

# CLARK RANCH SUBDIVISION

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## VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT

### Native Grass Management Plan

To reduce management, labor, and expenses (water usage, mowing, fertilization, pest/weed control), communities, towns, and cities often defer the installation of mowed, irrigated turf grass with grass species that should require fewer resources. These areas are often referred to as “native grass” areas because of their less frequently mowed appearance, which sometimes looks like an unmanaged, native prairie that is common and natural to the state of Colorado.

The proper management of these native areas is generally contested by communities, as many people are not familiar with the details of how to create a healthy, established native space.

To ensure the aesthetic of a healthy native grass area and to reduce maintenance and water use in the future, a proper mowing and weed control plan should be implemented.

#### **Mowing is used for three purposes:**

- 1) Control of annual and biennial weeds in the first two years after seeding
- 2) Controlling cool season grasses and weeds in the third year of establishment and beyond
- 3) Preventing invasion by trees and shrubs

Mowing can be accomplished using a heavy-duty riding lawnmower, a wheeled brush mower, a string trimmer (“weed whacker”), or a tractor-mounted mower. String trimmers are the best, especially for small areas, since they can mow at a variety of heights, they lay down the cut material gently without clumping, and can be used in situations where mowers cannot be used (steep slopes and low wet areas).

#### **The First Year**

Applying a broadcast broadleaf weed herbicide early in the season, April to May, will help reduce the number of weeds sprouting earlier in the season. Mow the prairie seeding at six inches in height to keep back fast-growing annual weeds in the first growing season. A second application of broadleaf herbicide may be applied after the first mowing if necessary. Most prairie plants are slow-growing perennials and are easily out-competed by annual weeds in the first year if not controlled. Mowing weeds before they set seed also helps reduce problems in following years. Do not allow weeds to get taller than 16 inches before mowing them down to six inches. When taller vegetation is cut down, the large amount of cut material can bury the young prairie seedlings. Expect to mow three times in the first year. At the end of the season, a final mow will be conducted to ensure all plant material is closely cropped to the ground. This will relieve concerns of dry, flammable material being left unattended.

#### **The Second Year**

Applying a broadcast broadleaf weed herbicide early in the season, April to May, will help reduce the number of weeds sprouting earlier in the season. Mow annual and biennial weeds to a height of twelve inches in mid to late June, when most biennial weeds are in full bloom. A

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second application of broadleaf herbicide may be applied after the June mowing if necessary. This will prevent them from forming seed and re-infesting the area and can kill some biennial weeds outright. Most prairie flowers and grasses will not be taller than twelve inches at this time and remain unharmed by the mowing. It is important to time the June mowing to coincide with the bloom period of biennial weeds. This single mowing in the second year can be critical to long term success by controlling these often-aggressive weeds before they can become firmly established.

Some biennial weeds will re-grow and flower a second time after the June mowing. They should then be either cut back to the ground using pruning shears or a string trimmer, or carefully pulled up by the roots when the soil is moist after a rain. At this time, spot spraying with herbicides will help eliminate weeds that are establishing and protect the grasses. If biennial weeds appear in the third growing season, they should again be cut down when in full bloom or pulled up by the roots. If the plants have completed flowering and are forming seeds, they should be cut or pulled and immediately removed from the prairie. Never allow biennial weeds to complete the seed formation process and re-infest the prairie, as they can become a long-term management problem. At the end of the season, a final mow will be conducted to ensure all plant material is closely cropped to the ground. This will relieve concerns of dry, flammable material being left unattended.

### **The Third Year and Beyond**

Close crop mowing should be initiated at the beginning of the third growing season. Optionally, raking off the cut material after mowing helps to expose the soil and encourage more rapid soil warming, favoring the heat-loving prairie flowers and grasses. Mow as close to the ground as possible, right down to the soil surface if possible. This closely mimics the effects of burning and is nearly as effective in favoring the prairie plants over cool season weeds and grasses.

At the beginning of each season moving forward, broadcast herbicide spraying may be used if needed. However, at this time, spot spraying for weeds may be the only treatment needed. Established native grasses develop deep root systems that help prevent weeds from further establishing in the native areas. At the end of each growing season, the grasses should be cut down to spread their seeds and further propagate the area.

