



TO: Board of Directors

FROM: Architectural Review

Committee (ARC) DATE: May 19, 2015

RE: Addition of 'Small Landscape Project' Section to Guidelines

Action:

The ARC has voted to recommend the inclusion of the attached "Small Landscape Project" section to the ARC Guidelines in an effort to simplify the process for homeowners wishing to replace small patches of grass/moss with simple landscape designs. This would allow homeowners to pick their simple changes from the designs available and would allow the ARC Liaison to give an immediate approval to move forward with their project without a review fee.

The ARC recommends the IHCA Board of Directors approve this change to the ARC Guidelines and process.



APPENDIX G

SMALL LANDSCAPE PROJECT PROCESS

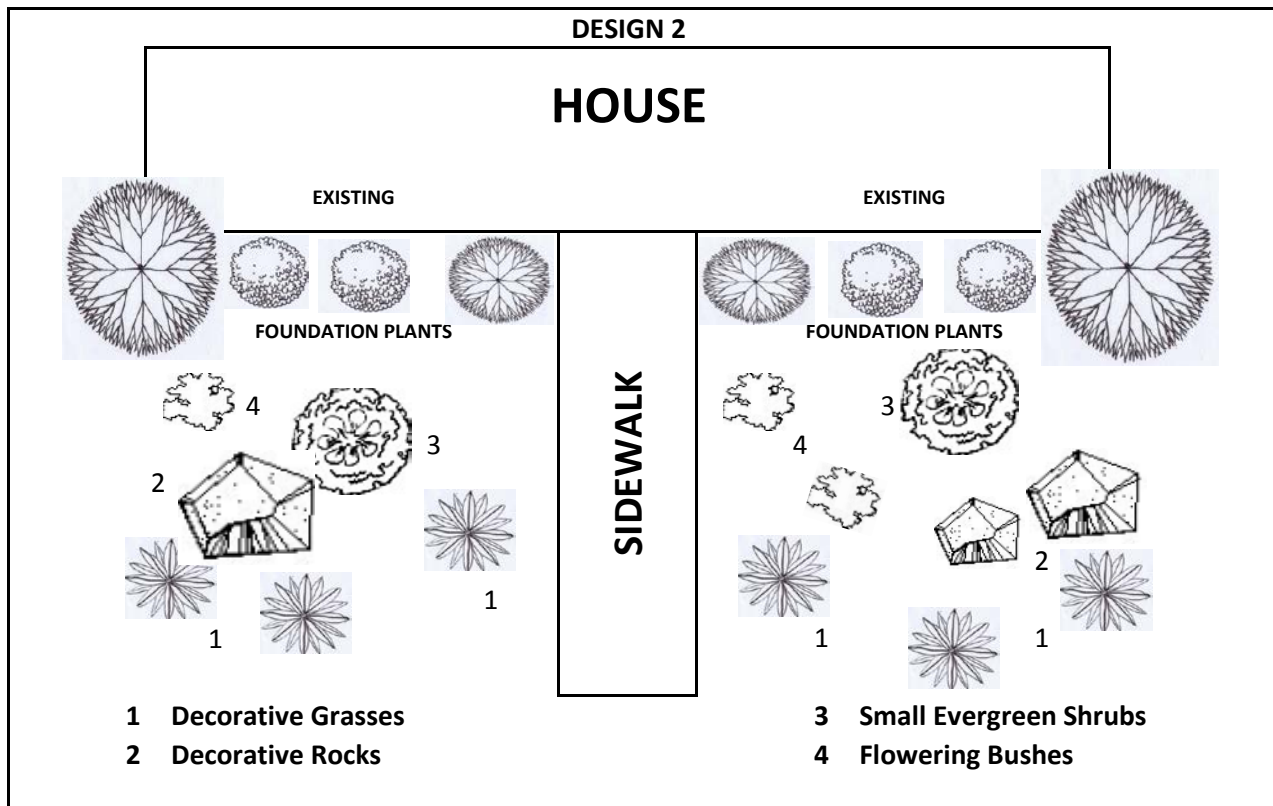
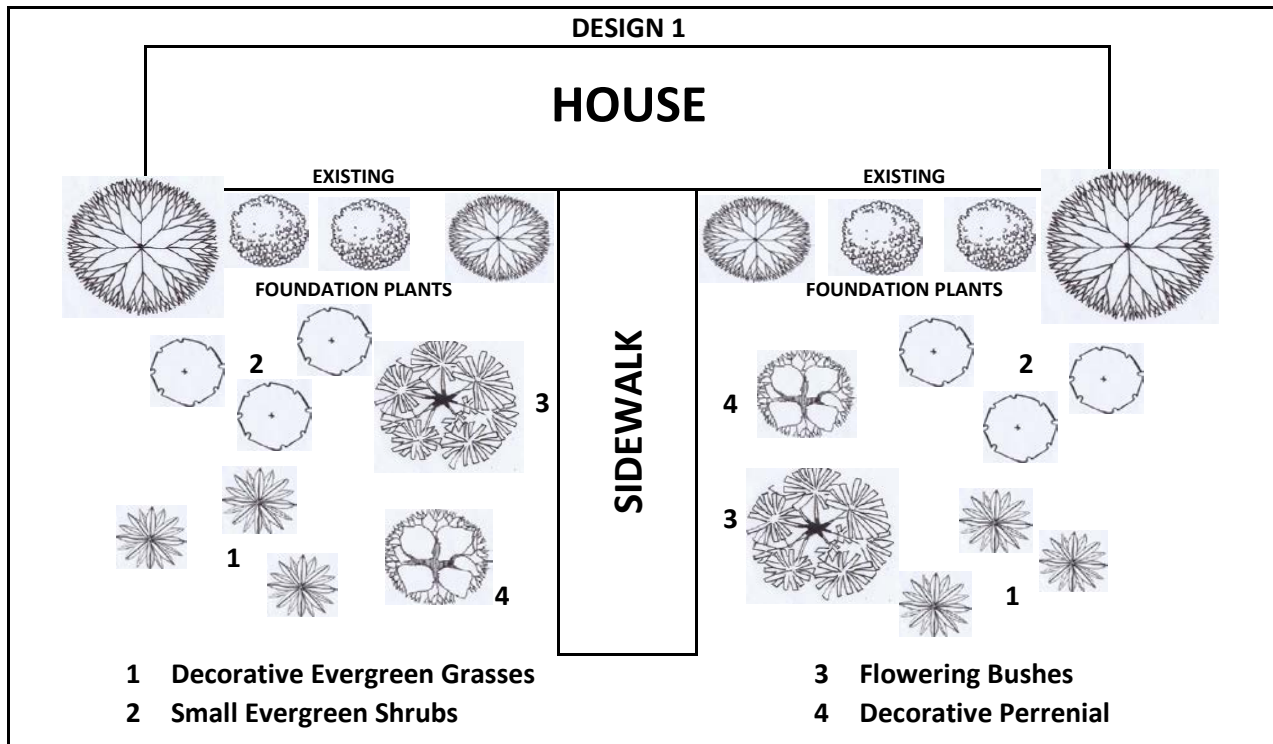
Certain landscape designs throughout Issaquah Highlands include small patches of turf in the front yards that require mowing, edging, fertilizing and, many times, repairs when sun exposure limits the health of the grass.

