

Coppell Greens Home Owner's Association  
Architectural Standard Bulletin (ASB)

ASB Number: 0001.1

Topic: Landscaping

Issue or Revision Date: Dec. 14, 2020 (June 28, 2018 original creation date)

Description: This ASB clarifies and further defines the requirements or restrictions for landscaping.

**Topic described in the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:**

Section 22. Landscaping. Each Affected Lot shall be fully landscaped and continuously maintained in accordance with the requirements established by the Committee or a majority of its members.

**Supplemental clarifications by this ASB:**

Section 1. General. In general, the addition or movement of shrubs and other live items of landscaping is acceptable without a formal review by the ACC. Exceptions include landscaping that is, or will act as, a non-compliant fence, items that obstruct access to a vital community service (such as a fire hydrant), items that obstruct visibility causing a hazard to vehicular or pedestrian traffic, items that create a hazardous condition, or any item that generates a complaint from a resident of the community. These guidelines apply both to items that create a non-acceptable condition upon installation and items that grow to become non-acceptable.

Section 2. Trees. An ACC Application is required for the removal of a healthy tree in the front yard. An ACC Application is not required for tree maintenance (trimming) or for tree removal if the tree was uprooted by a windstorm, is diseased with no possibility for rehabilitation, dead or poses a hazard. In the case of removal of an unhealthy tree it is asked that the homeowner replant a tree within 9 months, to be able to plant replacement trees in an acceptable time of year thus providing the best chance of success in growth. Front yard/lawn is defined for the purposes of this section as the area extending 3 ft from the front of the house to the sidewalk and bounded by the property lines on either side. Area between the street curb and sidewalk is excluded.

- (a) Removal of individual trees is discouraged unless the tree is diseased, dead, severely damaged, fallen, or poses a hazard. Because trees add value to a property and the community, it is strongly encouraged that the tree be replaced with an approved tree as defined below and planted somewhere in the front yard.
- (b) The Association does not regulate or assume responsibility for the location of tree placement or any damage as a result. It is the owner's responsibility to

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check the location of utilities before planting. Trees are not permitted in the area between sidewalks and curbs.

(c) The Association may require the trimming or removal of any tree located such that it blocks traffic sight lines at intersections, blocks public sidewalks (minimum 8-foot clearance required per City of Coppell Ordinance), threatens to damage Association fencing, is dead, is diseased, or is severely damaged.

(d) When a tree is removed, the stump must be completely removed to below grade level and covered with ground covering similar to the surrounding areas (e.g., grass must be planted, or sod must be placed in the location where the tree was removed if the tree came out of the front lawn, or mulch must be applied if the tree was removed from a landscape bed).

(e) Pre-approved list of replacement trees. Any other tree that is not a replacement in kind does require ACC approval. If replacing tree with the one of the follow no ACC application is required:

- (i) Live Oak (*Quercus virginiana*)
- (ii) Cedar elm (*Ulmus crassifolia*)
- (iii) Chinkapin Oak (*Quercus muehlenbergii*)
- (iv) Southern Magnolia Trees (*Magnolia grandiflora*)
- (v) Caddo Maple (*Acer saccharum* 'Caddo')

Smaller trees (less than 50 ft tall when mature)

- (vi) Bigtooth Maple (*Acer grandidentatum*)
- (vii) Shantung Maple (*Acer truncatum*)
- (viii) Trident Maple (*Acer buergerianum*)
- (ix) Lacey Oak (*Quercus glaucooides*)

(f) Replacement trees should be at least 6 feet tall upon planting.

Section 3. Brick Perimeter Fence. Perimeter brick walls are a community property, owned by and maintained by the Association. In general, the Association reserves an easement right to several feet of property inside the perimeter walls as shown on the plate. Residents must respect this easement. Individual homeowners whose property adjoins the perimeter walls must ensure that the walls are not exposed to damage by adjacent plantings or land use and they will be held responsible for any such damage occurring on or caused by their property. Plants that attach themselves to the perimeter walls are prohibited.

(a) Bushes and trees must be trimmed to prevent contact with the perimeter fence. Flower boxes, planters, composting boxes, and any other raised beds must not be in contact with the perimeter fence. No structure of any kind may be attached to the perimeter fence.