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### Beauty Band Maintenance

Beauty Bands in Clark Ranch will be maintained and separated by area. Mowing around sidewalks will consist of a 4-foot to 6-foot bands, and mowing bands adjacent to homes will consist of 10-foot to 12-foot bands. All Beauty Bands will be kept under 8-inches in height.

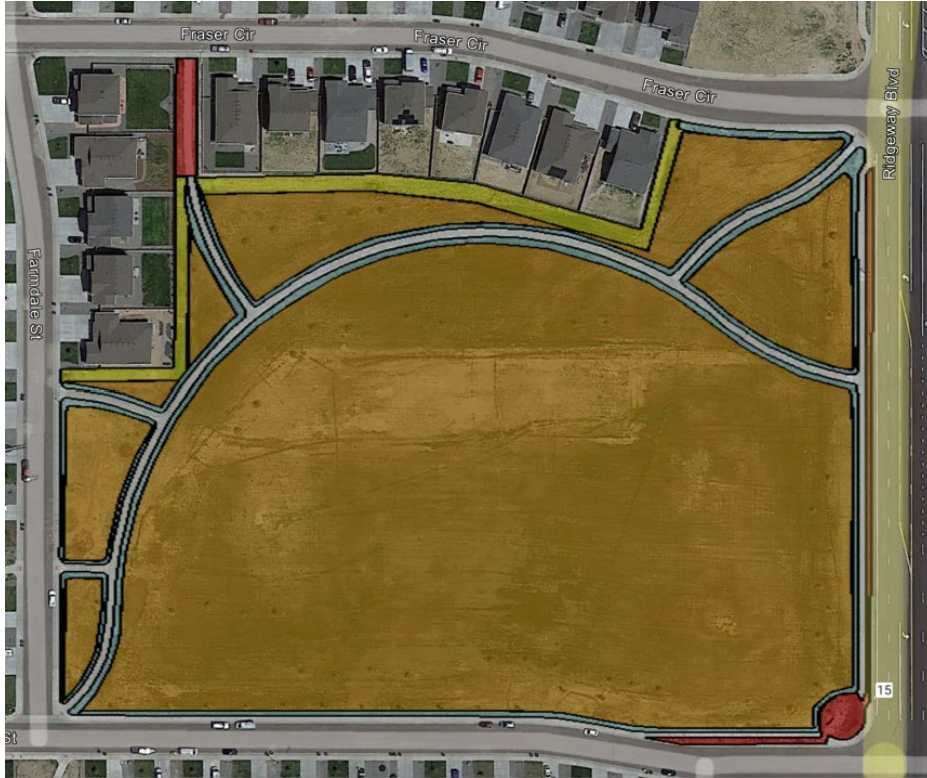
### Mapping Legend

- Areas marked in **Red** will be mowed on a weekly / biweekly basis.
- Areas marked in **Blue** will be mowed on a regular basis and indicates a 4-foot to 6-foot beauty band.
- Areas marked in **Yellow** will be mowed a regular basis and indicates a 10-foot to 6-foot beauty band.
- Areas marked in **Orange** will not be mowed on a regular basis. These areas will be left to grow naturally and may reach heights over 24-inches.

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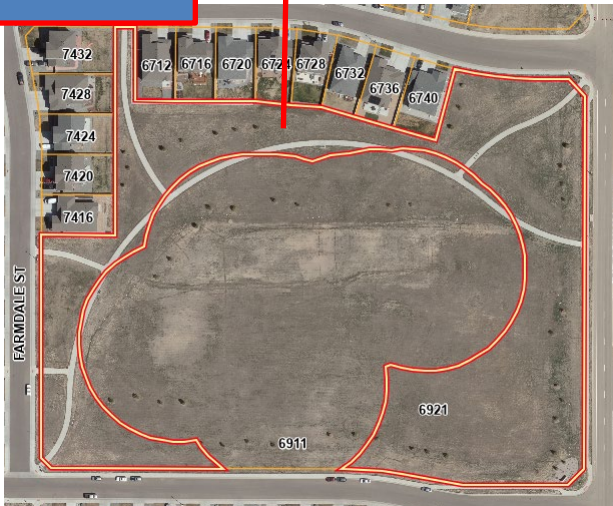
## VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT

