

**POLICY  
OF  
WILLOWBROOK MEADOWS OWNERS ASSOCIATION  
REGARDING XERISCAPING FOR TOWNHOMES**

- SUBJECT:** Adoption of policy and procedure for xeriscaping within Willowbrook Meadows Owners Association (“Association”).
- PURPOSE:** To adopt a policy regarding an Owner’s right to install xeriscaping and to conserve water. To adopt a standard procedure to be followed for xeriscaping and water conservation.
- AUTHORITY:** The Declaration, Articles of Incorporation and Bylaws of the Association, and Colorado law.
- EFFECTIVE DATE:** April 9, 2026
- RESOLUTION:** The Association hereby adopts the following Policy and Procedures for Xeriscaping (“Policy”):
1. Definitions. Unless otherwise defined in this Policy, initially capitalized terms or terms defined in the Declaration shall have the same meaning herein.
    - (a) “Xeriscaping” means the combined application of the seven principles of landscape planning and design, soil analysis and improvement, hydro zoning of plants, use of practical turf areas, uses of mulches, irrigation efficiency, and appropriate maintenance as required by C.R.S. §38-35.7-107 (1)(a)(III)(A).
    - (b) “Turf Grass” means continuous plant coverage consisting of hybridized nonnative grasses or grasses that have not been hybridized for arid conditions which, when regularly mowed, form a dense growth of leaf blades and roots.
  2. Use of Xeriscape. Colorado law provides that the Association shall not prohibit or otherwise restrict the use of Xeriscape to provide ground covering to property for which the Owner is responsible.
  3. Approval. Installation of Xeriscape on the Lot or a change in the current landscaping of a Lot to Xeriscape must be approved by the Architectural Review Committee (“Committee”) in accordance with the procedures contained in the Declaration and any architectural standards adopted with respect to landscape modifications or installations. However, the Association shall not impose any *additional* xeriscape requirements over and above what is imposed for other types of landscaping.

4. Turf Grass and Nonvegetative Turf Grass.
  - (a) Colorado law prohibits associations from requiring any amount of Turf Grass and, therefore, the Association does not require any amount of Turf Grass to be installed on an Owner's Lot.
  - (b) In addition, pursuant to Colorado law the Association shall not prohibit the installation of nonvegetative turf grass (commonly known as artificial turf) in the backyard of Lots. The installation of such nonvegetative turf grass requires prior approval from the Association, and the Association may require certain colors or styles be used.
  - (c) The Association may adopt other reasonable aesthetic guidelines and rules regulating the installation of nonvegetative turf grass that may be installed in the backyard of an Owner's Lot.
5. Watering Requirements. In order to reduce the water required for the installation of new landscaping and in order to maintain the good appearance of all Lots, Lot Owners shall adequately water all landscaping, in accordance with watering restrictions, if any, imposed by the water provider.
6. Water Restrictions Procedure. In the event the water provider institutes watering restrictions, so long as Lot Owners water in accordance with said restrictions, the Association shall not enforce a rule or covenant in relation to dead or dormant Turf Grass. Upon the lifting or expiration of watering restrictions, if any, a Lot Owner who has existing Turf Grass in their landscaping plan that appears to be dead shall be afforded a reasonable period of time, subject to the time of year, to reseed and revive the Turf Grass. The Association shall send written notice to the Lot Owner specifying the amount of time the Lot Owner has to revive the Turf Grass. Failure or inability to revive the Turf Grass within the allotted timeframe may result in the Association requiring the Lot Owner to replace Turf Grass.
7. Failure to Maintain. Excepting periods of watering restrictions, nothing in this policy shall be construed as permitting a Lot Owner to fail to maintain their Lot, including landscaping.
8. Enforcement. This Policy shall be enforced in a consistent manner throughout the community in accordance with the Association's Covenant and Rule Enforcement Policy and Procedure.
9. Supplement to Law. The provisions of this Policy shall be in addition to and in supplement of the terms and provisions of the Declaration and the law of the State of Colorado governing the Community.

10. Deviations. The Board of Directors may deviate from the procedures set forth in this Policy if in its sole discretion such deviation is reasonable under the circumstances.

11. Amendment. This policy may be amended by the Board.

**PRESIDENT'S**

**CERTIFICATION:** The undersigned, being the President of Willowbrook Meadows Owners Association, a Colorado nonprofit corporation, certifies that the foregoing Policy was approved and adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board on April 9, 2026 and in witness thereof, the undersigned has subscribed their name.

**Willowbrook Meadows Owners Association, a  
Colorado nonprofit corporation**

By: *J Jardim*  
J-Jardim (Apr 21, 2026 13:13:48 MDT)  
Its: President

# WB Xeriscape Policy for Townhomes

Final Audit Report

2026-04-21

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