## Villas at Alta Mesa Landscape Plan

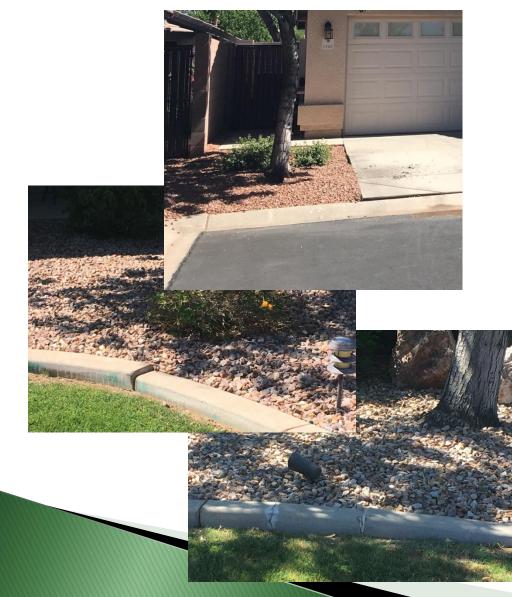


## Original Landscape Design

- In the original design trees were planted in areas that are too small
- They were planted too close to hard-scape (walls, driveways, walkways, curbing, etc.)
- Many of these trees have been removed because of this
- Most of the Ash trees throughout the community have been stunted



## Issues caused by trees



- Large buttress roots have caused damage to nearby hardscape.
- Curbing has had to be replaced or repaired
- Driveways and walkways popping up, making it unsafe for pedestrians

## **Development Agreement**

### In the development agreement it states

3.26.3 Declarant shall plant a minimum of one 24" box tree in the front yard of each Lot within a courtyard sharing the use of a Private Cluster Street. Thereafter, the Association shall maintain and/or replace, as necessary, such tree(s) as part of its Public Yard landscaping maintenance responsibilities pursuant to Section 7.1 below.

# We need to amend this and remove the associated \$500 penalty

## Recommendations

- We've noted locations that are too small for plant material
- Most of these are being used as pathways for garbage access
- We recommend small trees like the Evergreen Bird of Paradise or Mastic Tree

#### Example Small Tree Lot Number 75