**GREAT PARK NEIGHBORHOODS**

**DESIGN GUIDELINES**

**ADOPTED: xx xx, 2024**

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SECTION I:

INTRODUCTION

**SECTION I: INTRODUCTION**

1. **GENERAL OVERVIEW AND MASTER ASSOCIATION RESPONSIBILITIES:** The Great Park Neighborhoods Community Association (the "Master Association") is charged with, among other things, the preservation of the architectural character and enhancement of the landscape setting of the Great Park Neighborhoods master planned community (the “Great Park Neighborhoods”). In furtherance thereof, the Master Association is granted the power to administer and enforce architectural controls within the Great Park Neighborhoods by Articles V and IX of the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Great Park Neighborhoods (the "Master Declaration"). Heritage Fields El Toro, LLC, a Delaware limited liability company, the master developer of the Community and the “Declarant” under the Master Declaration caused these Design Guidelines to be prepared pursuant to the Master Declaration and these Design Guidelines may be revised from time to time by the Board of Directors for the Master Association as provided in the Master Declaration. (Various capitalized words and phrases used herein are defined in the Master Declaration, and unless otherwise indicated, such words and phrases shall have the same meaning herein as is ascribed to them in the Master Declaration.)

These Design Guidelines apply to the Great Park Neighborhoods which are areas referred to by the City of Irvine (the City”) as a “Development District” that may be developed as part of the overall Community. If any additional Development District is developed and annexed into the Community so as to be subject to the Master Declaration and to the jurisdiction of the Master Association, Declarant may, at its discretion, either cause such Development District to be subject to these Design Guidelines or may cause separate design guidelines to be prepared for such Development District. These Design Guidelines (and any separate design guidelines prepared for another Development District) shall collectively constitute the Master Association Design Guidelines referenced in the Master Declaration.

In the event of a conflict between the provisions of the Master Declaration and these Design Guidelines, the provisions of the Master Declaration shall control.

As more fully set forth in Article IX of the Master Declaration, the Master Association Design Review Committee (the “DRC”) is responsible for reviewing the plans and specifications for all proposed Improvements to verify that the proposed Improvements will comply with the requirements of the Master Declaration and these Design Guidelines. In the event any proposed Improvement or any design related matter is not addressed in the Master Declaration or in these Design Guidelines, such Improvement or matter may be decided upon by the DRC and/or its designated consultants in their good faith judgment.

The DRC will be responsible for reviewing the plans and specifications for all proposed Improvements requested by homeowners of the Lots and detached Condominiums in the Great Park Neighborhoods, where there are no “Neighborhood Associations”.

1. **PURPOSE OF THESE DESIGN GUIDELINES:** The purposes of these Design Guidelines are: (1) to preserve the architectural character and enhance the landscape setting of the Community as originally established by Declarant and the Merchant Builders; (2) to assure compatibility among existing and proposed Improvements; and (3) to preserve a high quality of appearance. The Guidelines are intended to give both specific design criteria to Owners and their consultants in preparing plans and specifications for architectural, landscape architectural and any other Improvements (both for initial Improvements by the original owner and for subsequent Improvements by resale Owners) and to give the DRC a basis upon which to review the plans and specifications submitted by Owners. Please note that the DRC only reviews plans and specifications for proposed Improvements for aesthetic purposes only. The Owner is solely responsible for complying with all applicable federal, state and local building laws, regulations, ordinances and codes and obtaining all required permits and inspections.
2. **SCOPE OF DRC REVIEW:** The review of plans and specifications by the DRC only extends to verifying that the plans and specifications comply with the requirements of the Master Declaration and these Design Guidelines. By approving plans and specifications, the Board of Directors and the DRC and its designated consultants do not assume any liability or responsibility for the architectural or engineering design, any defect in structural safety or noncompliance with any law, ordinance, regulation, or code.
3. **AMENDMENTS TO GUIDELINES**: These Design Guidelines may be amended from time to time by the Board of Directors of the Master Association as provided in the Master Declaration.
4. **MODEL COMPLEXES: The construction features and landscaping provided by the Merchant Builders at the model complexes should not be considered as an example of what may be constructed consistent with these Guidelines. The construction features and landscape materials located at the model complexes were provided for sales and marketing purposes only. Some of the landscape and construction features at the models may not comply with the Guidelines and therefore may not be approved by the DRC on an individual Owner's Lot or Condominium.**

SECTION II:

REVIEW AND APPROVAL

PROCESS

**SECTION II: REVIEW AND APPROVAL PROCESS**

**A. EXTENT OF DESIGN REVIEW COMMITTEE REVIEW**

1. The DRC review and approval of plans and specifications is required for all proposed Improvements (which include, without limitation, all proposed architectural modifications and landscape Improvements and/or modifications). The DRC does not have to act on plans and specifications if the DRC determines that the Owner’s submittal is not complete or that the DRC requires additional information. The DRC may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications. The DRC may approve or disapprove plans and specifications and may also conditionally approve plans and specifications subject to the Owner making such changes as the DRC deems appropriate.
2. All submissions of plans and specifications by an Owner shall be distributed as follows:

Incomplete Plans and Specifications: Shall be returned to the Owner.

