

# Etna Village Estates HOA – Landscape Design & Maintenance Guidelines

Etna, Wyoming

(Adopted Feb 2026)

## 1. Purpose and Intent

The purpose of these Landscape Design & Maintenance Guidelines is to maintain the visual harmony, property values, and natural beauty of Etna Village Estates. Landscaping plays an important role in creating a cohesive neighborhood appearance, supporting local ecology, and ensuring responsible water use in Wyoming’s dry mountain climate.

These standards establish expectations for the design, installation, and upkeep of all residential landscaping visible from streets, sidewalks, and common areas.

It is the responsibility of homeowners to be familiar with the Etna Village Estates CC&Rs, specifically Article V section 5.1F viii and ix as well as section 6.2 for Landscaping requirements.

## 2. Scope and Review Process

1. **Applicability:** These guidelines apply to all lots within Etna Village Estates. Homeowners are responsible for maintaining landscaping on their property in compliance with these rules.

2. **Approval Requirement:** All new landscaping, major modifications, or additions visible from public areas must be submitted to the Architectural Review Committee (ARC) for approval before work begins. Submissions must include a site plan showing plant layout, hardscape materials, irrigation layout, and any decorative features.

3. **Timing:** All yard landscaping (front and rear) must be installed and completed within twelve (12) months following the completion of the residential building on any lot. (Article V section 5.1F (viii). ). If the home is completed and ready for occupancy more than 30 days prior to June 1, then landscaping must be completed by June 1. (Article VI section 6.2) Extensions may be granted by the ARC upon written request for extenuating circumstances.

4. **Inspections:** The HOA or ARC may perform inspections to ensure compliance and maintenance of neighborhood standards.

## 3. General Design Principles

- Landscaping should complement the home's architecture and the community's traditional aesthetic.
- Designs must promote healthy lawns, trees, and shrubs, while conserving water and preserving natural drainage.
- Yard areas visible from public streets can include a combination of lawn, turf, planting beds, or approved hardscape.
- Bare soil areas are not permitted in visible locations.

#### 4. Planting Standards

1. Plant Quality: All trees, shrubs, and perennials must be healthy, and free of disease or damage.
2. Trees: Trees are recommended but not required for residential lots. Homeowners are encouraged to plant trees to enhance property appearance, provide shade, and maintain neighborhood character. Trees should be positioned to avoid interference with driveways, sidewalks, or utilities.
3. Shrubs and Groundcovers: Use a mix of evergreen and deciduous shrubs for variety and year-round interest. Shrubs should be planted to provide foundation screening and define edges. Beds must be covered with mulch or decorative rock (neutral tones only).
4. Lawns: Traditional lawns are permitted and encouraged, provided they are properly irrigated and maintained. Lawns must be edged and free of noxious weeds.

#### 5. Irrigation Systems

Automatic irrigation systems are required for all lawn areas. Systems must prevent overspray onto sidewalks, driveways, and neighboring properties. Drip irrigation or micro-spray systems are encouraged for shrubs and planting beds but not required. Homeowners are responsible for maintaining irrigation systems to prevent leaks and ensure efficiency. Seasonal startup and winterization are expected annually.

#### 6. Hardscape and Accessory Features

Hardscape materials (walkways, borders, edging) are allowed and must be neutral in color and consistent with the home's exterior.

Fencing: Must conform to community fencing standards and should not block sight lines or interfere with snow removal.

Decorative elements (benches, fountains, planters, etc.) are allowed if they are tasteful and proportionate to the property.

## 7. Seasonal Maintenance Recommendations

As a guideline these seasonal standards and tentative months are weather dependent due to the long winters and snow melt.

Spring (April - June) Inspect irrigation systems for leaks and functionality. Fertilize lawns and prune dead branches. Remove winter debris and dead plant material if snow is melted.

Summer (June–September): Mow lawns regularly (no taller than 4"). Unless new sod is installed and requires it to be longer for a successful install. Weed all planting beds and lawn edges. Monitor irrigation efficiency; adjust watering schedules as needed.

Fall (September–November): Rake leaves, aerate, and fertilize lawns for winter preparation. Cut back perennials and ornamental grasses. Blow out irrigation systems and shut off water supply.

Winter (December–March): Maintain safe snow removal from driveways. Avoid piling snow against trees, shrubs, or fences. Inspect for damage from ice, snow load, or wildlife.

## 8. Maintenance Responsibilities

Homeowners must maintain all landscape areas in a healthy and attractive condition. Dead or diseased plants must be removed and replaced promptly. Lawns must be kept trimmed, edged, and free of noxious weeds. Overgrown vegetation must not obstruct sidewalks, driveways, or neighboring views. The HOA may send maintenance reminders as needed; flexible compliance and cooperation are encouraged.

## 9. Enforcement

The HOA may use the enforcement provisions of the Etna Village Estates Covenants, Conditions, and Restrictions (CC&Rs) to enforce these guidelines and maintain community standards. These enforcement provisions will be in line with the other warnings and fines currently in place by the HOA.

## 10. Amendments

These guidelines may be amended by the HOA Board of Directors as community needs, environmental conditions, or state/local regulations evolve.