### EXHIBIT A

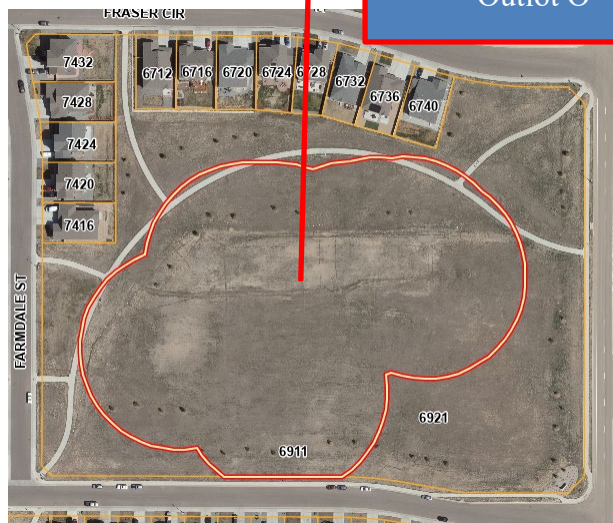


(Tract H & Outlot O, Maintenance Map; Owner Name—Village East Community Metropolitan District)

Tract H



Outlot O

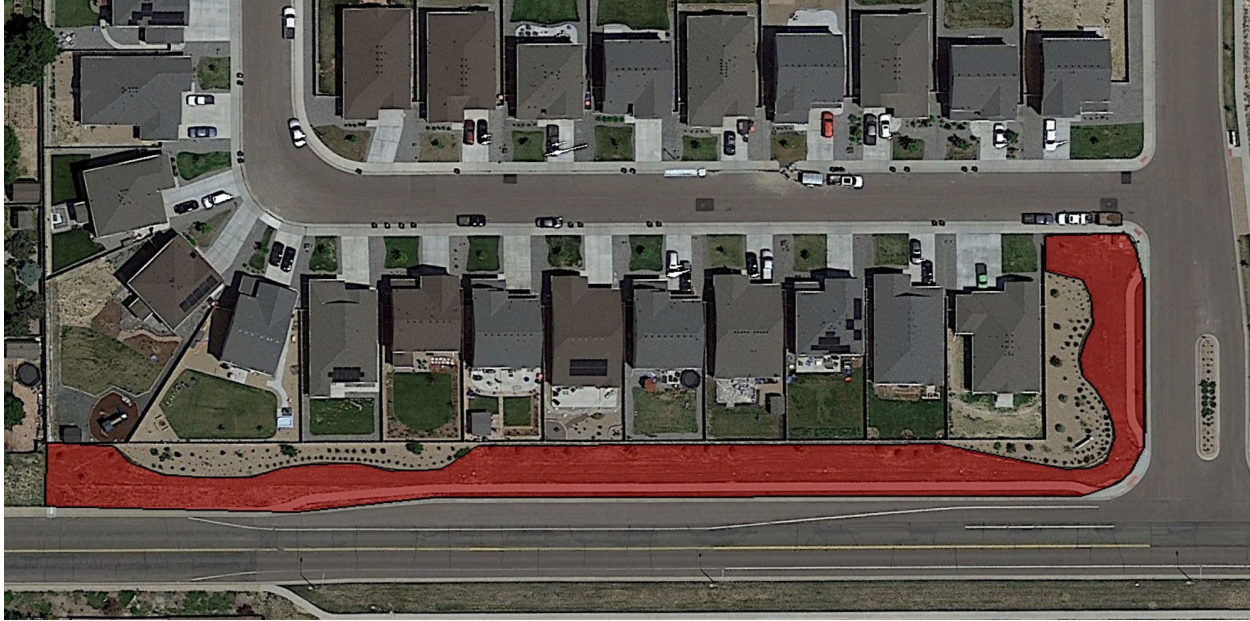


(Left – Tract H Boundary, Parcel #131130431205; Right – Outlot O Boundary, Parcel #131130430212)

