



KEN-CARYL RANCH

RESIDENTIAL
LANDSCAPING
GUIDEBOOK

KEN-CARYL RANCH
MASTER ASSOCIATION
FALL - 2023

RESIDENTIAL LANDSCAPE GUIDEBOOK

THIS GUIDEBOOK IS INTENDED TO BE USED AS A REFERENCE OUTLINING THE RULES PERTAINING TO:

- LANDSCAPING – XERISCAPING (NEW, EXPANDED, AND ALTERED)**
- LANDSCAPING (NEW, EXPANDED, AND ALTERED)**
- ARTIFICIAL TURF**
- VEGETABLE GARDENS**

THREE EXAMPLES OF XERIC LANDSCAPES ARE PROVIDED IN THIS GUIDEBOOK AND ARE INTENDED TO BE USED AS EXAMPLES AND GUIDANCE WHEN PLANNING A XERIC LANDSCAPE ON ANY INDIVIDUAL RESIDENTIAL/COMMERCIAL LOT WITHIN THE KEN-CARYL RANCH MASTER ASSOCIATION.

EVERY PLOT LAYOUT, BUDGET, AND DESIRED OUTCOMES ARE UNIQUE TO THE INDIVIDUAL PROPERTY AND RESIDENCE.

EACH ARCHITECTURAL SUBMITTAL WILL BE REVIEWED ON A CASE-BY-CASE BASIS.



RESIDENTIAL LANDSCAPE GUIDEBOOK

XERIC GUIDELINES

2.32 Landscaping - Xeriscaping (New, expanded, and altered)

Architectural Committee approval is required. Visual impact will be considered when reviewing any Xeriscape submittal.

Xeriscaping is the art of designing and arranging landscapes to minimize or eliminate the need for irrigation. The idea is to use natural materials and plants that don't require a lot of water to maintain.

Xeriscaping Tips:

- Use hardscape (pathways, patios, decks) to define flow and function, maximizing outdoor use and functionality and minimizing water usage.
- Boulders can be installed to enhance aesthetics.
- Dry streambeds can be installed to direct surface runoff and/or enhance aesthetics.
- Use drip systems for plantings.
- Install an automatic irrigation system utilizing water conservation technology, including a rain sensor.
- Group Plants together with similar water requirements.
- Install rock and/or wood mulch for groundcover in planting areas.

Xeriscape Rules:

- Design elements such as, but not limited to, rock, engineered block, and mulch must be natural in color. For example - no red or black mulch will be permitted.
- Landscaping shall include mulch and/or rock, and additional plantings such as trees, bushes, plants or ornamental grasses or other items of interest.
- The design of the landscaping should integrate into the architecture of the home and the surroundings.
- Elements of height should be integrated into the xeriscape to bring visual interest to the landscape during all seasons of the year. This can be done with boulders, larger rocks, trees, bushes, and ornamental grasses.
- Artificial turf may only be used in back yards. Artificial turf in side yards will be reviewed on a case-by-case basis. See also Artificial Turf Section 2.05.
- Firewise recommendations should be followed whenever possible.

Submittal shall include:

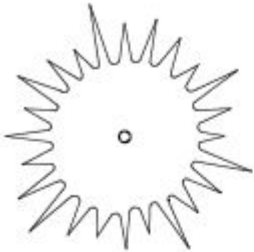
- ✓ Site plan and photo showing proposed landscaping location, and placement of elements within the landscape design.
- ✓ Dimensions of landscaped areas.
- ✓ Planned items to be located in the landscaping including, but not limited to, trees, shrubs, flowers, grasses, boulders, etc.
- ✓ All materials to be used to create the landscaping including, but not limited to, retaining walls, boulders, rock, mulch, flagstone, hardscapes, etc.
- ✓ Any planned temporary protective fencing (must be removed at the end of the growing season for Annual plants).

The committee seeks to achieve an aesthetically pleasing balance of planting and hardscape material within the lot.