The ARC has created a portfolio of options for homeowners that wish to eliminate this maintenance obligation by replacing the turf with plants and mulch or groundcover.

An ARC Application is still required but the approval is virtually immediate and there is no review fee.

Attached are the options for review and selection. If you would like help in selecting or creating your own option, please email your ARC liaison Blair.k@ihcommunity.org.

LANDSCAPE DESIGN OPTIONS



SAMPLES OF SMALL/DWARF DECORATIVE SHRUBS

Dwarf Barberry Varieties
(deciduous - sun)



Osmanthus, several
(evergreen - sun)



Ilex crenata - Chinese Holly
(evergreen - sun)



Nandina Dwarf Varieties
(evergreen - sun)



Dwarf Mugo Pine
(evergreen - sun)



Mahonia
(evergreen - sun)



Potentilla Varieties
(evergreen - sun)



Crippsii Golden Hinoki Cypress (evergreen - sun)



Blueberry, Huckleberry
(evergreen - sun)



Compact Oregon Grape
(evergreen - sun or shade)



Dwarf Euonymus
(evergreen - sun or shade)



David Viburnum (evergreen)



Rhododendrons, Azaleas
(evergreen - shade)



Rhododendrons, Azaleas
(evergreen - shade)



Salal
(evergreen - shade)



SAMPLES OF ORNAMENTAL PLANTS

**Ornamental Grass
(evergreen - sun)**



**Ornamental Grass
(evergreen - sun)**



**Ornamental Grass
(evergreen - sun)**



**Ornamental Grass
(evergreen - sun)**



**Heuchera
(evergreen - part shade)**



**Heuchera
(evergreen - part shade)**



**Heuchera
(evergreen - part shade)**



**Hosta
(perennial - part shade)**



**Hosta
(perennial - part shade)**



**Hosta
(perennial - part shade)**



**Hosta
(perennial - part shade)**



**Hosta
(perennial - part shade)**



**Sword Fern
(evergreen - shade)**



**Deer Fern
(evergreen - shade)**



**Tassel Fern
(evergreen - shade)**



SAMPLES OF GROUND COVERS

Kinnikinnick Varieties (sun)



Cotoneaster Varieties (sun)



Lithodora (sun)



Strawberry (sun)



St. John's Wort (sun)



Ceanothus Gloriosus (sun)



Creeping Thyme (sun)



Grass Ground Cover - Mondo (sun or shade)



Grass Ground Cover - Mondo (sun or shade)



Longleaf Mahonia (sun or shade)



Liriope (sun or shade)



Ajuga (shade)



Epimedium (shade)



Dogwood (Cornus Canadensis) (shade)