Approved Plans and Specifications: One (1) set of the approved plans and specifications shall be placed in the Master Association files; two (2) sets of the approved plans shall be returned to the Owner.

Denied Plans, Conditionally Approved Plans and Requests for Additional Information: A copy of disapproved plans and specifications, conditionally approved plans and specifications and requests for additional information shall be returned to the Owner. The management company and/or design review consultants for the Master Association may retain a copy of disapproved or conditionally approved plans and specifications. An Association copy of the original reviewed plans will be included by Management with any subsequent resubmission.

1. Notice of Completion: Review and approval of completed Improvements will be made by the DRC or its designated consultants once the Owner has notified the DRC by filling out and submitting a "DRC Notice of Completion Form" (form can be obtained from management or online). This notification shall be made promptly after completion of improvements, but in no event later than 30 days following completion. Photographs from all angles indicating the installation of all front, side and rear yard Improvements are required as a part of each submittal. Photographs that are inadequate, incomplete or that do not accurately represent the existing conditions will be denied and returned to the Owner. If a proposed Improvement results in an Improvement encroaching into a setback area, a photograph of the setback area clearly showing the measurement from the Improvement to the property line or setback is required with the submission. The Notice of Completion shall be submitted promptly after the Improvement's completion. The DRC shall have sixty (60) days from receipt of the Notice of Completion to conduct a physical inspection of the completed Improvements.

If it is determined that the Improvements were not installed in compliance with the plans and specifications approved by the DRC, the DRC shall notify the Owner in writing of such noncompliance within forty-five (45) days after the DRC's inspection or if no inspection was performed, within ninety days after receipt of the Notice of Completion. The Owner is required to remedy the noncompliance within thirty (30) days of Owner's receipt of the DRC's notice.

When final approval of the Notice of Completion is received, the Master Association will refund the balance of any deposit to the homeowner.

1. The DRC's review of plans and specifications only extends to confirming that the plans and specifications comply with the requirements of the Master Declaration and these Design Guidelines. By approving plans and specifications, neither the Master Association or its Board of Directors, nor the members of the DRC or its designated consultants assume any liability or responsibility for the architectural or engineering design, any defect in structural safety or noncompliance with any law, ordinance, regulation, or code.
2. Construction must not unreasonably disturb neighbors. The use of a neighbor's yard for construction   
   access is not permitted unless the neighbor has given written consent that must include a description of the access area. The use of property owned and/or maintained by the Master Association for construction access requires a Right of Entry letter as provided above.
3. Approval of Improvements by the DRC is for aesthetic purposes only. The applying Owner is solely responsible for ensuring that all federal, state, and local ordinances and building codes are followed. Additionally, the applying Owner is solely responsible for obtaining all permits and inspections that may be required by a public agency before commencing construction.
4. Proposed Improvement Plans must be clear, complete, and prepared in accordance with these Design Guidelines and with all applicable laws, ordinances, regulations and building codes.

**B. RIGHT OF ENTRY / LOCAL PERMITS / VARIANCES**

If construction activity requires the use of private streets or other property owned and maintained by the Master Association (the "Master Association Property") or property not owned but maintained by the Master Association (the “Master Association Maintenance Areas”) for purposes of transporting labor and materials, or for the temporary storage of materials, the applying Owner shall obtain written permission from the Master Association for "Right of Entry" during the course of construction. A copy of the Master Association's Right of Entry letter granting permission, together with any required insurance certificates, shall be filed with the DRC prior to the commencement of construction. (Solely for purposes of these Design Guidelines, the Master Association Property and the Master Association Maintenance Areas are jointly referred to herein as the “Master Association Property”).

After the DRC has approved the Owner's plans and specifications for aesthetic purposes, the Owner must contact local regulatory agencies and be sure that he or she is in compliance with all building and zoning ordinances and regulations currently in force. In the event of a conflict between the provisions of these Guidelines and any building and zoning ordinance or regulation, the more restrictive requirements shall prevail.

A majority of a quorum of the DRC may authorize variances from compliance with these Design Guidelines. In no event may the Board or the DRC authorize variances from the provisions of the Master Declaration. All variances from compliance with these Design Guidelines must be in writing by submitting a "Design Guidelines Variance Request” form (which can be obtained from management or online), along with required fees, and must be approved in writing by the DRC of the Master Association. The fact that Improvements are already installed, without approval or in deviation from approved plans, is not an appropriate basis for a request for variance and will not be a basis for approval. In such situations, the review process will be conducted as if the Improvements had not been installed.

**C. REVIEW AND APPROVAL PROCESS**

1. Construction of any Improvement, including landscaping, may not begin until the DRC has approved plans and specifications depicting the proposed Improvement. Initial landscape Improvement plan submittals must be submitted within 120-days from close of escrow. Installation must be completed within one (1) year from close of escrow. Approval is valid for one year from the date approval was issued by the DRC. A complete submittal package (including applicable submittal fee) is required to be re-submitted if Improvements are not installed within one year from the original date of approval.
2. No review of plans and specifications shall be conducted until escrow has closed. The DRC has established (a) a non-refundable design review fee to review submittals and (b) a security deposit to be refunded (subject to offset as provided below) after the Notice of Completion is approved by the DRC.