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XERIC PLANTS - THE VALLEY

KEN CARYL VALLEY PLANT LIST, DEER RESISTANT & XERIC (LOW WATER REQUIREMENT, DROUGHT TOLERANT)



EVERGREEN TREE:
Austrian Pine
Bristlecone Pine
Pinon Pine



DECIDUOUS TREE:
Hawthorn
Flame Maple
Hot Wings Maple
Honeylocust



DECIDUOUS SHRUB:
Barberry
Coralberry, Snowberry
Blue Mist Spirea
Potentilla
Russian Sage



EVERGREEN SHRUB:
Mugo Pine



ORNAMENTAL GRASS:
Blue Avena Grass
Blue Fescue Grass
Feather Reed Grass
Switch Grass
Little Bluestem Grass
Blue Grama Grass

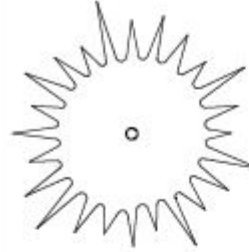


PERENNIAL:
Catmint
Hyssop
German Iris
Lavender
Penstemon
Rabbitbrush
Red False Yucca
Sage
Salvia
Yarrow

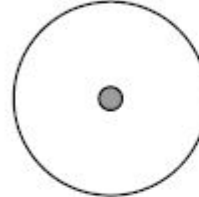


GROUNDCOVER:
Snow-In-Summer
Speedwell
Thyme

KEN CARYL VALLEY PLANT LIST, DEER RESISTANT (MEDIUM WATER REQUIREMENT)



EVERGREEN TREE:
Colorado Blue Spruce
Baker Spruce
Baby Blue Eyes Spruce
White Fir



DECIDUOUS TREE:
Crabapple
Aspen
Autumn Blaze Maple



DECIDUOUS SHRUB:
Blackhaw Viburnum
Nannyberry Viburnum
Mohican Viburnum
Butterfly Bush
St. John's Wort



EVERGREEN SHRUB:
Dense Yew
Boxwood
Globe Spruce
St. Mary's Broom Spruce
Little Gem Norway Spruce
Birds Nest Spruce



ORNAMENTAL GRASS:
Malden Grass
Plume Grass



PERENNIAL:
False Forget-me-not
Shasta Daisy
Peony
Siberian Iris
Clematis Vine

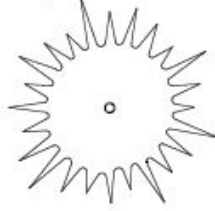


GROUNDCOVER:
Periwinkle

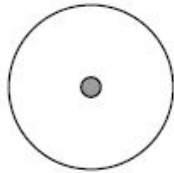
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XERIC PLANTS - THE PLAINS

KEN CARYL PLAINS PLANT LIST, XERIC (LOW WATER REQUIREMENT, DROUGHT TOLERANT)



EVERGREEN TREE:
 Austrlan Pine
 Bristlecone Pine
 Pinon Pine
 Vanderwolf Pine
 Taylor & Skyrocket Juniper



DECIDUOUS TREE:
 Hawthorn
 Serviceberry
 Japanese Lilac Tree
 Flame Maple
 Hot Wings Maple
 Bigtooth Maple
 Honeylocust
 Swamp White Oak



DECIDUOUS SHRUB:
 Lilac
 Rose
 Barberry
 Coralberry, Snowberry
 Blue Mist Spirea
 Potentilla
 Chokeberry
 Russian Sage
 Ninebark
 Western Sand Cherry
 Sumac
 Currant



EVERGREEN SHRUB:
 Mugo Pine
 Oregon Grape Holly



ORNAMENTAL GRASS:
 Blue Avena Grass
 Blue Fescue Grass
 Feather Reed Grass
 Switch Grass
 Little Bluestem Grass
 Blue Grama Grass

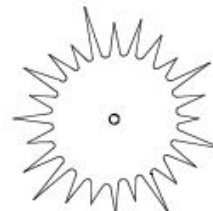


PERENNIAL:
 Black Eyed Susan
 Catmint
 Coreopsis
 Coneflower
 Daylily
 Hyssop
 German Iris
 Lavender
 Penstemon
 Rabbitbrush
 Red False Yucca
 Sage
 Salvia
 Sedum
 Yarrow