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Section 4. Maintenance. All lots shall be kept in a healthful and attractive condition, all weeds removed, and grass regularly mown, edged, and watered as needed. Shrubs must be pruned and maintained. Dead plants, trees, and bushes shall be promptly removed from the property and trees replaced where necessary. There must be no storage of items that can be considered clutter and/or debris in public view.

- (a) The space between sidewalks and curbs must be planted and maintained with grass. No trees, bushes, wildflowers, gravel, etc. may be planted or placed in these areas.

NOTE: The Association reserves the right to take corrective action at the homeowner's expense.

Section 5. Artificial Lawns. Artificial lawns are prohibited outside of fenced areas.

Section 6. Front Yard Fencing. Front yard fencing of any type is not permitted, as it is inconsistent with the overall design of the community.

Section 7. Gardens. Vegetable gardens are not allowed in the front yard or outside of fenced areas. Vegetable gardens must be inside of the fenced portion of the property. Garden must also be kept weeded and well maintained. AAC approval is not required, however committee reserve the right to take action if specific complaints are received.

Section 8. Yard Ornaments, Fixtures, and Furniture. Yard decorations should be in keeping with the aesthetics of the neighborhood. Unfenced portion of the yards should be kept uncluttered and well maintained. If in doubt it is advisable to seek ACC approval before incurring expense.

- (a) The following are generally permitted without the written permission or consent of the ACC. The review committee or Board will only make a judgment if a specific complaint is received.:
  - (i) "Park" benches made of any combination of natural wood, wrought iron, brick, stone or concrete.
  - (ii) Planters made of any combination of natural wood, wrought iron, brick, stone, clay, pottery, or concrete
  - (iii) Garden flags (less than 14" width x 20" height)
  - (iv) Signs that relate to one or more children residing in the dwelling unit and the school they attend shall be permitted so long as the sign is not more than 4 square feet and the sign is place near the house. There shall be no more than one sign for each child under the age of eighteen residing in the dwelling unit.

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- (v) Security signs advertising the commercial security or alarm company are permitted. No more than one sign for each residence and no more than twelve inches by twelve inches.
  - (vi) No Solicitation signs issued by the City of Coppell.
- (b) The following items will not be considered acceptable for unfenced areas:
- (i) Any item that can be considered playground equipment or children's toys, such as swings, slides, see-saws, etc. Freestanding or portable basketball goals are allowed and are limited to one per residence.
  - (ii) Brightly colored or painted items, the color of which makes them sufficiently conspicuous so as not to be compatible with the surrounding properties.
  - (iii) Permeant placement or storage of grills, smokers, cookers, or fryers of any kind are not allowed outside of fenced areas. However, ACC approval is not required for temporary use for special events lasting less 24 hours in duration.
  - (iv) Any item greater than four feet tall. Items taller than four feet require ACC approval.
  - (v) Hammock(s) are not allowed outside of fenced areas.

Section 9. Front Yard Tree Rings or Landscape Edging. Front Yard Tree Rings or Landscape Edging surrounding planting or mulched beds are pre-approved and do not require ACC approval provided:

- (a) They are either earth tone colors (grey, muted red or brown) complementary to the residence exterior.
- (b) They are constructed of commercially available landscaping blocks, stacked stone, field stone, or scalloped concrete edging materials that are curved to form a radius.
- (c) The top surface of the ring/edging is no more than 8 inches higher than the adjoining, undisturbed ground or stacked the height of no more than two (2) approved landscaping blocks. Certain allowances will be allowed to accommodate for yard slope to keep the top of the edging level.
- (d) They are installed so that the top surface of all installation materials is flush (same height) with the adjacent "element" (block, edging material, etc.). The

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top surface of the ring or edging as a whole shall be as close to level as is practical considering the natural slope of the adjacent ground.

(e) Tree Rings and Landscape Edging shall not interfere with existing swales or water drainage.

(f) Tree rings and edged areas shall be completed by installing a complimentary mulch within the boundary of the tree ring or edging.

(g) Tree Rings and Landscape Edging need to be maintained to ensure they look attractive and do not fall into a state of disrepair.