



The Tanoan Community Association, Inc.

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POLICY RESOLUTION NO. 26 Community Landscape Rules and Guidelines

WHEREAS, the Community Master Restrictions Article 3, Section 3.04 (d) provides that All Lots and project areas shall be landscaped, and open areas not covered by patios, swimming pools, porches, driveways and flower beds and other customary improvements shall be planted in grass or other ground cover approved by the Planning Committee. No yards visible from the street or the golf course shall be covered in rock, gravel or other non-growing ground cover unless specifically approved by the Planning Committee.

NOW, THEREFORE, BE IT RESOLVED THAT: The Subdivision Rules shall be revised to: Forty percent (40%) of all front yard and Forty percent (40%) of the side yards adjacent to the street on corner Lots must be natural grass. To determine the size of the yard, front yards must, and side yards shall be defined as that area enclosed by the sidewalks and the front and/or side facade of the dwelling and the side boundaries of the Lot.

BE IT FURTHER RESOLVED THAT: The Planning Committee is allowing for the installation of synthetic turf in all backyards, including those backyards on golf course Lots.

BE IT FURTHER RESOLVED THAT: the following rules are enacted to ensure conformity with the Albuquerque Bernalillo County Water Utility Authority (ABCWUA) water conservation requirements.

1.0 Landscaping Actions and Processes:

1.1 Turf Amount Requirements – Front and Side Yards. Minimum forty percent (40%) of all front yards and minimum forty percent (40%) of the side yards adjacent to the street on corner Lots must be natural grass. **EXCEPTION:** There is no natural grass requirement on Lots with 400 square feet or less of front yard landscape area. All other rules apply to those lots.

To determine the size of the yard, front yard and the side yards shall be defined as: that area enclosed by the sidewalks and the front and/or side facade of the dwelling and the side boundaries of the Lot. The intent of this rule is to comply with the provisions of the ABCWUA water conservation requirements that a property owner cannot be required to install high water use turf covering more than 20% of the total landscape area of a Lot. Should a property owner of a corner Lot wishing to remove turf from the front and/or side yard find that the 40% rule results in more than 20% of the total landscape area, the Planning Committee shall work with the property owner to allow an exception to the 40% front and side yard rule.

The remaining sixty percent (60%) of all front yards and side yards of corner Lots shall include the paved driveways and the lead walks to the dwelling. The balance may be grass, flower beds, decorative gravel, or other ground cover. Note: Planning Committee approval is required to exclude large driveway configurations (e.g., front circular driveways) from the front and side yard area definitions above.

1.2 Turf Placements. The grass should be placed so that it is adjacent to the sidewalk (or separated from the sidewalk by a strip of xeriscape to avoid irrigation water run-off onto the sidewalk). Furthermore, if two Lots have adjacent front yards and if the grade difference is less than twelve inches (12"), the grass should flow from one yard into the next, creating the visual impression of one large expanse of grass.

1.3 Rock Ground Cover If decorative gravel is used, it is recommended that the size range from three eighths of an inch (3/8) to one and one quarter of an inch (1 1/4).

- Lava rock, cinder and white rock are not permitted.
- If laying a weed barrier under rock/gravel, it is recommended that a permeable landscape fabric be utilized in place of less desirable black plastic.
- Landscape boulders may also be placed to enhance the landscape.
- Xeric designs require plant materials as follows:
 - If the plant grows to a mature size of 3 feet or more across, there must be at least one 5-gallon plant for every 25 square feet (no more than 5 feet apart, they can, of course, be closer if desired) of gravel area.
 - If the plant grows to a mature size of less than 3 feet across, then the number of plants will need to be doubled.
 - Decorative pots cannot be used as a substitute for meeting the minimum plant requirements.
- Crusher fines may be used for landscape pathways only.
- River rock and cobble may be used in the landscape plan as a decorative element. River rock and cobble shall not exceed four inches (4") in diameter.