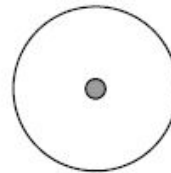


GROUNDCOVER:
 Snow-In-Summer
 Speedwell
 Thyme

KEN CARYL PLAINS PLANT LIST, MEDIUM WATER REQUIREMENT



EVERGREEN TREE:
 Colorado Blue Spruce
 Bakerl Spruce
 Baby Blue Eyes Spruce
 Cupressina Spruce
 White Fir



DECIDUOUS TREE:
 Crabapple
 Aspen
 Autumn Blaze Maple
 English Oak
 Mountain Ash



DECIDUOUS SHRUB:
 Blackhaw Viburnum
 Dogwood
 Viburnum
 Butterfly Bush
 Purple Leaf Plum
 St. John's Wort
 Burning Bush
 Daphne
 Hydrangea
 Forsythia
 Spirea



EVERGREEN SHRUB:
 Dense Yew
 Boxwood
 Globe Spruce
 St. Mary's Broom Spruce
 Little Gem Norway Spruce
 Bird's Nest Spruce



ORNAMENTAL GRASS:
 Maiden Grass
 Plume Grass



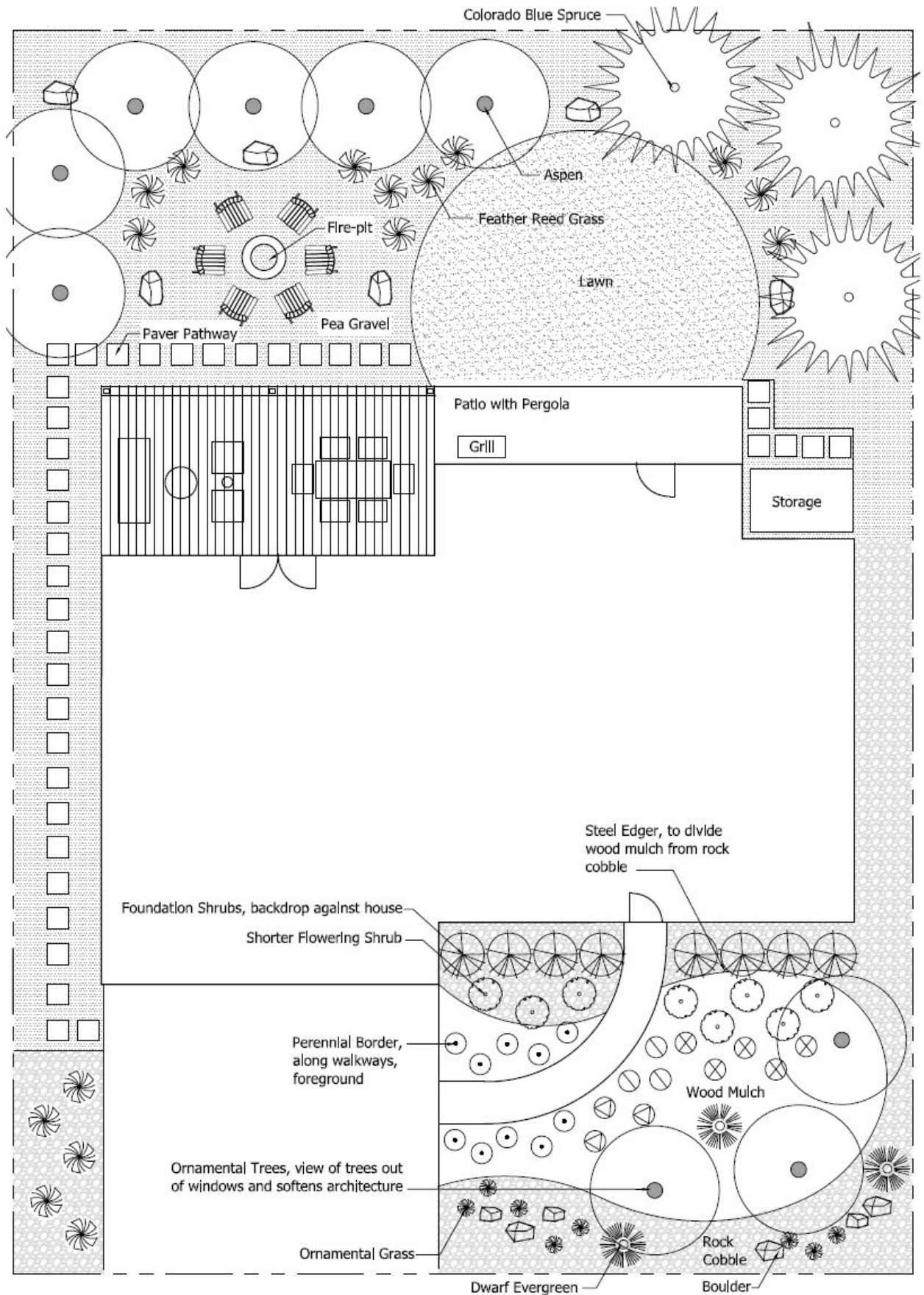
PERENNIAL:
 False Forget-me-not
 Shasta Daisy
 Peony
 Siberian Iris
 Clematis Vine
 Anemone
 Aster
 Geranium
 Coral Bells
 Hosta
 Lupine
 Phlox
 Meadowrue