The security deposit must accompany every submittal. The purpose of the deposit is to ensure the timely completion of the proposed Improvements and to guarantee that the Master Association is reimbursed for any damage to the Master Association Property associated with an Owner's construction. Funds may be withheld from the security deposit for any of the following reasons: 1) to repair Master Association Property damaged during an Owner's construction; 2) to pay fines assessed against an Owner's account levied in response to a violation of the Master Declaration or these Design Guidelines; or 3) to pay for legal fees associated with a violation of the Master Declaration or these Design Guidelines by an Owner.

All plans and specifications and application forms should be sent to the property management company for the Master Association.

1. The DRC has forty-five (45) days from the receipt of the submittal of a 'complete' (as determined by the DRC) submittal package to approve, conditionally approve or deny the submittal. The applying Owner must obtain a dated written receipt for all plans and specifications submitted. Incomplete submittals will be denied. If the DRC fails to transmit its decision within forty-five (45) days after receipt of a complete submittal package, then the submittal will be deemed approved. The DRC may deny a complete submittal for reasons set forth in the Master Declaration.
2. All packages submitted to the DRC must be submitted by the Owner of fee title to the subject Lot or Condominium and must contain the following items:
3. Property Improvement Form.
4. Owner’s Solar Certification, if applicable.
5. Three (3) complete sets of plans and specifications for the proposed Improvements. Owners must specifically depict all property lines, easements, all utilities, and any Improvements that vary from these Guidelines. Improvements not depicted on plans are not approved. Improvements located on property other than Owner’s Lot or Condominium are not approved. Approval by the DRC of architectural plans shall not be deemed approval of Improvements on Master Property or another Owner’s property. Erroneous information and/or depictions included in an application may render any approval null and void.
6. Appropriate fee and deposit. (Refer to Property Improvement Form for Review Fee and Deposit Amounts)
7. Photographs (hard copies 4x6 min.) of all areas to be improved.
8. Signature of plan preparer that he/she has read and understands these Guidelines.

The property management company for the Master Association will review the plans and specifications and application forms for completeness. Plans and specifications must meet the submission standards as indicated in this Section. The DRC recommends that each homeowner retain the services of professional design consultants to prepare all plans and specifications for the proposed Improvements. Complete packages are forwarded to the DRC. Incomplete submissions will be returned to the applying Owner along with a copy of a checklist noting the areas of deficiency. The forty-five (45) day review period for proposed Improvements will not commence until the DRC has acknowledged receipt of a complete submittal.

1. After DRC review, the design may need to be approved by the City. If the City requires the DRC-approved design to be changed, then the change needs to be approved by the DRC prior to the commencement of construction.
2. When construction is completed, a "Notice of Completion" and photographs of the completed Improvements must be delivered within 30 days of completion to the DRC for its use i n determining if the Improvements were constructed according to the approved plans and specifications and for refunding any deposit held by the DRC. A representative of the DRC may also inspect the Improvement. An appointment will be made at a mutually convenient time for any such inspection of the completed Improvements.
3. After the initial submission and two (2) revisions maximum (for landscape Improvements), and initial submission and one (1) revision (for room additions or remodels), subsequent plan submissions for additional review will require payments of an additional non-refundable design review fee payable to the Master Association. The DRC may also require an additional fee for any submission (whether for initial or subsequent approval) if changes are made to approved plans and specifications, or if the Owner changes their design consultant.

The following is a step-by-step process of the DRC review and submission procedure:

**Step 1a**

The applying Owner reviews these Guidelines and has three (3) complete sets of plans and

specifications prepared for the proposed Improvements showing:

1. Owner's name, date, address and lot number of Dwelling, north arrow, scale of plans (1/8" = 1'-0" or 1/4" = 1'-0"), notes in English.
2. Designer/contractor's name, address, and phone numbers.
3. Designer/contractor's signature confirming that he/she/they have read these Guidelines and understand the requirements set forth herein.
4. Photographs (hard copies 4x6 min.) and dimensioned details as needed to describe the Improvements, including materials, design details, and elevation drawings of any patio cover or other vertical structure, description of play structures, and a photograph of any light fixture specifying the height, material, color, and appearance.
5. Photographs (hard copies 4x6 min.) of front, rear, and side elevations of Dwelling (architectural elevations) and front yard, rear yard, and each side yard and photographs of the adjacent Dwellings taken from across the street.

**Step 1b** (Applies to Improvements to a Dwelling on a Lot only)

For major Improvements to a Dwelling on a Lot, such as, but not limited to, room additions/extensions, a Conceptual Design Submittal is required including; preliminary plans and specifications and existing photography to be submitted prior to preparation of construction documents.

*The timing of DRC review and approval is based, in part, on the completeness of information that the applying Owner provides on the plans and specifications. Inadequate information will cause the DRC to deny the application.*

**Step 2**

The applying Owner completes the Property Improvement Form and the Owner’s Solar Certification, if

applicable.

