

2024 GENERAL GUIDELINES FOR HIDEAWAY BERMS, GARDENS AND OPEN AREAS

Section 1. Overall appearance of the berm, gardens, and common areas:

- To the extent possible, the above-referenced areas should give an appearance that is consistent with like kind areas in the Hideaway.
- Please do not allow wild grasses or weeds to grow within these areas. However, decorative grasses are okay for use.
- Around the base of a berm there should be a rock border. The fewer the rows the easier it is for rebuilding after snow plowing. It also gives a much cleaner look to the berm by emphasizing floral instead of rocks.
- With an HOA RFM approval you may use Paver Wall Stones not to exceed measurements of 12" in length, 6" in depth and 4" in height and not more than two rows high. These border stones are NOT recommended for any area where they are placed adjacent to a driveway or walkway as they may easily be destroyed by snowplow operations.
- Two or three larger boulders may be placed at random to protect the plants from snow storage and to provide a sense of balance and a natural mountain look.
- The aspen trees should be the focal point of the Hideaway. If a previously planted aspen tree has died, please ask the Board for a replacement tree.
- Non-planted areas should have a cloth fabric weed barrier on top of the dirt and covered with mulch. For consistency, the required mulch for all planted and non-garden planted berms is BROWN. Lowe's generally carries the Echo Premium Quality Medium Nugget in the Brown color. Also approved is the Yard Care Western Red Cedar shredded mulch from Mountain Crest Products. From time to time the HOA may have some of the above-referenced mulch available, at no cost to you, so ask before you decide to purchase. You are not allowed to use items like chopped rubber or other non-natural mulches.
- Any addition of "yard art", "ornamental items" or sculptures such as gnomes, animals or birds are forbidden by our Rules and Regulations. Only rocks, approved Paver Wall Stones, aspen trees, bushes, decorative grasses and flowers are allowed. Some exceptions may apply to professionally maintained berms located between buildings.

Section 2. Water:

- If the area does not have a water source, then one should be considered prior to planting flowers. Otherwise plan a xeriscape berm. Potted plants placed on top of xeriscape berms are acceptable.

- Hand watering is acceptable if someone living at the residence will monitor the watering. It is not recommended to use a sprinkler off the end of a garden hose unless it is strictly controlled by either a timer or resident. Water is precious in Summit County and this type of watering arrangement can lead to excessive watering and runoff if not controlled.
- An irrigation system is also acceptable and recommended. This type of system will need to be run off a battery timer connected to a water spigot with a garden hose trailing to the area. Inside that area, 1/2" black tubing with 1/4" leads should be placed throughout as needed to provide water to needed areas. This system is ideal for either a drip system, a plug-in small area sprinkler or both. If you are contemplating this type of system, please contact the Board for assistance and supplies.

Section 3. Recommended high altitude plants:

- Most plants that are purchased from local stores such as Lowe's, Wal-Mart, or Neils-Lunceford for outdoor use in this climate are acceptable.
- Here is a listing of some plants that have been shown to do well in our berms:
Perennials / Annuals / Bulbs: (Courtesy of Neils-Lunceford)

Alpine Rock Cress	Harebell
Black-eyed Susan	Iceland Poppy
Blue Flax	Moonshine Yarrow
Blue Hill Meadow	Pincushion Flower
Catmint	Pine leaf Penstemon
Clustered Bellflower	Purple Sun Daisy
Columbines - Mountain	Sedum
Cranesbills	Snow in Summer
Creeping Cinquefoil	Turkish Veronica
Dwarf Blue Sage	Whipple's Penstemon
Dwarf Shasta Daisy	

Please, if you have questions about these recommendations and rules, contact one of the board members for assistance.

Thank you for helping to keep the Hideaway a first-class residential area.

Board of Directors
 Landscape Committee