1.4 Shade Tree Requirements. All Lots shall contain a minimum of one 2-inch caliper or greater deciduous or evergreen shade tree in the front yard and corner Lots shall have a minimum of one additional 2-inch caliper deciduous or evergreen shade tree in the side yard area adjacent to the street.

Note: This requirement for a 2-inch caliper or greater deciduous or evergreen shade trees may be waived by the Planning and Architectural Committee on a case-by-case basis.

1.5 Approved Plantings. All plant material must conform to the list of low, medium, and high-water use plants maintained by the ABCWUA and will be the approved plant list for landscape plantings.

1.6 Planters. If planters are built adjacent to a golf course wall and if dirt is to be placed against the golf course wall, it must be sealed from moisture using an appropriate moisture barrier and/or mastic.

2.0 XERISCAPE IS NOT ZEROSCAPE. Water conscious landscaping must be well planted and well maintained.

2.1 Xeriscape Definition. Xeriscape means using native and adaptive plants that can grow and sustain themselves in dry natural conditions such as those in the arid Southwest. Xeriscape areas should need

minimal water other than what is naturally occurring and tolerate heat and drought conditions.

The advantages of xeriscape include:

- Cost savings on water bills
- Conservation of diminishing water resources
- Prevention of pollution from environmentally harmful run-off
- Reduced yard maintenance requirements
- Pride in knowing that you are protecting our fragile environment and limited resources
- Aesthetic beauty and increased homeowner options for plant material

2.2 Turf area: The Tanoan Community Association will allow exceptions to the requirement for having green lawn (turf) areas. **There is no grass requirement on Lots with 400 square feet or less of front yard landscape area.** To determine the size of the yard, front yards must, and side yards shall be defined as that area enclosed by the sidewalks and the front and/or side facade of the dwelling and the side boundaries of the Lot.

2.3 Ground Cover: Large areas may not be composed of a single material, i.e., bare mulch/rock is not allowed unless interspersed with plants. Concrete surfaces should be limited to driveways and sidewalks and other areas approved by the Planning Committee. Additionally, loose rock placed in the sidewalk strip area (between sidewalk and curb) and if used in the front lawn must not wash out onto the public sidewalk or street. This may be prevented by ensuring rock level is lower than the curb.

2.4 Sidewalk Strip: Residents may consider converting sidewalk strip areas from green lawn (turf) grass to xeriscape materials and plants, since these areas are not easy to water without street runoff. Sidewalk strips may be installed on turf areas adjacent to curbs, sidewalks, and walkways to minimize water runoff. These area(s) may be composed of rock or mulch to be consistent with materials in the yard. Sidewalk strips are classified into two different categories, namely Xeric Borders and Xeric Margins.

- Xeric Borders are defined as those strips with a width of twenty-four (24) inches or less. Xeric borders do not need to comply with the plant requirement criterion and may be without plantings.
- Xeric Margins are defined as those strips with a width exceeding twenty-four (24) inches. Xeric margins must comply with the plant requirement criterion of one 5-gallon plant for every 25 square feet of gravel area. Decorative pots cannot be used as a substitute for meeting the minimum plant requirements.

2.5 Maintenance: Sickly and dying plants must be removed or replaced. This can be prevented by using plants adapted to the pH soil conditions created by the non-turf materials used. Xeriscape areas must be maintained (plants kept trimmed and weeded) to ensure an attractive appearance. All owners that have wrought iron fence panels that are adjacent to a common area, the golf course or public sidewalks must cut back all vegetation by twelve (12) to fifteen (15) inches so that these obstructions are not protruding through the fence panels.

- All dead vegetation, including trees, shall be removed, and replaced within thirty (30) days after the plant dies.
- All grass, mass plantings and other plants shall be mowed, trimmed, and cut as necessary to maintain a neat and attractive appearance.
- All weeds and noxious plants shall be removed immediately from yards, gravel areas, and driveway and sidewalk cracks.
- All approved landscape modifications must be maintained in a condition as approved by the Planning Committee.

2.6 Decorative Objects: Hardscapes can include large landscape boulders or other natural materials that are used as a part of the xeric landscape design. The Planning Committee prefers to see natural colored rock and masonry.