**Step 3**

1. The applying Owner submits all required forms, fees, plans and photos to the property management company for delivery to the DRC or its designated reviewer.
2. All submissions for DRC consideration shall include the items as outlined in the Architectural Application Checklist.
3. Each submittal for architecture or landscape Improvements must be submitted separately with its own submittal application, documents, and associated fees.
4. No reviews shall be conducted until escrow has closed for the applying Owner's Dwelling.

**Step 4**

1. DRC reviews the required forms, plans and specifications for completeness and consistency with the Guidelines. Incomplete submittals will not be reviewed and will be returned to the Owner. Submittals without the required fee or deposit will be returned to the Owner without review.
2. The DRC approves or denies the submittal. Approval may be given with conditions.

**Step 5**

The applying Owner reviews the DRC's comments and notifies the DRC if there are any questions.

**Step 6**

If the DRC has granted final approval and the applying Owner understands the DRC's comments, the applying Owner submits the approved plans and specifications to the City for approval, if required, and obtains any necessary permits.

**Step 7**

All construction must be consistent with the approved plans and specifications. All deviations must be reviewed and approved in writing by the DRC prior to construction of any Improvement. Any deviations made prior to DRC approval and later disapproved by the DRC will require modification or removal at Owner’s sole cost and expense.

**Step 8**

Within thirty (30) days after construction is completed, the applying Owner submits a "DRC Notice of Completion Form" and hard copy photographs (4x6 minimum) of the completed Improvements to the DRC confirming installation conformance with the approved plans.

**Step 9**

The DRC reviews the photographs provided by the applying Owner with the Notice of Completion and determines if the Improvements were constructed according to the approved plans and specifications. The construction deposit, minus any costs to repair Master Association Property that was damaged during the construction, any fines levied by the Master Association for non- compliance with the Master Declaration or these Design Guidelines, and legal fees, will be refunded to the Owner within approximately thirty (30) days of approval of the Notice of Completion. Construction of any Improvement prior to receipt of DRC approval or deviation from approved plans is a violation of the Master Declaration and, in such event, the Owner may be required to remove the unauthorized Improvement at Owner's sole cost and expense.

**D. ARCHITECTURAL IMPROVEMENTS SUBMITTAL REQUIREMENT**

1. Site Photos**:**

a. Include site photos (hard copies 4x6 min.) of the front and rear elevations; of the front yard, rear yard, and each side yard; and of all surrounding conditions adjacent to the location of the proposed Improvements, including neighboring Lots and Condominiums and Master Association Property.

1. Plot Plan: (at not less than 1/8" = 1'- 0")
2. Show Lot lines accurately. Show all existing and proposed buildings, structures, fences, walls, sidewalks, and other Improvements. Indicate all required setbacks, easements, streets, or rights of way and top or toe of slopes.
3. Show all dimensions on work to be considered; show distances between existing and proposed work and property lines, including zero lot lines, setback lines and slopes.
4. Show by spot elevations, all existing vertical gradients.
5. Roof Plan: (at not less than 1/8" = 1'- 0")
6. Show all existing and proposed roofs noting slopes, pitches, and overhangs.
7. Designate existing and proposed roofing material.
8. Indicate any unusual conditions and details involved in or resulting from the work.
9. Floor Plan: (at not less than 1/4" = 1'- 0")
10. Indicate all walls, columns, openings and any condition or feature that will affect the exterior design or appearance of the structure. Clearly indicate what is existing and what is proposed work.
11. Show dimensions of proposed work and related existing work. Indicate the relationships.
12. Delineate all parts of the exterior that cannot be shown on elevation.
13. Indicate square footage of proposed and existing work.
14. Clearly illustrate the existing structure versus the new proposed structure.
15. Architectural Elevations: (at not less than 1/4"=1'- 0")
16. Clearly illustrate the existing structure versus the new proposed structure.
17. Provide exterior elevations of all proposed structures and how they relate to the existing structure.
18. Delineate all height limits in relation to proposed work.
19. Note all finish materials, colors, and textures of proposed work. For alterations or additions, note if finish is to match existing finish.
20. Compliance with Solar Restrictions: Locate and identify all existing solar energy systems installed on neighboring Lots or detached Condominiums and comply with all requirements of any solar restrictions recorded on the applying Owner’s Lot or detached Condominium.
21. Security Cameras:
22. Provide spec sheets/photos of cameras showing the size and color.
23. Submit photos of the house indicating the locations of each proposed camera.

**E. LANDSCAPE SITE IMPROVEMENTS SUBMITTAL REQUIREMENTS**

1. Site Photos**:**

a. Include site photographs (hard copy 4x6 min.) of the architectural elevations of the front yard, rear yard, and each side yard; and of all surrounding conditions adjacent to the location of the proposed Improvements including neighboring Lots and Condominiums and Master Association Property.