# CLARK RANCH SUBDIVISION

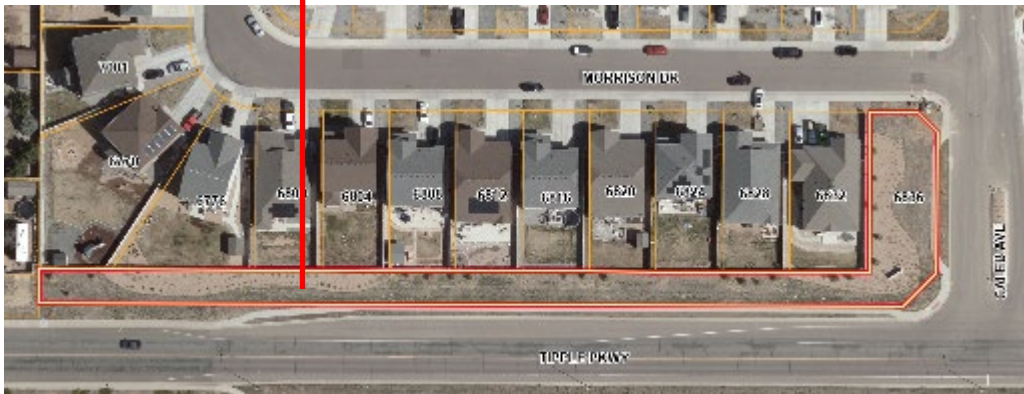
## VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT

### EXHIBIT B



(Tract C, Maintenance Map; Owner Name—Village East Community Metropolitan District)

Tract C

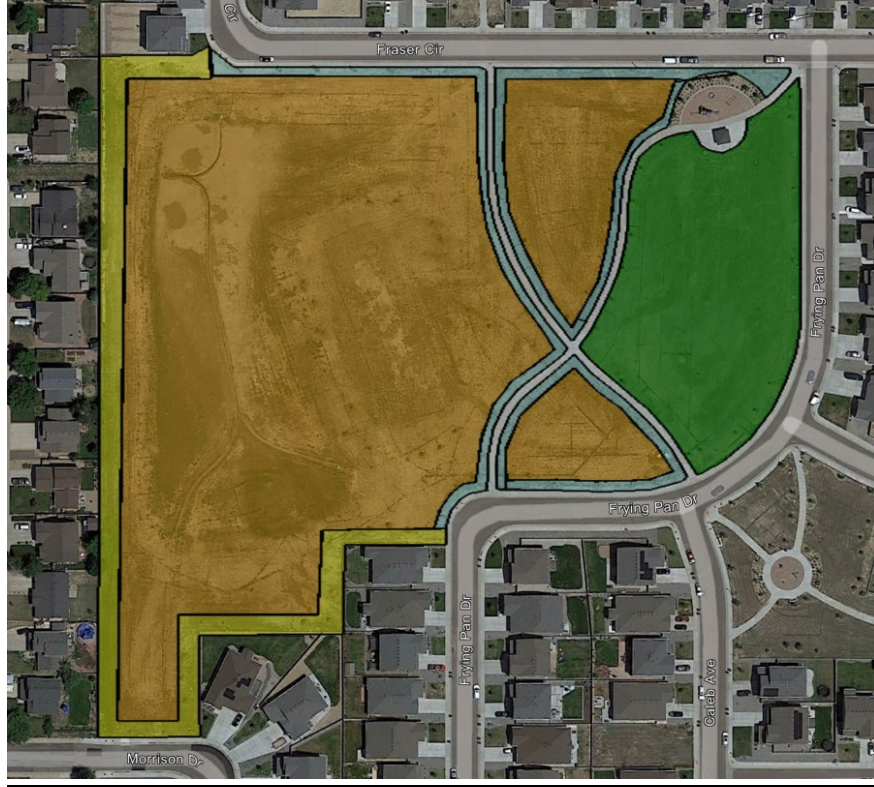


(Tract C Boundary; Parcel #131130431201)

