

HOA Native Garden Approval Pack

Everything you need to submit a professional native landscaping request to your HOA

What's in This Pack

1. Pre-submission checklist 2. Variance request letter template 3. Plant inventory worksheet 4. Maintenance plan template 5. Quick reference: legal arguments by category

Part 1 — Pre-Submission Checklist

- Read your CC&Rs; and identify every landscaping-related provision
- Check your state's native plant law at hoa-native-plant-rights.com/states/
- Complete the plant inventory worksheet (Part 3 of this pack)
- Complete the maintenance plan template (Part 4 of this pack)
- Photograph the area before installation (dated photos)
- Plan defined borders: edging, stone, brick, or a mowed buffer strip
- Talk to adjacent neighbors before submitting
- Send your request by certified mail AND email — keep proof of both
- Calendar a 30-day follow-up date

Part 2 — Variance Request Letter Template

Copy this letter, fill in the bracketed sections, and attach Parts 3 and 4.

[Your Name]
[Your Address]
[Date]

[HOA Board / Architectural Review Committee]
[HOA Address]

Re: Variance Request — Native Plant Landscaping at [Your Address]

Dear Board Members,

I am writing to request approval to install native plant landscaping at my property. This request is submitted in advance of installation in the interest of cooperative community relations.

Proposed Landscaping: The installation consists of the native species listed in the attached plant inventory. All species are native to [state/region].

Maintenance: The garden will be maintained per the attached maintenance plan, with defined borders consisting of [edging type].

Legal Context: [If applicable: Under (state statute), associations may not prohibit (native / water-conserving / pollinator) landscaping.] Federal conservation policy, including the Migratory Bird Treaty Act and the National Pollinator Health Strategy, supports private-land native habitat.

Water Conservation: Native plantings typically reduce irrigation needs by 50–70% versus conventional turf in the affected area.

I respectfully request a written response within 30 days, and I am happy to meet with the board to address any questions.

Sincerely,
[Name, phone, email]

Part 4 — Maintenance Plan Template

Property Address: _____

Garden Area / Dimensions: _____

Border Type: _____

Maintained By: _____

Season	Planned Maintenance Tasks
Early Spring	Cut back previous year's stems; remove debris; check for invasive seedlings
Late Spring	Weed as needed; top-dress with compost; water new plantings if dry
Summer	Deadhead spent blooms; monitor and remove invasive species
Fall	Leave seed heads for birds; cut back aggressive spreaders
Winter	Leave standing structure for overwintering insects; plan spring additions

Invasive Species Statement: This garden is actively monitored for invasive species. Non-native volunteer plants are removed promptly.

Part 5 — Legal Arguments Quick Reference

Argument	When It Applies
State native plant / xeriscape statute	CA, IL, MD, AZ, NV, UT (strong); TX, CO, FL, MN, NJ, OR, WA, VA, NM (moderate)
Migratory Bird Treaty Act	All states — garden provides bird habitat or food
Endangered Species Act	All states — any listed plant or supporting habitat for a listed animal
Water conservation	All states — strongest in arid regions and where utilities offer turf rebates
Procedural defects	All states — fines without notice, cure period, or hearing
Selective enforcement	All states — similar landscaping elsewhere unenforced

Provided by the HOA Native Plant Rights Hub — hoa-native-plant-rights.com

Disclaimer: This document provides informational guidance only and is not legal advice. Consult a qualified real estate attorney for advice specific to your situation.