

irregularly spaced at a spacing no greater than 24" on center.

- Plant material should be organized and grouped on the homesite according to their water consumption needs.
- The use of plant materials that are resistant to deer, elk, and other wildlife is encouraged.
- Landscape Plans must comply with the Deschutes County and Tetherow noxious weed control programs.
- Proposed trees with mature heights that would overhang any roof must be planted outside the structures defensible space, as defined in the wildland fire protection standards contained Section 6.10.

### **6.3 PLANTING ZONES**

Tetherow occupies a unique location situated in a sensitive area between the City of Bend and the National Forest. This site provides an opportunity to preserve the natural beauty of the site by adopting an approach to design that embraces the natural environment and its indigenous plant materials and landscape features. This approach utilizes three planting zones, which in combination create smooth transitions between natural areas and the build environment and provides continuity and consistency for the landscapes on individual homesites and the Community as a whole.

Although Owners are not required to utilize all three zones on their landscape design, the three zones provide for a variety of landscape options from undisturbed and indigenous to manicured and ornamental. Smaller homesites may not have the space to effectively implement a landscape plan with three zones, but islands with native plants may serve as a visual bridge between the natural areas and any formally landscaped areas adjacent to the house.

The three planting zones are defined below and depicted in Exhibit-C in the Appendices:

#### **Natural Zone**

The Natural Zone, which is required on all homesites and typically borders homesite boundaries, the golf course, common areas, and roadways, should contain only native plant materials. These materials can be existing native plants or native plants installed as part of a site Remediation Plan. Every effort should be made to blend the landscape of this zone with the adjacent off-site landscape. The depth of this zone is a function of existing site conditions and proposed improvements, but this zone should cover a significant portion of the site and, if the Owner desires, the Natural Zone can cover the entire homesite. At a minimum, an area extending 10 feet from the back of the street curb and rear lot line onto the lot must be maintained as a Natural Zone. The Natural Zone may be eliminated at side lot locations where the dwelling is built directly adjacent to the setback.

Any clearing or grubbing within this zone must be limited to driveway and utility access routes, approved fire prevention efforts, and removal of noxious or invasive weeds. Irrigation systems in the Natural Zones shall be on a separate irrigation zone that can be turned off or abandoned once landscape improvements in the zone have become established.

Remediation of Natural Zones shall include container stock plantings of native plant material indigenous to the site, in a density that mimics adjacent undisturbed areas. Native bunch grasses and forbs shall be irregularly spaced at a spacing no greater than 24" on center in the Natural Zone, with groupings of native shrubs thoughtfully mixed in. Large areas of bare soil will not be approved at final inspection.

## **Transition Zone**

The Transition Zone serves as the bridge between the relatively undisturbed and indigenous and the manicured and ornamental. The Transition Zone supports a greater variety of plant materials planted at greater densities in an informal or organic layout. Informal flower and herb gardens may be integrated into Transition Zone landscape.

## **Interior Zone**

The Interior Zone is the area directly adjacent to the home featuring the most intense and formal design elements. The Interior Zone may contain the greatest diversity of plant materials including non-native varieties and lawns. It should be noted, formal landscapes are not required in this zone. Fencing for vegetable gardens must be constructed so as to comply with the regulations for fencing contained Section 4.17.

### **6.4 SITE SLOPES AND LANDSCAPED AREAS**

Proposed plant materials and site slopes must be compatible in order to ensure proper drainage and plant growth while limiting erosion. In some cases, terracing is recommended for steeper slopes to reduce the possibility of erosion and facilitate maintenance.

### **6.5 VIEW PRESERVATION**

Construction of improvements and/or growth of owner-planted vegetation on a homesite shall not materially impair the views of other homesites. The ARC shall be the sole judge of such impairment. If the ARC makes the determination vegetation needs to be removed or trimmed, the benefited party shall be responsible for any costs associated with the removal and/or trimming of such vegetation.

### **6.6 GOLF COURSE SETBACKS AND FRONTAGE**

In order to enhance golf course setbacks, a minimal amount of plugged native fescues and native fire resistive trees may be allowed in a golf course setback. If plant material is added, the area should be lightly irrigated for a year or two in order to allow the fescues and trees to become established. The ARC and Golf Course Owner must approve any landscaping proposed within any golf course setback prior to installation. Mowable grass areas and non-native bushes or other plants are not allowed in a golf course setback.

Homesites with golf course frontage will be required to blend the landscaping on the homesite with the existing landscaping on the golf course in order to avoid abrupt transitions or demarcations at the lot boundary.

### **6.7 LAKE FRONTAGE**

Suggested planting areas adjacent to lake edges should follow the guidelines and recommended plant list for the Transition Zone, which should provide a cohesive level of landscaping along all lake edges. Owners with lake frontage who desire a greater degree of privacy may increase the intensity or density of the proposed landscaping subject to ARC review and approval. Lake frontage landscaping must be compatible with the landscaping on adjacent properties and must not screen views to the lake from adjacent homesites.