



**GUIDELINES FOR ARC APPROVAL OF OWNER LANDSCAPE IMPROVEMENTS IN  
EASEMENT AREAS  
June 15, 2021 Draft**

**PURPOSE:**

- Encourage improvements to the aesthetics of the trail system.
- Renew homeowner commitment to maintain the easement portions of their property.
- Limit erosion and excessive weed growth

**GUIDELINES FOR APPROVAL**

- Plans for proposed improvements within the easement shall be submitted to the Nellie Gail Ranch Architectural Review Committee (ARC).
- All improvements must be approved by the ARC in entirety prior to installation.
- Improvements must only be on the property of the homeowner / applicant.
- Improvements may not cause safety issues for trail usage.
  - Irrigation shall be limited to low pressure drip irrigation with lock-nut compression fittings or mist system attached to a fence. Free standing or staked risers are prohibited.
  - Irrigation shall not at any time flow into or wet the surface of the trail path.
  - Drip Irrigation should be designed and installed as to not pose a tripping hazard. Min two feet from trail path surface
  - No hardscape shall be installed in the easement areas.
  - Plants that are toxic to humans and animals are prohibited.
  - Trees and bushes must not be planted where trunk, branch or foliage growth will impede use of the trail path.
- Improvements may not reduce equestrian, pedestrian or vehicular access in anyway.
- Plantings should not be designed in such a way to cause ambiguity to the easement line.
- Approval may be revoked if irrigation or plant material is unmaintained and/or permitted by owner to encroach onto, or drain, or cause erosion to the trail.

**ADDITIONAL CONDITIONS**

- Homeowner must maintain improvements. Commitment to maintain extends to future property owners.
- Unmaintained or improvements that create a safety concern may be removed at any time by the NGRanch at the owner's expense.

**DEFINITIONS**

- Trail Path: The equestrian and/or pedestrian usable surface.
- Dripper Lock-nut compression fittings: A fitting that has a locking nut that rotates over top of the tubing, locking the tubing into place once the tubing has been pushed over the tapered barb. Ex: Perma-Loc irrigation fittings, DIG's Universal Nut Lock™ Drip Fittings