2. Preliminary Landscape Design Plan and Design Details**:** (at not less than 1/8" = 1'- 0")

1. The plan must graphically illustrate all hardscape and other Improvements including, but not limited to; trellises, arbors, patio covers, pools/spas, barbecues, fireplaces, fire pits, fountains, garden art, statuary, mechanical equipment, and storage enclosures.
2. Design details / elevations of all vertical hardscape must be provided for vertical landscape Improvements in the rear and side yard. Include specifications of materials, sizes, heights, color, and finishes.
3. List all hardscape materials, colors, and finishes. Provide color photos of all hardscape materials.
4. Indicate the height for all hardscape features in relation to the adjacent ground elevations (original pad grade), and the finish floor elevation.
5. Clearly indicate proposed setbacks (by dimension) from the perimeter walls and adjoining Dwellings for all hardscape elements.
6. Locate and identify all existing and new drain inlets. Note on the plan that all new inlets shall be connected to the existing system provided by the Merchant Builder. The applying owner is responsible for maintaining positive drainage away from the home and maintaining adequate soil clearance (per local code) from house weep screed/existing wall.
7. Provide a complete written description of the proposed irrigation system on the plan or provide a separate irrigation plan.
8. Locate and identify all trees, shrubs, groundcovers as to their common and botanical names, and their proposed installed plant container size on a separate tree plan and shrub and groundcover plan. Include the following note on the plan: *“All existing Master Association Property landscape shall be protected in place during all phases of construction."*
9. Locate and identify all proposed light fixtures. Include the following note on the plan: *"No exterior lighting (landscape or otherwise) shall be placed or maintained upon any Lot or Condominium so as to cause an unreasonable glare or illumination upon property outside the Owner's Lot or Condominium."*
10. Locate and identify all existing solar energy systems installed on neighboring Lots or detached Condominiums and comply with all requirements of any solar restrictions recorded on the applying Owner’s Lot or Condominium.
11. **CONSTRUCTION DRAWINGS & SPECIFICATIONS:**

Construction drawings and specifications shall be required per local agency requirements. DRC review and approval of design plans shall not be considered to be in lieu of required construction/building permit drawings. Any revisions required by any local agencies that conflict with these Guidelines shall be resubmitted to the DRC for review and approval. The DRC shall have the right to review and impose further conditions on such modifications which are not inconsistent with the requirements imposed by the City or other government agency. The applying Owner is not required to submit working drawings to the DRC; however, it is the applying Owner's responsibility that construction drawings and final implementation of Improvements are in conformance with approved design plans. Landscape design plans shall be resubmitted if they deviate from the approved plans.

1. **CONDITIONS OF APPROVAL**

Each Owner must comply with the "General Conditions of Approval" contained in Section VI of these Guidelines in connection with the construction and maintenance of all Improvements approved by the DRC for such Owner's Lot or Condominium.

1. **APPEALS**

In the event the plans and specifications submitted to the DRC are disapproved, an Owner may appeal the decision. The following procedures shall apply to appeals:

1. Owner submits appeal in writing no later than thirty (30) days following the final decision of disapproval by the DRC. An appeal request shall include a completed “Appeal Request” form, along with required fees.
2. The Owner shall meet with the DRC to discuss the appeal prior to the next Board Meeting. If the appeal is not resolved to the Owner’s satisfaction, the appeal with be heard by the Board of Directors.
3. Appeals received within ten (10) business days prior to the next Board Meeting will be considered by the Board at that meeting. Within forty-five (45) days following receipt of the request for appeal, the Board shall render a written decision. The failure by the Board to render a decision within said time forty-five (45) days shall be deemed a decision in favor of the Owner making such appeal. Only the Owner submitting for approval may appeal a decision of the DRC.

SECTION III:

ATTACHED CONDOMINIUM HOMES

DESIGN GUIDELINES

**SECTION III: ATTACHED CONDOMINIUM HOMES – DESIGN GUIDELINES**

Owners subject to a Neighborhood Association must submit and obtain approval from the Neighborhood Association Design Review Committee governing their Condominium. However, where a Neighborhood Association does not have a Neighborhood Association Design Review Committee, approval of the Great Park Neighborhoods DRC is required. Neighborhood Association Design Review Committee approval is subject to these Design Guidelines, and the Neighborhood Design Guidelines. Where there is a conflict, the Great Park Neighborhoods Design Guidelines prevails.

**A. ARCHITECTURE**

1. Exterior Improvements **– Not Permitted**

Exterior alterations, modifications or additions to Attached Condominium Homes, including, but not

limited to any of the following, **are not permitted**:

1. Room additions, California Rooms, conservatories, sunrooms;
2. Balconies, decks, or porches;
3. Additional garages or garage enclosures;
4. Attached shade / trellis structures (not installed by the Merchant Builder);
5. New or replacement doors, windows, and garage doors;
6. Exterior stairways;
7. Awnings;
8. Wrought iron;
9. Roof modifications;
10. Skylights, solar equipment/ panels;
11. Exterior building lights (Not Merchant Builder-installed);
12. Exterior color changes;
13. Accessory buildings and storage sheds;
14. Detached Patio Structures.

2. Exterior Improvements **– Subject to Approval**

1. Appropriately scaled outdoor furniture is permitted.
2. Portable propane fueled barbecues and appropriate scaled gas fire pits are permitted. Fire pits are not to be attached to existing courtyard walls. An air gap shall be provided.
3. Barbeques are not to exceed the courtyard wall height, with the exception of Attached Condominium Homes where the courtyard walls are below four (4) feet. In such cases, there must be appropriate screening of the barbecue.
4. Appropriately scaled container/potted plant material with drainage saucers are permitted. The design, material and color of any pot must be compatible with the architecture. No more than four (4) pots are permitted on the entry porch or balcony, and they are not allowed to exceed twenty-four (24”) in height. Pots are not allowed to be placed on top of Builder installed patio walls and pilasters. All pots must be maintained in good condition and plant materials therein must be well maintained and alive. Pots that contain dead plant material or no plant material are not permitted. Owner is responsible for any damage to Master Association Property or Neighborhood Association Property.

