

FALLS CREEK RANCH ARCHITECTURAL CONTROL COMMITTEE

LANDSCAPING/HARDSCAPING SUMMARY

Following is a brief summary of FCR/ACC rules and guidelines relating to landscaping activity on owner lots:

1. Verify that your planned activities are clearly on your circle lot.
2. Prior ACC approval is required for the building of any landscaping structure (e.g., deck, patio, retaining wall, hardscaping with boulders, concrete).
3. Locate and mark all utility lines (e.g., electric, telephone, water, propane) near the construction area to avoid any negative impact. Contact the Utilities Committee Chair for guidance.
4. Given that FCR is in a high desert, mountain environment, water conservation practices are expected from all members. Potable water supplies are a valuable resource and are limited at FCR. Therefore, irrigated areas on private lots are restricted to a cumulative total of 1,000 square feet. To avoid uncontrolled use of water, ground surface sprinklers of any kind (e.g., impulse, oscillating, whirlybirds) or soaker hoses using potable water are not allowed. Hand watering or well-calibrated drip irrigation systems are allowed. Drip systems should be plumbed at the house using a positive shut-off valve (i.e., not via a yard hydrant). This allows the house water to be shut off while still allowing for outside irrigation.
5. Non-potable irrigation water is highly recommended for residents' use and is available from the FCR lake, where a pump is provided. Cisterns may be used for irrigation water storage purposes. The use of drought tolerant (xeric) plants, trees and grasses is recommended in any landscaping for low water usage.
6. Allow for proper drainage and distance from the road as to not impact FCR road maintenance. Contact the FCR Roads Chair for guidance.
7. Consider landscape planning pursuant to Firewise safety principles. Contact the FCR FireWise Ambassador(s) for guidance.

Please carefully read the FCR Covenants and ACC Rules and Regulations (located on the FCR website) to determine if your project requires prior ACC approvals. The FCR Architectural Committee is available to answer your questions.

Approved by FCR Board of Directors, Eff. March 24, 2022