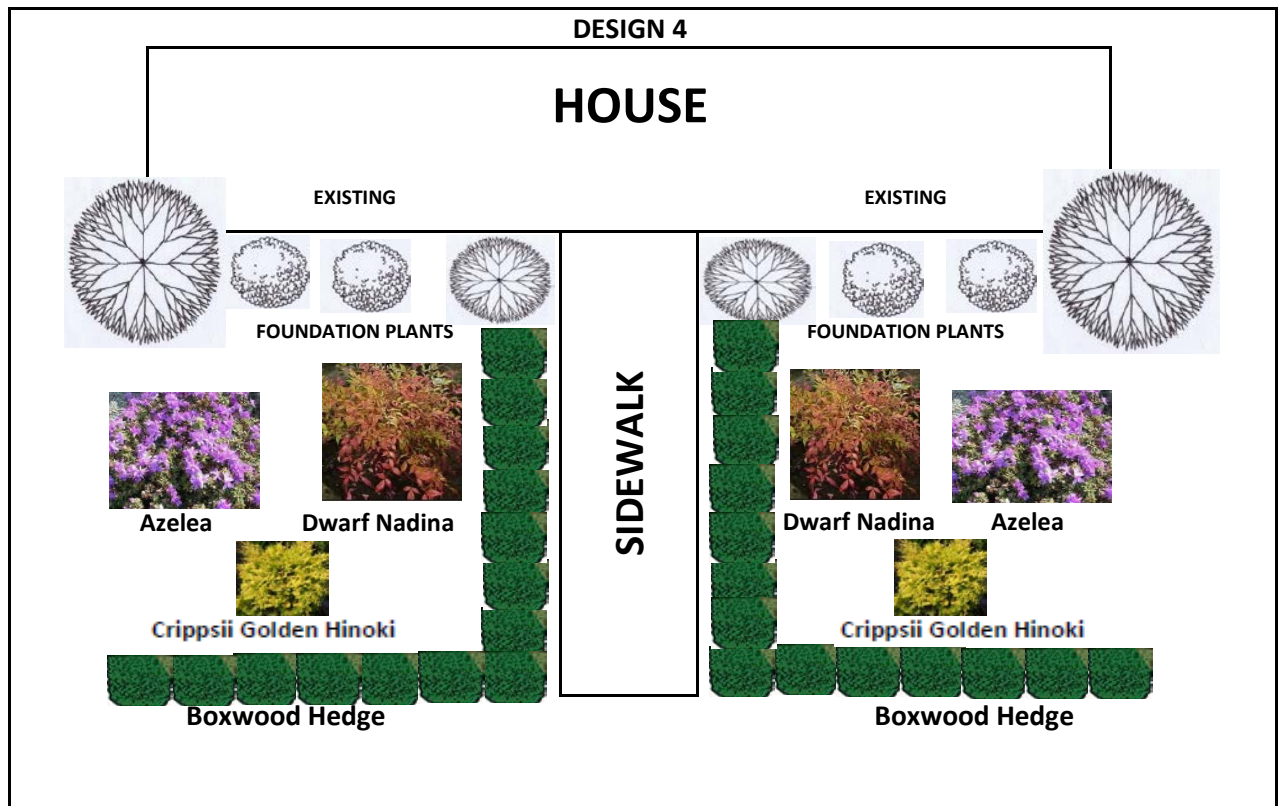
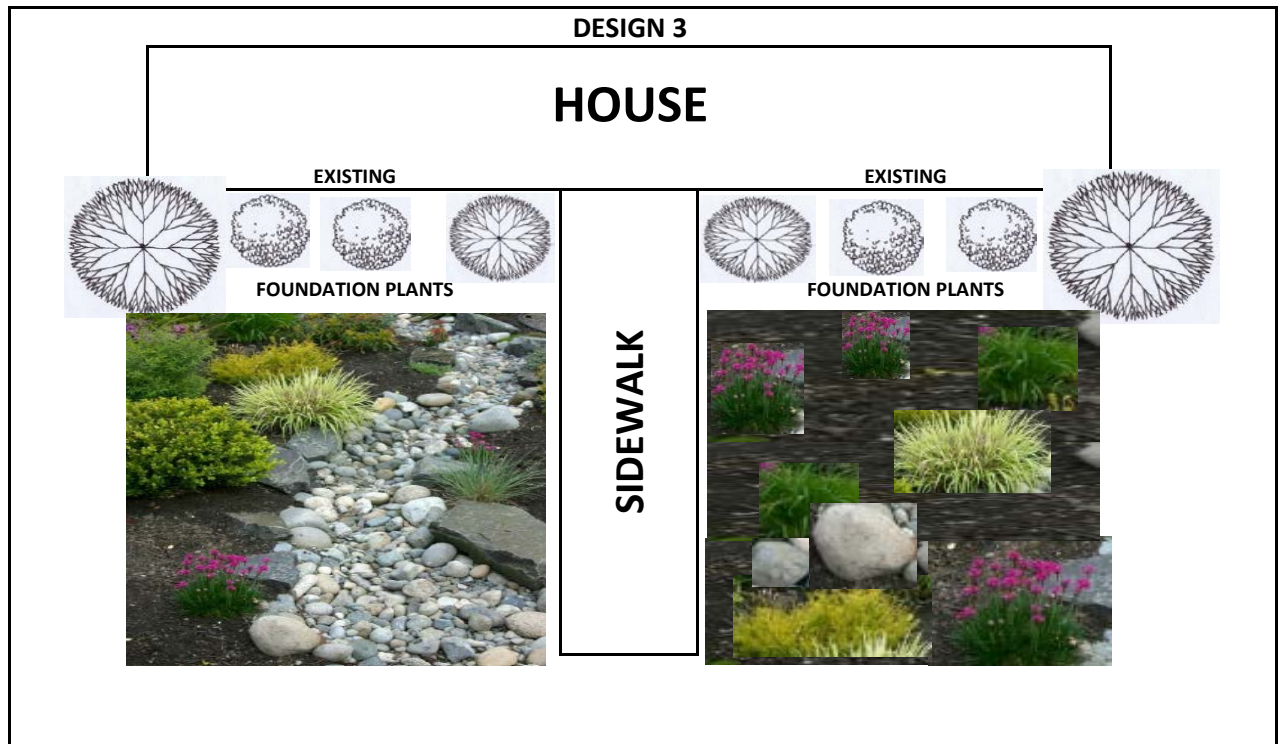
Periwinkle (shade)



ACTUAL PHOTO EXAMPLES



PICTURE IDEA OPTIONS



GROUNDCOVER OPTIONS