3. Screen Doors

a. All screen doors that are visible to the street and/or Master Association Property, with the exception of retractable screens, must be approved by the DRC. Screen door frames shall match existing color scheme. Submit the specification with a photo for DRC consideration.

4. Communication Equipment

1. All exterior communication equipment, such as satellite dishes, radio antennae, television antennae and other transmitting or receiving devices, must comply with the Master Declaration. Any permitted equipment must be approved by the DRC as to location and size prior to installation.
2. Communications equipment should be located in less visible areas and shall not exceed the ridgeline of any roof and may not be attached to building walls or roof.
3. Satellite dishes are only permitted in the exclusive use areas of the units via tripods. If a unit does not have an exclusive use area that is able to receive a satellite dish signal, you may not be able to receive satellite dish service as satellite dishes are not permitted on Master Association Property or Neighborhood Association Property.
4. All cables should be installed within the Dwelling wall where possible. If placed outside, cables must be painted to match the adjacent surface where visible on the exterior of the Dwelling. Penetrating the building exterior wall or roof is not permitted.

5. Interior Party Wall Requirements

1. Owners are not permitted to penetrate/disturb the existing condition of any party (common) walls of an Attached Condominium Home.
2. Audio equipment is not permitted to be mounted or installed on or in a party wall or on or in the ceiling within ten (10’-0”) feet of a party wall.

6. Flooring Requirements

1. Indoor

Due to the proximity of other Condominium units below or adjacent to each Owner’s Condominium, Owners are required to minimize noise transmission from their Condominiums. Owners who desire to change any flooring features (including without limitation carpet, carpet pads, stone, wood, tile and vinyl) installed by the Merchant Builder in their Condominium must comply with the requirements of the Neighborhood Declaration applicable to their Condominium and obtain DRC approval of same prior to installation.

1. Outdoor

Any hardscape/flatwork changes to patios must be compatible with the materials and colors of the existing architecture. Color photo samples along with the manufacture’s name and material type should be submitted for review by the DRC. Owner is responsible for on-going maintenance, repair and replacement of such changes made to Builder installed patios. Homeowners are not otherwise allowed to change or modify Master Association Property or Neighborhood Association Property, including, but not limited to, entry porches, decks, or balconies.

7. Storage

The storage of items located within a patio area, deck or balcony is prohibited. Storage sheds are not permitted.

8. Thematic Features

No thematic features such as sculptures, artwork, human or animal figured fountains, commercial type banners or flags, etc. are allowed where visible from public view.

1. Mechanical Devices

The installation of exterior mechanical devices is prohibited since homeowners are not allowed to install improvements on Master Association Property or Neighborhood Association Property, such as building roof areas.

1. Solar Panels

a. Notwithstanding any provision or restriction contained in the Master Declaration or any

applicable Solar Declaration to the contrary, solar panels/mechanical devices associated with solar energy systems (collectively, “solar equipment”) may be installed within the Community subject to prior written approval from the DRC. Installation on common area or association property components is limited to the roof of the building in which the owner applicant resides.

b. As part of said approval, the DRC will evaluate the appearance of the proposed solar equipment to ensure that said equipment and its proposed installation comply with the following:

1. Integrated into the roof design of the Dwelling and mounted parallel with the roof angle at the minimum vertical clearance from roofing material.
2. Solar panels located on top of roofs must conform to all Fire Authority regulations. In addition, to maintain the aesthetics and integrity of the roof, the panels should be setback a minimum of three (3) feet from the ridge and one (1) foot from the outside perimeter and bottom of the roof.
3. Solar panels are required to be placed and configured in a rectangular array.
4. Frames must be colored to complement the roof, such as, bronze, or black. White, silver, aluminum frames, etc. are not permitted.
5. Support and ancillary solar equipment shall be enclosed and screened from view.
6. All solar equipment exposed to the exterior shall be located in a manner that minimizes visual impact.
7. Exposed elements including conduits shall be painted to match the adjacent building surface.

c. In addition to providing the aesthetic specifications of solar equipment, an application must be accompanied with the following:

