance with the changing, wildfire-prone nature of Horse Ranch/Snowmass Village, the HR HOA Board voted to adjust the 1991-era requirements for new plantings to:

1. Minimum of 6 evergreens/spruces/conifers: dwarf variety only (not expected to reach over 12-15 ft. in ht)
2. Deciduous trees (min. diameter 2 in.): 12 trees. No narrowleaf (or other) cottonwood.
3. Shrubs (5-gal. size): 10 shrubs for lots sized 8,550 to 15,700 sq ft (home size: 3,000 sq ft)
15 shrubs for lots sized 19,300 sq ft and up (home size: 3,500 to 5,000 sq ft)
4. (this requirement remains unchanged): Full irrigation system

Amended HR HOA Single Family Housing Design Guidelines > Landscaping (p.15-21)

amended on 5/27/2002, Aug 2019 and 1/8/2020

V. Landscape Guidelines:

E. Plant Materials:

Evergreens: dwarf species are preferred (not growing more than 10-15 ft. in height)
Deciduous Trees: we are now discouraging the planting of Populus Angustifolia, Narrowleaf Cottonwood, due to the disruptive and damaging effects of the tmor-like root system on driveways, and its instability during high-wind situations.

L. Miscellaneous: Pools vs. Hot Tubs/Spas: Swimming pools are still not allowed. The presence of swim-resisting water jets (in a spa/hot tub) converts a spa/tubs into a pool by definition, and will not be allowed. Maximum size for in-ground or above-ground spa/hot tub is being set at 16 feet in length by 8 feet wide by 4 feet deep, as of August 2019.

SIGNS: Real estate 'For Sale' signs are prohibited and may not be posted anywhere within Horse Ranch. (2021)

Summary of new CCIOA laws passed by CO State Legislature for HOAs on 5/23/2023:

1. You may set up an electric-car charging station on your property for either a hybrid or all-electric vehicle.
2. You cannot be prohibited from using xeriscaping or artificial turf or non-vegetative landscaping anywhere on your property, including the front yard.
3. The HOA has vetted several preplanned water-wise garden designs for front yards for your perusal:
Front Yard [#1](#)
<https://plantselect.org/wp-content/uploads/2021/05/HIGH-ELEVATION-PLANTING-DESIGN-front-yard-with-list.pdf>
Front Yard #2
<https://plantselect.org/wp-content/uploads/2021/01/2-PS-Front-Yard-and-Right-of-Way.pdf>

Front Yard #3

<https://plantselect.org/wp-content/uploads/2021/02/Front-Yard-and-Right-of-Way-Planting-Design-2.pdf>

Full legal terminology of the new CCIOA laws of May 23, 2023, follows below. (HR HOA is fully compliant with the notification and selection requirements of the below.)

House Bill 23-1105: an HOA Task Force is to be appointed by August 1, 2023, to examine issues regarding homeowners' rights and to perform other duties as noted in the new law. Each HOA in Colorado is required to notify owners about this task force. [HR HOA posted this on its website on June 16th.] If you have questions about the task force, the HOA Information Office (part of the Division of Real Estate within the Colorado Department of Regulatory Agencies) may have additional information."

House Bill 23-1233 (Electric Vehicle Charging & Parking Requirements): according to CCIOA, an owner can set up an electric-car charging station on his/her property, and this vehicle can be either a plug-in hybrid vehicle or a plug-in electric vehicle.

[SB23-178 Water-Wise Landscaping in Homeowners' Association Communities](#). This bill amends C.R.S. § 38-33.3-106.5 to address xeriscaping and landscaping specifically in communities with single-family detached homes.

HR HOA cannot prohibit the use of xeriscape, artificial turf, or drought-tolerant or non-vegetative landscapes that provide a ground covering.

HR HOA's Board, at its June 20, 2023 meeting, perused through a variety of preplanned water-wise garden designs for front yards that adhere to water-wise landscaping and emphasize drought-tolerant and native plants. As required by law, we voted to select the three (3) plans that are approved for front yards, and these were posted on our website prior to the Aug. 9, 2023 deadline.

In addition, the Board posted the URLs of additional designs from the CO State University site <https://plantselect.org/design/downloadable-designs> in case any owner wants to examine the other suggested landscaping plans.

https://plantselect.org/wp-content/uploads/2014/10/xeriscape-design_brochure-CFC.pdf

#4 - (page 7 of 32) Lauren Spring Hell Strip: full sun exposure, with something in bloom from spring through autumn. It is adapted to unamended soil and clay.

#5 - (page 24 of 32) Lauren Spring Slope Garden: This design works for east, west or south-facing slopes in full sun. It's adapted to unamended soil and clay. Needs 3" supplemental water per month (rain or irrigation) from May to October.

#6 - (page 27 of 32) Inferno Strip - Driveway Solutions

#7 - (page 28 of 32) Dry Creek Bed Oasis - Driveway Solutions

#8 - (page 29 of 32) Curbside Cul-de-Sac - Driveway Solutions