2.7 Safety: For public safety, plants with thorns, spines, or sharp edges cannot be used within six (6') of the public sidewalk.

2.8 Irrigation: Xeriscape areas must have an active built-in irrigation system. Hand watering is not allowed and is a wasteful irrigation practice as the water needs to get to the roots of the plant. Drip irrigation for xeric plans is sufficient to provide adequate irrigation for trees. If xeriscape areas include the root areas of trees, irrigation should be designed with additional water to ensure that trees received sufficient water to maintain healthy growth.

2.9 Synthetic Turf: Allowing for the installation of synthetic turf in all backyards, including those backyards on golf course Lots. These installations must be submitted to and approved by the Planning Committee PRIOR to implementing a synthetic landscape turf plan. The following guidelines have been developed to ensure realistic looking synthetic turf is installed and maintained throughout the Tanoan Community Association.

Materials

- **Blade & Backing:** Lead-free polyethylene, polypropylene, vegetable-based product, or a blend of the three. Nylon or plastic is not allowed.
- **Infill:** Envirofill is the safest and cleanest option. Zeolite, washed sand and organic options such as cork or ground up walnut shell are all acceptable infill materials.
- **Permeability:** The drain rate for synthetic turf is calculated per square yard. Also, know that while the amount of drain holes in the primary backing is important, the base preparation is vital to meet the manufactures permeability specifications.
- **Warranty:** Have a minimum 8-year warranty.
- **Tear Grab Strength:** Minimum 200 pounds.
- **Tuft Bind Strength:** Minimum 8 pounds.
- **UV stabilized** yarns to resist fading from the sun must be utilized.
- **Flammability:** Pass the pill burn test for flammability.

Appearance

- **Color:** Include a minimum of two shades of green blade colors and contain a tan thatch layer. Colors must mimic natural turf.
- **Texture:** Three-dimension ridge, spine cross-section and uneven tips.
- **Length:** Blade length between 1-3/4" – 2-1/2"

- **Pile Weight:** Minimum 70 oz. This is a fair starting point for synthetic turf.
- **Thickness:** Tuft spacing of no more than 3/8" spacing between rows.

Installation

- **Seams:** All reputable synthetic turf companies and installers will use some form of industrial strength glue with seaming tape in residential installations.
- **Edges:** Edges not visible.
- **Base:** Installed over a compacted aggregate base that allows for adequate drainage
- **Anchoring:** Permanently anchored.
- Synthetic Turf Council Certified Turf Installers (recommended). While there are many reputable mills producing synthetic turf, American made products combined with a territory owned distributor that is Synthetic Turf Council Certified is highly endorsed including a manufacturer's warranty of at least eight years.

Maintenance

- Must be maintained in clean and attractive conditions.
- Shall not contain weeds, holes, tears, stains, discolorations, faded, seam separations, uplifted surfaces, heat degradation, depressions, odors, or excessive wear.
- Damaged or worn areas must be repaired or removed and replaced in a manner that results in consistent appearance with the existing synthetic turf.
- Be groomed periodically to prevent compacted and flattened synthetic turf.

3.0 Enforcement. The Tanoan Planning and Architectural Committee shall have the authority to enforce these provisions as provided in Board and/or Planning Committee Resolutions; Articles of Incorporation dated 09.24.1979; Master Restrictions dated 09.25.1979; By-Laws dated 10.29.2002; and the Subdivision Rules (ten subdivisions) of the Tanoan Community Association, Inc.

NOTE: This resolution (as amended) supersedes the original version dated July 15, 2004 and the revised versions dated May 15, 2016 and August 15, 2016. Copies of the previous versions of Resolution Number 26 are kept for record purposes in the Book of Resolutions Archive File.

INTRODUCED, READ, PASSED AND ADOPTED at the regular meeting of the Board of Directors of the Tanoan Community Association, Inc. on this 15th day of April 2021.

Walter Gibson
President, Board of Directors

Chauntal Andrews
Secretary, Board of Directors

CORPORATE SEAL