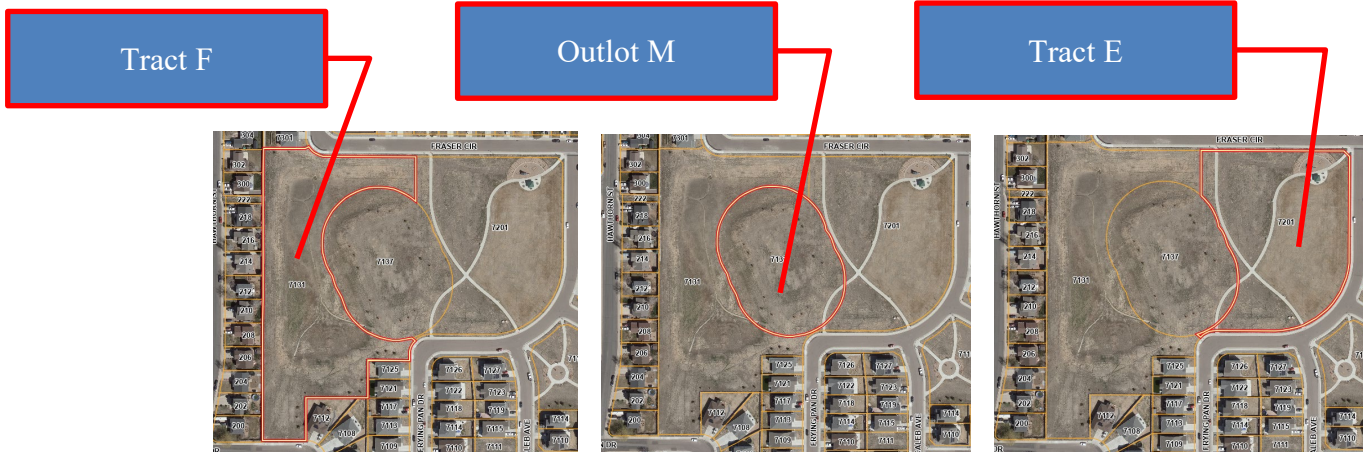
# CLARK RANCH SUBDIVISION

## VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT

### EXHIBIT C



(Tract F, Outlot M, & Tract E Maintenance Map; Owner Name—Village East Community Metropolitan District)