1. A copy of owner’s contract with the contractor who will install the solar equipment, which contract shall include provisions requiring the contractor to be licensed and insured and provides a minimum ten (10) year installation warranty.
2. A solar site survey showing the placement of the solar energy system prepared by a licensed contractor or the contractor’s registered salesperson knowledgeable in the installation of solar energy systems to determine usable solar roof area. The solar site survey shall also include a determination of an equitable allocation of the usable solar roof area among all owners sharing the same roof and written certification or other written confirmation from a structural engineer licensed in California that the roof of the condominium building on which the solar equipment will be installed is capable of bearing the weight of the solar equipment (if installed in accordance with the Plans) without any adverse effect on the structure.
3. The survey shall ensure a fair allocation of usable solar space among multiple owners of separate interests because the roof space that is usable for a solar energy system, or multiple systems, will vary from building to building, depending on location and environmental factors. In this regard, an owner applicant’s equitable usable share of the roof shall be limited to the percentage their unit represents among all other units in the building (e.g. if there are 6 units in one building, each owner is allocated no more than 1/6 of the usable space of the building roof).
4. Proof of written notification to each owner of a unit in the building on which the installation will be located of the application to install a solar energy system. The written notification shall be made by certified mail, mailed to the owner’s mailing address(es) on record with the Association, and include a copy of the design and location of the solar energy system and a copy of the solar site survey of the equitable allocation of the usable solar roof area among all owners sharing the same roof. The written notification shall include the following statement in bold: “**Space and location for solar energy systems on the roof shared by owners of this building is limited and my proposed solar energy system may restrict availability of space and location for future solar energy systems.**” Proof of written notification must be made by providing the Association with (i) a copy of the written notification provided to the owners and (ii) copies of the certified mail receipts.

Failure to provide a solar site survey or failure to comply with the written notification requirement shall result in a denial of the application. In the event an owner presents an inaccurate or fraudulent site survey or fails to provide written notification to each owner in the building, an approval by the Association may be nullified.

1. If owner’s solar energy system is approved, the following is required:

The owner must sign a covenant agreement, to be recorded against the owner’s unit, which requires, among other things, that the owner and all subsequent owners (i) are responsible for all costs for damage to the common area or other separate interests, including, but are not limited to, damage, destruction, or wear and tear to the roof arising from the installation, maintenance, repair, removal, or existence of the solar equipment; (ii) are responsible for all costs for the maintenance, repair and replacement of the solar equipment itself, and for restoration of the common area or any separate interest after its removal; (iii) must disclose to prospective buyers the existence of any solar energy system of the owner and the related responsibilities of the owner under the covenant agreement; (iv) must maintain a homeowner liability coverage policy of not less than One Million Dollars ($1,000,000.00) at all times naming the Association as an additional insured and provide the association with the corresponding certificate of insurance within 14 days of approval of the application and annually thereafter; and (v) must indemnify the Association for claims resulting from or arising in connection with the solar energy system.

**Owner shall pay for legal fees of preparing and costs of recording the agreement**.

The owner’s installer must sign a license agreement which requires, among other things, the installer to (i) reimburse the Association for all costs for damage to the common area or other separate interests resulting from the installation, maintenance or other work related to the solar equipment, (ii) maintain general liability insurance in an amount of at least One Million Dollars ($1,000,000.00) naming the Association as an additional insured; (iii) maintain workers’ compensation insurance, including employer’s liability at a minimum limit of One Million Dollars ($1,000,000) for all persons whom it employs, in strict conformance with the requirements of the most current and applicable Workers’ Compensation Laws in effect during the performance of any work related to the solar equipment.

1. Upon completion of installation, along with the Notice of Completion, Owner shall provide Association with a duly licensed contractor’s written certification that construction and installation of the solar equipment did not adversely affect either the structural integrity or weather barrier of the roof.

11. Landscape

The planting concept for the Community features Southern California native plants and drought tolerant/California friendly plants.

The landscape plays a significant role in establishing the overall character and value of Great Park Neighborhoods. The landscape objective for Great Park Neighborhoods is to create a cohesive community framework, while allowing for neighborhood diversity and home variety. The desire is to ensure that the landscape and hardscape Improvements are of the same high quality as the Dwellings and Community facilities and that they are aesthetically and horticulturally compatible.

1. General Planting Notes
2. The Master Association Property and front yard trees, shrubs, groundcover, and turf provided by the Merchant Builders and maintained by the Master Association are to be protected in-place during any construction and replaced in kind and size by the Master Association at the Owner's expense if damaged by the Owner or their contractor. The following note shall be included on all Improvement plans: "All existing front yard and parkway landscaping shall be protected in place during all phases of construction."
3. The parkway and Merchant Builder-installed front yard landscaping is maintained by the Master Association and may not be removed or modified by an Owner.
4. No trees, shrubs, or other plants shall be installed in the private yard area until plans and specifications have been reviewed and approved by the DRC. The plans and specifications must show the proposed species, locations and installed sizes.
5. The DRC shall have the right, but not the obligation, to require the Owner to remove, trim, or prune any tree, shrub, or plant in the private yard which, in the reasonable opinion of the DRC, unreasonably impedes the passage of light or air of any Unit and to shape and thin trees for wind resiliency and appearance.
6. In addition to selecting landscape plants based upon aesthetic characteristics, consideration shall be given to spatial constraints, ultimate mature size, relative drought tolerance, solar aspect, and soil type within Great Park Neighborhoods. Pre-approved trees, shrubs, ground cover and turf are shown on the next sheet. Select trees from the "Small Tree List and Vertical Accent List". Others may be used depending on space and upon review and approval by the DRC.
7. No palm tree of any size or species is permitted on any portion of a lot.
8. Trees with invasive root systems and deciduous/flowering/fruiting trees that drop excessive litter should not be proposed adjacent to Master Association Property or adjoining Dwellings or private yards. Such trees should be setback five (5) feet minimum from property lines unless they are of dwarf variety. Fruit bearing trees and/or shrubs are not allowed in the front yard or courtyard areas.
9. All trees planted within five (5) feet of private yard walls, fences, and/or adjoining Dwellings must utilize a root barrier device.
10. Plant material considered to be invasive to this region as determined by CAL-IPC (California Invasive Plant Council) is prohibited.
11. Owner assumes all liability and responsibility for any root damage from trees planted in Owner's private yard (including, but not limited to fencing, walls and structures, utility lines, drainage, and adjacent neighbor Improvements).
12. Trees must not overhang into adjacent private property or Master Association Property more than forty percent (40%).
13. Owner agrees to provide routine maintenance for all trees in the private yard, including, but not