GROUNDCOVER:
 Periwinkle

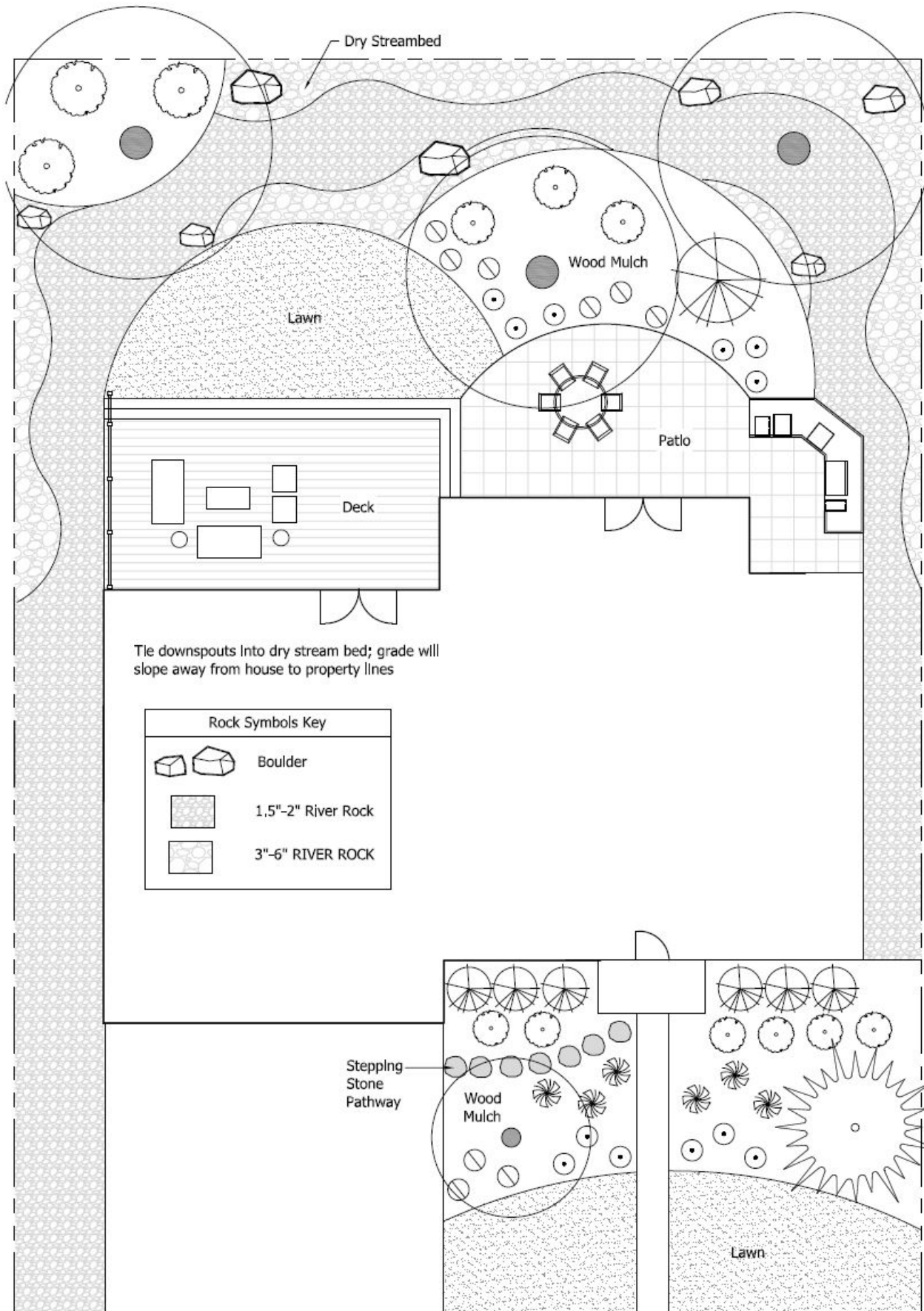
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XERIC LANDSCAPE PLAN - EXAMPLE ONE



