

# HHCO Landscaping Guidelines

The Huntington Highlands Community Organization (HHCO) has created this document to provide guidelines for the landscaping provisions of the HOA CC&Rs:

*The owners of each Lot shall maintain the landscaping on the Lot in a neat and presentable condition at all times and shall not permit the Lot to become overgrown or allow weeds and other noxious plant to proliferate on the Lot. The obligation to maintain landscaping shall extend over the road ditch to the edge of the surfaced road abutting the Lot. (CC&Rs Article D, Section 2)*

First and foremost, it's important to remember that you are part of a community that cares about the appearance and beauty of the neighborhood. We all want to enjoy the benefits of an attractive neighborhood, including: it being a lovely and relaxing place to live, and increased home values.

Also note that this document is primarily concerned with the portion of your property that is visible from the street, which may include your side and backyard. While the CC&Rs do apply to your entire landscape, less visible areas are not held to the same standards as the areas visible from the street. However, please do keep your neighbors in mind when it comes to backyard landscaping.

## General Characteristics

We understand that landscaping aesthetics are subjective, so rather than creating hard-and-fast rules, our goal is to create a shared understanding of what is considered acceptable. Perhaps the best way to do this is to share a set of characteristics that reflect what is and is not desirable:

Desirable Characteristics  
Trimmed  
Mowed  
Pruned  
Mulched  
Pleasant  
Maintained  
Alive

Undesirable Characteristics  
Weeds  
Run-down  
Broken  
Unkept  
Overgrown  
Dead  
Trash

## Additional Recommendations:

- Avoid aggressive plants that will spread to neighbor's property, such as weeds, bamboo, and ground cover.
- All bare earth on the roadway strip must be covered by crushed rock suitable for walking or driving on, and free of weeds.
- The road ditch must be maintained and kept free of debris and should not cause flooding.
- It is required that all bare earth on the roadway strip be covered by crushed rock.