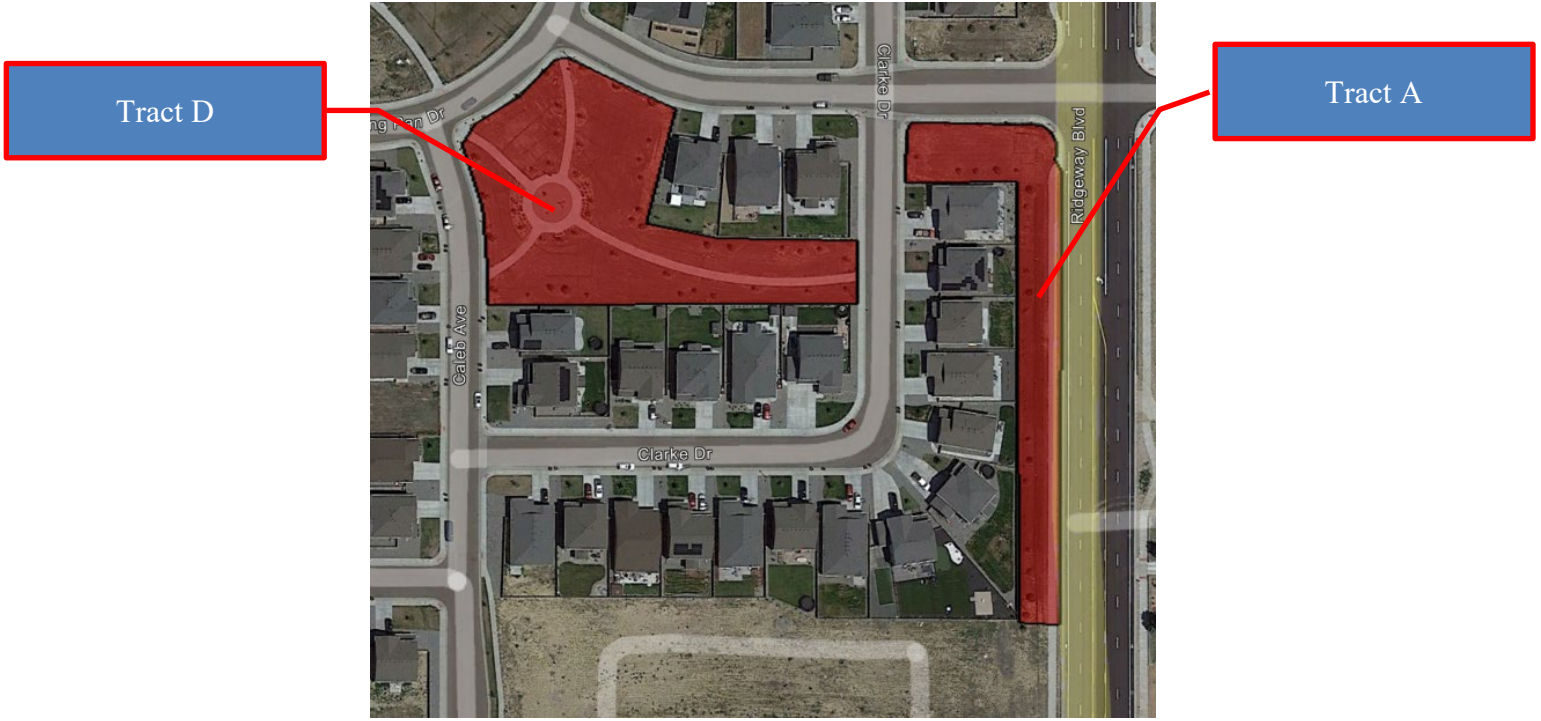


(Left – Tract F Boundary, Parcel #131130431203; Center – Outlot M Boundary, Parcel #131130430211; Right – Tract E Boundary, Parcel #131130431202)

# CLARK RANCH SUBDIVISION

## VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT

### EXHIBIT D



(Tract D & A Maintenance Map; Owner Name—Village East Community Metropolitan District)



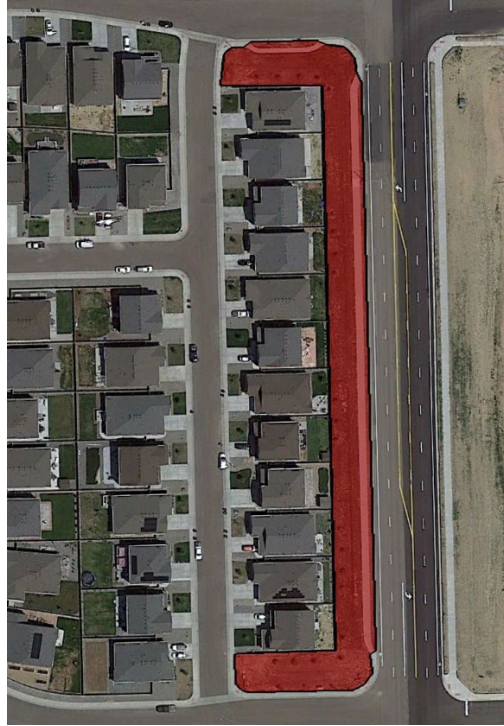
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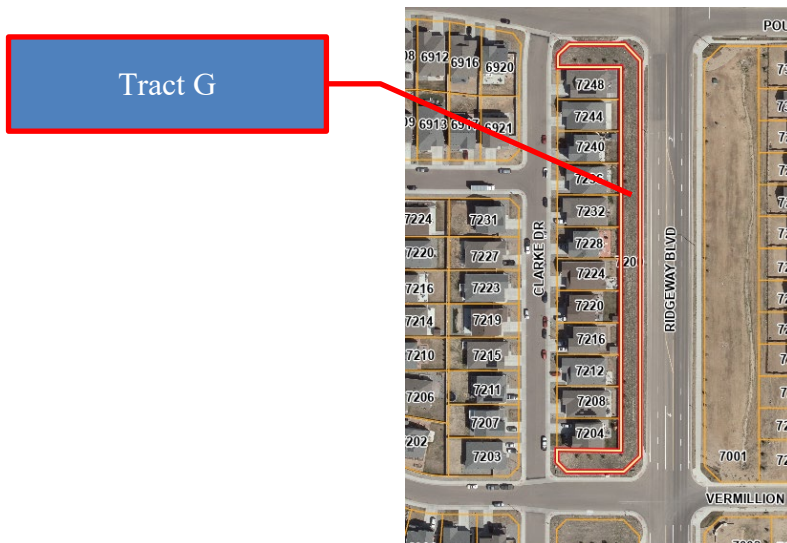
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## VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT