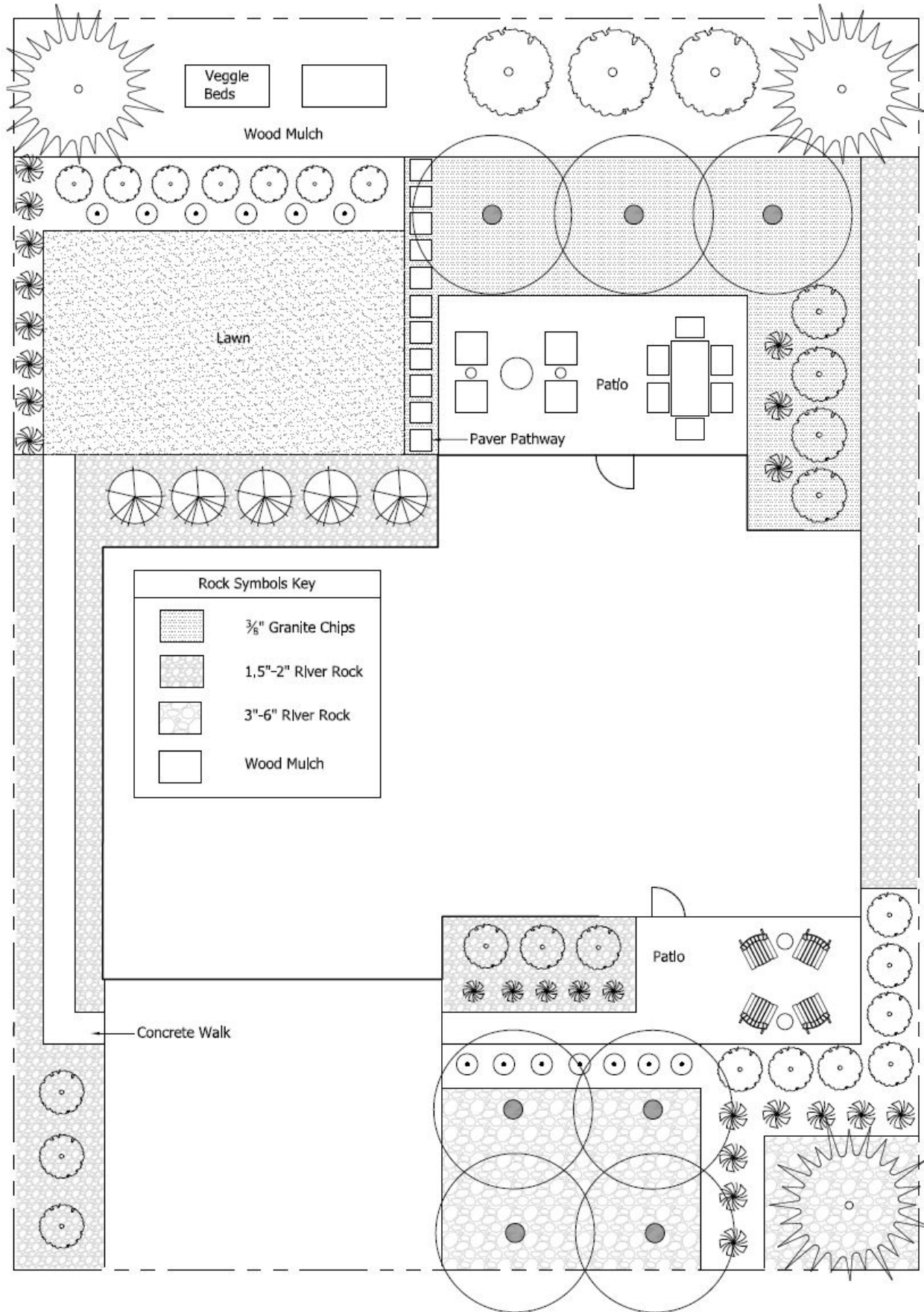
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XERIC LANDSCAPE PLAN - EXAMPLE TWO



