

2021 GENERAL GUIDELINES FOR HIDEAWAY BERMS

Section 1. Overall appearance of the berm:

- To the extent possible, the berm should give an appearance that is consistent with like kind berms in the Hideaway.
- Please do not allow wild grasses or weeds to grow within the berms. However, decorative grasses are okay for use within the islands.
- Around the base of the berm there should be a rock border that is not more than one or two rows high. The fewer the rows the easier for rebuild after snow plowing.
- Two or three larger boulders may be placed at random to protect the plants from snow storage and also to provide a sense of balance and a natural mountain look.
- The aspen trees should be the focal point of the berm. If a previously planted aspen tree has died and there is water to the berm, 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 preferred mulch is brown in color and no larger than the medium chip size. This HOA recommended mulch is readily available at most local stores like Lowes, Luncesford, or Wal-Mart.
- Our goal over time is to gradually phase in a consistent mulch look throughout the Hideaway. Please do not use non-natural mulch such as chopped rubber mulch.
- Any addition of "yard art", "ornamental items" or sculptures such as gnomes or birds are forbidden by our Rules and Regulations. Only rocks, aspen trees (some exceptions may apply in professionally maintained berms), bushes, decorative grasses and flowers are allowed in the berms.

Section 2. Water:

- If the berm 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 berm. Inside the berm area, 1/2" black tubing with 1/4" leads should be placed throughout the berm 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.

Section 3. Recommended high altitude plants:

- Most plants that are purchased from local stores such as Lowe's, Wal-Mart, or Luncelford 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-Luncelford)

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.