

Westmont Landscaping and Maintenance Standards

Landscaping overview: The intent of these guidelines are to produce a refined and elegant landscape setting for Westmont houses. Landscape should not compete with the house for attention but should attractively complement the house and its architecture. The emphasis of Westmont landscape standards and requirements is upon those areas of a lot that are visible from public areas of Westmont. Greater tolerance of non-traditional landscape design and installation may be shown by the Committee for yard areas not visible from public areas of the neighborhood.

Trees:

Tree Removal: All tree removals must be approved by the Architectural Control Committee.

Minimum size: New trees- minimum 3 inch caliper; 5 inch caliper between the sidewalk & curb.

Number of trees in front yard: A minimum of **four additional trees** in the front and side yards are required unless other- wise approved by the Committee for lots with existing front yard trees or where fewer trees are appropriate given the size of the trees at the time of planting. **These** are in addition to the trees from the street to the sidewalk.

Irrigation: all new trees are required to have a bubbler installed at the base of the tree.

Best time to plant new trees: Beginning of October to the end of March, this gives the tree root system time to become established so as to better survive our hot summers.

Approved Trees:

Trees between the curb and the sidewalk: Min. size 5-inch caliper

Most Recommended: Shumard Red Oak & Bur Oak

Other Approved: Chinquapin, White, Texas Red, Scarlet, Bluff, Shuette's, Englis, Saul's

Trees front and rear yard: Minimum size 3 inch caliper

- **Elm:** Cedar, American
- **Juniper:** E. red cedar
- **Maple:** October Glory, Autumn Blaze x red, Bigtooth, Florida
- **Oak:** Shumard, Bur, Chinquapin, Red, Water, Laurel, Monterey, English.
- **Pine:** Eldarica, Slash, Loblolly, Austrian, Virginia, Longleaf

Rear yard only:

- Ash: Texas, Urabite
- Cypress, bald
- Cypress: Leyland
- Elm-Cedar, American, lacebark
- Eve's necklace
- Ginkgo: Hybrid (male) varieties only
- Hightower Live Oak
- Magnolia grandiflora

- Pecan, Hickory
- River birch-Heritage,
- Yards visible from the street **shall not have** ornamental trees or shrubs

Tree care:

When to prune your trees

This depends to a large extent on why you want to prune. Light pruning and the removal of dead wood can be done anytime. Winter Pruning during dormancy is the most common practice. It results in a vigorous burst of new growth in the spring and should be used if that is the desired effect. It is usually best to wait until the coldest part of winter has passed in February and March. Some species, such as maple, walnuts and birches, may bleed when the sap begins to flow. This is **not harmful** and will cease when the tree leafs out. **Never prune when a tree is lacking water or during a drought**

Fertilization of trees.

Established trees in yards that are doing well do not need extra feeding. They receive adequate fertilization as lawns are fertilized. Newly planted and younger trees should not be fertilized at planting as it can damage new roots.

Mulch around trees

Even with the many benefits of mulch, improper application can have a detrimental effect on trees. Most trees are sensitive to the depth of mulch. More than 4 inches of mulch restricts soil oxygen exchange with the roots. A common practice in many landscapes is “volcano mulching” – the placing of mulch in a cone around and next to the trunk 8-12 inches high and extending horizontally about 2 feet in diameter. The depth of the mulch restricts oxygen exchange with the roots, but also creates a moist environment at an elevated position near the base of the stem of the tree. This moist environment promotes cracking of the bark, creating an entry point for insects and fungal growth as well as conditions favorable for rodents to chew the bark and damage or girdle the tree.

SHRUBS AND GROUNDCOVER BEDS: Beds must have a minimum depth of 72” at front and side foundations.

Three layers of foundation planting are required:

- One upper layer (layer 3) of medium evergreen shrubs approximately 30-36” in height
- Two lower layers (layer 1 & 2) of shrubs or groundcover

All beds shall be edged

Ryerson steel edging, brick or masonry edging may be used with committee approval. Concrete edging is not allowed.

Plants located in front of windows may not exceed height of windowsill at maturity.

Curvilinear beds are preferred.

Open mulch areas are prohibited

Free-floating beds in lawn areas are prohibited

Artificial plants of any sort are prohibited

Mulch in beds: Dark non colored mulches are required. Shredded cypress mulch, medium and large pine bark mulch (pine "nuggets"), and pecan hull mulch are prohibited in front yard and side yard beds, although mulch mixes with low percentage of pecan hulls are permitted.