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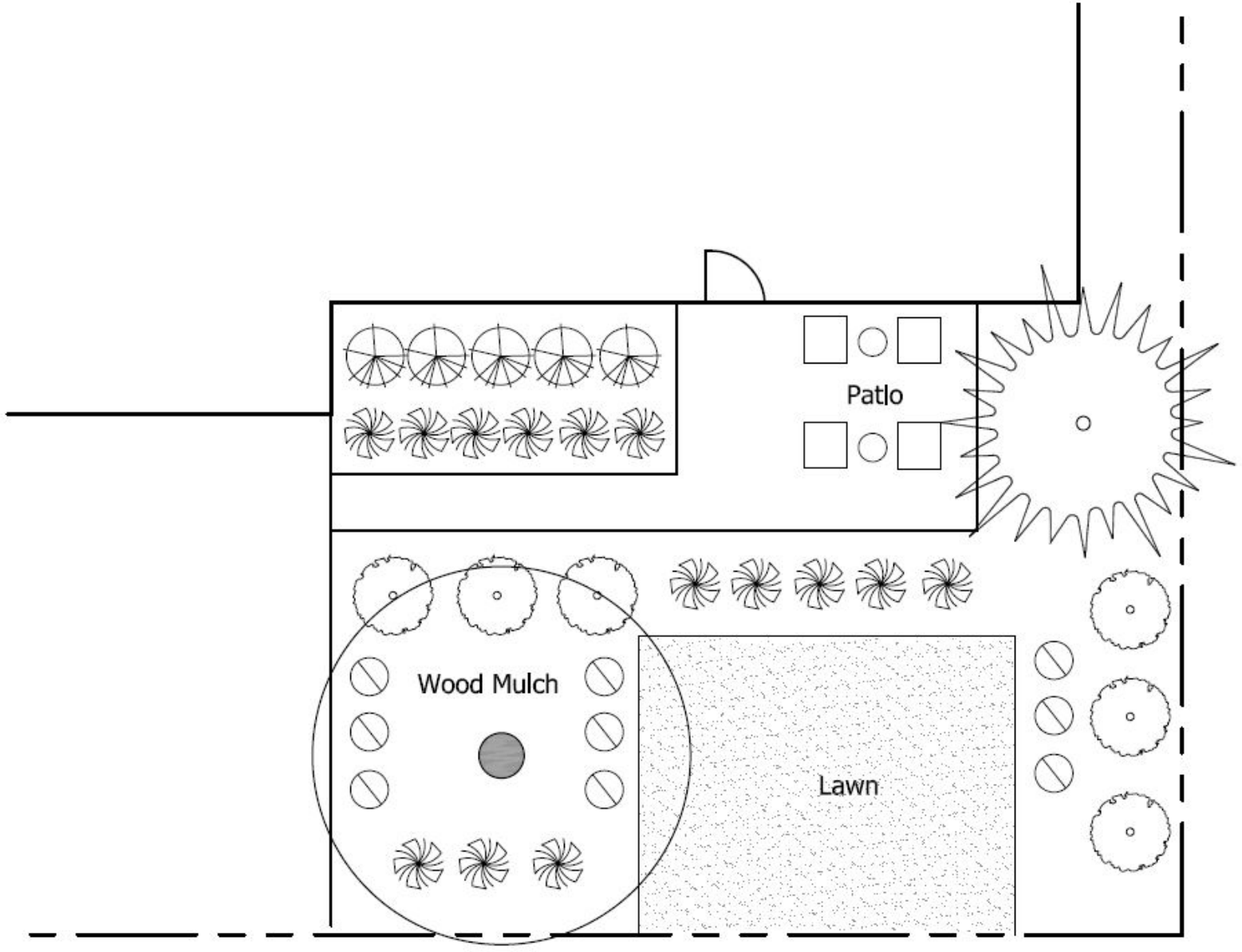
XERIC LANDSCAPE PLAN - EXAMPLE THREE



