

Tanoan Community East Association, Inc.
Amended Landscape Guidelines
August 2011

Any homeowner of Tanoan Community East considering or proposing to landscape or change the landscape of their property, shall first apply to the Architectural Planning Committee (APC) for approval before commencement of any work. Any proposed landscape work shall be in conformance with the following regulations.

LANDSCAPE REQUIREMENTS

Front Yards:

- A minimum of 25% of the plantable area of the front yard, to include a corner lot, shall be natural grass. Approved grasses are bluegrass, fescue and Albuquerque Mix. Artificial grass is specifically prohibited.
- The plantable area consists of the entire front yard, minus the actual driveway and the sidewalk adjacent to the curb. The front yard is defined by the City as, “That part of a lot between the front lot line and the front facades of the principal building on the lot, and extended out to both side lot lines.” It is important to note that any areas such as tree wells, mailbox structures, other non-turf planted areas, the walkway from the driveway to the front or side doors, etc, are included in the total plantable area of the front yard. The APC may consider excluding walled courtyard areas from the plantable area on a case by case basis. A sample calculation of plantable area is available for download at www.tanoaneastnews.com or in hard copy from the Community Association Manager.
- The use of no fewer than one (1) deciduous or evergreen shade tree of no less than two inches (2”) caliper is required in each front yard landscaping plan, except corner lots.

Corner Lot Side Yards:

- Side yards abutting the street shall all be subject to the same rules as applied to front yards except that corner lots must use no less than a total of two (2) trees of at least two-inch (2”) caliper in the combined front and side yards.

Back Yards with Street Frontage:

- Back yards with street frontage (where lot extends fully between two streets) shall be subject to the same rules as front yards, except for the tree requirement. In other words, only the front yard tree is required.

Golf Course Lots:

- Landscaping of Golf Course Lots shall be consistent with planting in front and side yards, except for turf requirement.

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XERISCAPE GUIDELINES AND REQUIREMENTS

- Homeowner should consult the City of Albuquerque “How To Guide to Xeriscaping” for planning guidance. This guide was developed to promote water conservation. Plants/trees prohibited on the City of Albuquerque plant list may not be installed in Tanoan Community East. This document is available from the City of Albuquerque or the Community Association Manager.
- In addition to the plants/trees prohibited by the City, the following plant materials MAY NOT be used in landscape designs submitted in Tanoan East: Chamisa, Cactus, and Apache Plume.
- All new plants shall be selected from the Water Utility’s Albuquerque Plant List, which is available for download at www.tanoaneastnews.com or in hard copy from the Community Association Manager. It is also contained within the above-referenced “How-To Guide.”
- Plants must cover at least 50% of the xeriscaped area, as they will appear at maturity – not at installation. Select plants from the guide and plant list and use the mature plant area noted in the list. This area is indicated as “Rebate Allowance” and is listed in square feet of coverage. Existing plants may be incorporated into the design and contribute to coverage, provided they are on the approved plant list. The APC recognizes the importance of trees by allowing a coverage area for approved trees. Tree coverage is listed in the plant list, but may contribute no more than 50% of the total plant coverage area.
- Spray irrigation is strongly discouraged in the xeriscaped area. Instead, use drip, soaker, or bubbler irrigation systems. Existing sprinklers may be converted to a drip system, although we recommend zoning these xeriscape areas separately. All irrigation systems must have an approved backflow prevention device per City requirements.
- Rain collection barrels are allowed, but must be located such that they are concealed from view.
- Non-turf areas can contain a variety of flagstone, boulders, mulch and other natural materials. Soil between and beneath the plants must be covered with a minimum of 2 inches of mulch (3 to 4 inches is recommended). Common mulches are gravel or decomposed granite, but other materials may be proposed. Santa Fe Brown gravel is recommended. Impervious plastic beneath the mulch is not recommended, unless it is part of a water harvesting design. Concrete surfaces should be limited to driveways and sidewalks only.

MAINTENANCE REQUIREMENTS

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

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LANDSCAPE MODIFICATION SUBMITTAL REQUIREMENTS

Landscape modifications will not be considered for approval unless all of the following items are submitted in a clear, understandable manner.

- Completed APC forms including signatures of adjacent property owners. This typically means houses on either side and directly across the street if occupants of that property have a direct view of your proposed modification.
- If turf is affected by modifications, submittal must include a diagram and calculation of the plantable area and remaining turf area to show compliance with the minimum turf areas requirement.
- Xeriscape areas shall be fully defined by means of a landscape plan, drawn to scale, indicating all plants and other features. This plan shall be accompanied by a plant list and calculation showing compliance with minimum plant coverage requirement.
- Landscape modification forms for submittal to the Architectural Planning Committee are available on the Association's website at www.tanoaneastnews.com or from the Management Company. Completed request forms should be mailed to:

Tanoan Community East Association Inc.
P.O. Box 67590
Albuquerque, New Mexico 87193-7590

- There is no fee for application or review of minor landscape modifications. An application fee may be assessed for major landscape modification requests. The purpose of such fee is to cover the cost of a landscape architect to inspect and certify the project upon completion that the modifications were installed as submitted and approved by the Committee.
- The APC reviews submittals on an as-submitted basis, but reviews sometimes take several weeks. Therefore, plan to have your application submitted at least a month before you plan to start work. The Homeowner will receive a verbal response within 24-hours following the APC decision with a written follow-up within ten (10) business days.

If there are any questions, please contact the Association management office at (505) 338-0000.