Shrubs: Best time to plant: October to the end of March

Approved shrubs and small trees layer 2 & 3:

Small Trees, Ornamental and Large Shrubs for the Front and Rear Yard Layer 2 & 3

- Cherry laurel, Compacta, Bright n Tight
- Crape myrtle,
- E redbud,
- Forest Pansy,
- Holly: Nellie R Stevens, Mary Nell, Emily Brunner, Foster's, Savannah, E. Oakleaf, Needlepoint, American, Yaupon, Possumhaw, Red hollies (Robin, Oakleaf, Liberty,
- Patriot, Festive, etc.),
- Japanese Maple
- Magnolia Deciduous,
- Mexican Plum,
- Oklahoma,
- Texas redbud,
- Texas White, Dogwood,
- Wax myrtle,
- Wirt L. Winn'latifolia, Eggleston.

Ornamental small shrubs Front and Rear Yard Layer 2 & 3:

- Abelia, Aucuba japonica Green-no variegated various varieties,
- Azalea, various varieties,
- Barberry: dwarf, various varieties,
- Boxwood,
- Callicarpa: American beautyberry,
- Chaste Tree,
- Chitalpa- Hybrid,
- Cleyera, Yucca: Soft leaf yucca
- Desert willow,
- Eleagnus: Silverberry,
- Fatsia: Aralia sieboldiana,
- Hawthorn, various
- Hesperaloe: Red yucca,

- Holly: Burford, Carissa, Chinese, dwarf yaupon, various dwarf varieties,
- Juniper: Various dwarf varieties
- Hydrangea: Oakleaf, various varieties,
- Hypericum: St. John's wort,
- Indian hawthorn: various varieties
- Mahonia,
- Nandina: various varieties
- Rose, various varieties (**The Architectural Control Committee discourages the use of roses in landscaping until there is a cure for the Rosetta Virus**),
- Spiraea: Anthony Waterer, various varieties
- Texas sage, various varieties
- Wan myrtle, dwarf,

Minimum size of layer three shrubs and small trees: 5 gallon planted 30 inches on center

Minimum size of layer two shrubs: 3 gallon planted 24 inches on center.

Layer one approved plantings for borders and seasonal plantings

Perennials and Grasses front and rear yard:

- Achillea Yarrow, various varieties,
- Allium,
- Aquilegia Columbine Hinckley's,
- Autumn Joy,
- Blackfoot Daisy,
- Butterfly bush,
- Chrysanthemum Garden mums, various varieties,
- Coneflower
- Coreopsis Daisy, Shasta, Ox-eye
- Daylily
- Fountain grass,
- Hosta
- Iris,
- Lantana,
- Lavandula Lavender,
- Liatris Gayfeather,
- Lythrum Cultivars only Modern's Pink, etc.
- Maiden grass, various varieties,
- Mexican feathergrass,
- Mexican Mint Marigold,
- Muhly grass,
- Penstemon,
- Perovskia Russian sage
- Rosemary, various varieties

- Rudbeckia Blackeyed Susan, various varieties
- Ruellia Mexican petunia,
- Salvia Sage, Autumn, Mexican, various varieties,
- Sedum,
- Solidago Goldenrod,
- Stachys Lamb's ear,
- Texas skullcap,
- Verbena Aster, Stokes, Tahoka,
- Weeping love grass,
- Zinnia Linearis, angustifolia

GROUNDCOVER:

- Ajuga,
- Asian Jasmine,
- Hedera Ivy, English, Persian, various varieties,
- Liriope various varieties,
- Major or minor Ferns, various varieties: Southern wood, Holly, autumn, etc.
- Ophiopogon Various,
- Pachysandra,
- Phyla nodiflora Frog fruit,
- Prostrate juniper, various varieties,
- Purple wintercreeper,
- Rosemary, trailing,
- Sedum various varieties
- St. John's wort,
- Thyme,
- Vinca,

VINES:

- Bignonia capreolata Crossvine,
- Boston ivy, Virginia creeper,
- Camis Trumpet vine,
- Carolina Jessamine,
- Clematis various varieties,
- Climbing roses, (**The Architectural Control Committee discourages the use of roses in landscaping until there is a cure for the Rosetta Virus**),
- Coral Honeysuckle,
- Evergreen wisteria,
- Hedera Ive, English,
- Wisteria: Confederate Jasmine, Silverlace vine, Coral Vine, Fig Ivy, Passion vine

Minimum size of layer one groundcover: 4 inch pots, planted 9 inches on center.

Mechanical and electrical equipment screening

All mechanical and electrical equipment (pool, air-conditionings, satellite dish antennae, etc.) must be completely screened from public view. A combination of trees, hedges, fences or walls should be used to screen equipment and mechanical areas.

LAWN

Front yards, if not in shrub beds, shall be solid sod or hydro mulched as approved by the Architectural Control Committee.

Seeding front lawns (other than by means of hydro mulch) is prohibited.

Turf variety must receive Architectural Control Committee approval.

Note: This is not meant to take the place of the ACC or CCR documents and for any further clarification please review these two documents before proceeding.