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XERIC LANDSCAPE PLAN - EXAMPLE THREE

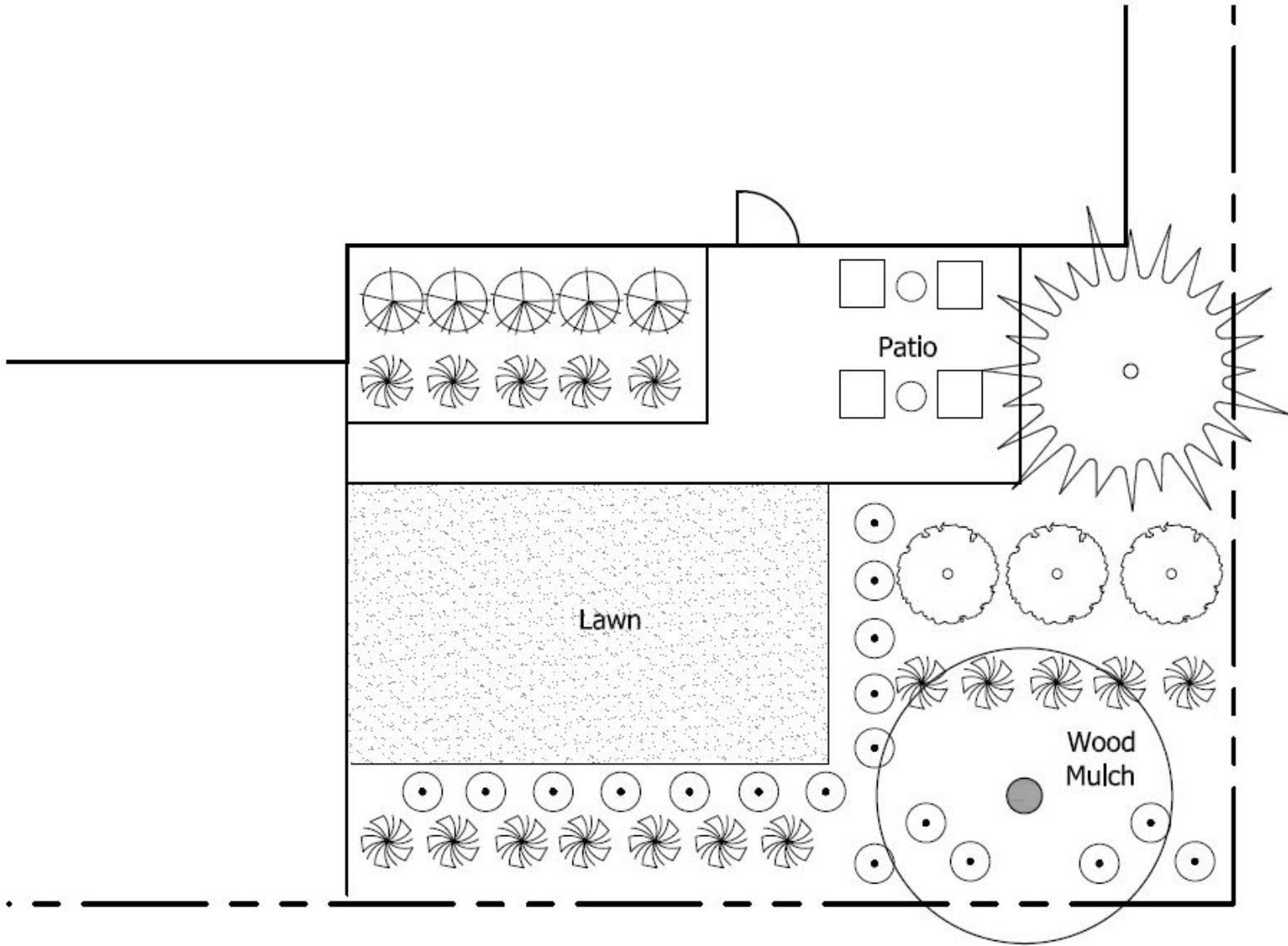
ALTERNATIVE FRONT YARD ONE



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XERIC LANDSCAPE PLAN - EXAMPLE THREE

ALTERNATIVE FRONT YARD TWO



RESIDENTIAL LANDSCAPE GUIDEBOOK

LANDSCAPING GUIDELINES

2.30 Landscaping (New, expanded, and altered)

Architectural Committee approval is required.

Any form of landscaping, such as retaining walls, sidewalks, gravel, rock, impervious surface material, structures, grass, trees, and shrubbery shall have Committee approval prior to installation, and thereafter be carefully maintained.

Design elements such as, but not limited to, rock and mulch must be natural in color. No red or black mulch will be permitted.

The committee seeks to achieve an aesthetically pleasing balance of planting and hardscape material within the lot. See also Artificial Turf Section 2.05. See Landscape Guidebook for landscape planning suggestions.

No plantings that are on the Jefferson County Noxious Weed list will be allowed to be planted on any lot within Ken-Caryl Ranch. Please visit www.jeffco.us for an updated list and classification of noxious weeds.

Submittal Shall Include:

- Plot plan showing the location of work
- List of planting materials and ground cover
- Illustration showing the work to be completed

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ARTIFICIAL TURF GUIDELINES

2.05 Artificial Turf

Architectural Committee approval is required.

The following rules shall apply:

- Artificial turf shall only be used in backyard applications
- A landscape buffer shall surround the turf area
- Pile height will be a minimum of 1.75"
- Color will be compatible with natural turf and be dual, tri, or quad color

See Landscaping Section 2.30

Submittal shall include:

- ✓ Site and grading plan, showing location of installation
- ✓ Landscaping plan showing the proposed layout including edging and other materials