### EXHIBIT E



(Tract G Maintenance Map; Owner Name—Village East Community Metropolitan District)



(Tract G Boundary Map, Parcel #131130431204)



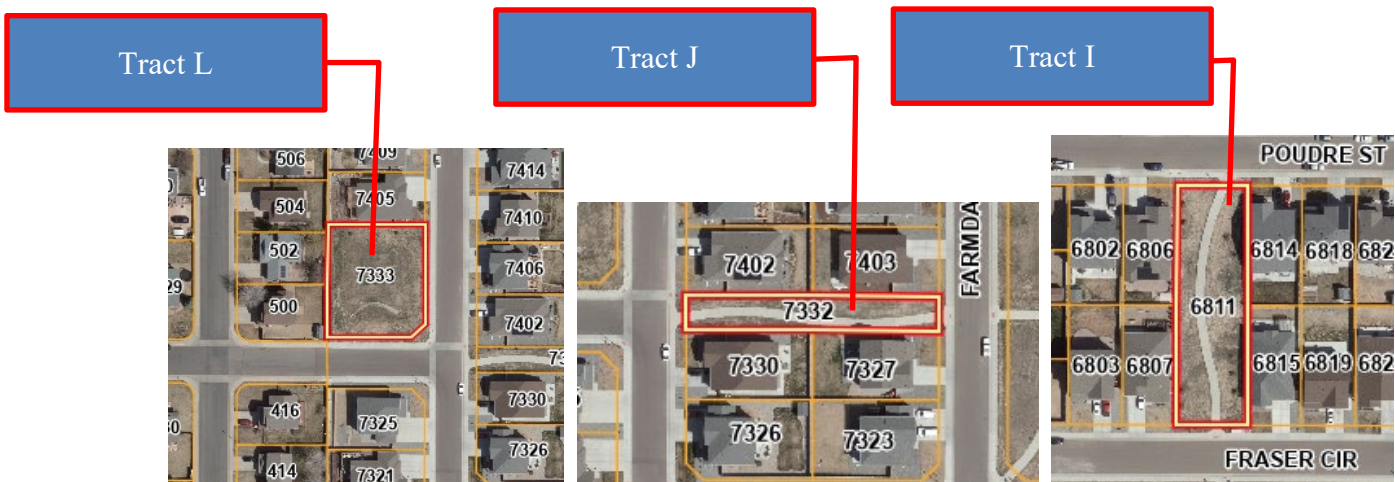
# CLARK RANCH SUBDIVISION

## VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT

### EXHIBIT F



(Tract L, J, & I Maintenance Map; Owner Name—Village East Community Metropolitan District)



(Left – Tract L Boundary Map, Parcel #131130431207; Center – Tract J Boundary Map, Parcel #131130430208; Right – Tract I Boundary Map, Parcel #131130430207)

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## VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT

### EXHIBIT G



(Tract K Maintenance Map; Owner Name—Village East Community Metropolitan District)

Tract K



(Tract K Boundary Map, Parcel #131130431206)

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## VILLAGE EAST COMMUNITY METROPOLITAN DISTRICT

### EXHIBIT H



(Tract B Maintenance Map; Owner Name—Village East Community Metropolitan District)

Tract B



(Tract B Boundary Map, Parcel #131130431200)