- ✓ 1 foot square sample of the proposed turf

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VEGETABLE GARDENS GUIDELINES

2.26 Vegetable Gardens

Architectural Committee approval is required for all new and expanded gardens. Visual impact will be considered when locating and approving any garden.

Garden Rules:

- The mature height of gardens located in front and side yards not to exceed 3 feet.
- The mature height of gardens located in back yards not to exceed 6 feet.
- The design of the garden(s) should integrate into the landscaping and architecture of the home. Consideration of how the garden will look when not in use must be taken into account.
- Vegetable gardens are required to be weeded, watered, trimmed, and maintained to always look neat and tidy.
- Only one vegetable garden will be allowed in the front yard of any home with a maximum square feet size of 50' square.
- Gardens located in front yards may not have protective fencing installed.
- At the end of the growing season all vegetation must be cleared, with the exception of trimmed and maintained cover crops, winter crops or perennials, any approved temporary fencing taken down (side and rear yards), and any equipment from the growing season removed and stored out of sight (such as support cages, sticks, hoses, sprinklers, etc.).
- Per Firewise guidelines we highly recommend keeping gardens at least 5' away from the foundation of your home.

Vegetable gardens should be located in the back yard whenever possible. Vegetable gardens in front and side yards will be considered on a case-by-case basis. All gardens must be well maintained at all times.

Submittal shall include:

- ✓ Site plan and photo showing proposed garden(s) location.
- ✓ Dimensions of garden area(s).
- ✓ Planned items to be located in the garden(s), i.e. vegetables, flowers, bushes, etc.
- ✓ All materials to be used to create the boundaries of the garden(s).
- ✓ Any planned temporary protective fencing (must be removed at the end of the growing season).