limited to, annual pruning and lacing. If the DRC deems any tree in a private yard to be a nuisance, the Owner shall bear the expense of tree removal.

1. Trees, shrubs, and vines are encouraged to be planted to screen or visually enhance blank wall areas. Vines may not be attached permanently to walls.
2. Synthetic turf grass is acceptable in entry courtyard areas and in private rear yards. Refer to Synthetic Turf Guidelines.
3. Narrow shaped vertical trees may be utilized as vertical accents only and are not permitted in a row to be used as a screen. They are not to be planted in rows of more than two (2) in a row and must have a minimum of eight (8) feet of spacing between the rows.
4. If a private yard is large enough, fifteen (15) gallon minimum evergreen trees or vertical shrubs should be planted to accent the architecture, screen areas of high activity and structures, and to provide neighbor-to-neighbor privacy. Trees shall be planted a minimum of three (3'-0") feet from an adjoining Dwelling. Note, some trees may require a greater setback as determined by the DRC. Refer to the small tree list and vertical accent list on the following sheets for appropriate tree selection. The mature size of the tree should be considered when determining approximate types of locations.
5. Rigid, linear, hedge-type rows of shrubs are not allowed. Shrubs are to be arranged in informal groupings with individual plants off-setting each other.
6. Planting Requirements – Courtyard Areas
7. The courtyard area shall be considered as the area at the front of the house surrounded by low walls and gated.
8. Trees are encouraged as a means of creating privacy and screening neighbor-to-neighbor views.
9. Trees shall be carefully selected based on ultimate size.
10. Trees shall be planted at least three feet (3') from privacy walls and must utilize a root barrier device. Note: Some trees may require a greater setback as determined by the DRC.
11. All courtyard areas not displaced by hardscape shall be planted with a combination of shrubs and ground covers. Large areas of bare earth, rocks, and/or mulch are not permitted.
12. Shrubs shall be carefully selected base on ultimate size and shall be maintained at one (1) foot maximum over the height of the courtyard walls.
13. All planting areas visible from the streets and /or Master Association Property that are not completely covered with shrubs shall receive groundcover.
14. Vertical accents are encouraged against blank wall elevations and corners.
15. Synthetic turf is permissible. Refer to Synthetic turf guidelines.
16. No topiaries with forms that reflect animals or humans, or thematic objects/forms are allowed in the front yard.
17. Decorative rock and decomposed granite are acceptable for limited accent use in fully enclosed courtyard areas at the discretion of the DRC.
18. Planting Requirements- Private Rear / Side Yards
19. Trees are encouraged as a means of creating privacy and screening neighbor-to-neighbor views.
20. Trees shall be carefully selected based on ultimate size.
21. Trees shall be planted at least three feet (3') from privacy walls and must utilize a root barrier device. Note: Some trees may require a greater setback as determined by the DRC.
22. All rear yard areas not displaced by hardscape shall be planted with a combination of shrubs, ground covers and turf. Large areas of bare earth, rocks, and/or mulch are not permitted.
23. Where practical, trees or shrubs shall be utilized to screen equipment, dog houses, storage, play equipment etc. from view of Master Association Property and adjoining Lots.
24. Vertical shrubs/hedges are encouraged against privacy walls.
25. Vertical accents are encouraged against blank wall elevations and corners.
26. Espaliers and vines are permissible against privacy walls installed with non-penetrating attachment devices.
27. Synthetic turf is permissible. Refer to Synthetic turf guidelines.
28. Vertical evergreen trees and shrubs are encouraged as a means of creating privacy and screening neighbor-to- neighbor views; however, a long continuous row of trees or large shrubs is not permitted around entire lot. Screen hedges must be maintained at 12” maximum over privacy walls. Italian cypress may be utilized as vertical accents only and are not permitted to be used as a screen.
29. Espaliers and vines are encouraged against privacy walls installed with non-penetrating attachment devices.
30. Gravel or decomposed granite are acceptable.
31. Narrow, restricted side yard areas (AC condenser pad location situations) may be paved.
32. No palm tree of any size or species is permitted on any portion of a Lot.
33. Synthetic Turf Grass

Plans must be submitted for review and written approval by the Design Review Committee prior to installation. Synthetic turf may be installed in front courtyards, and side/rear yards subject to these guidelines. Proposed synthetic turf must meet the following conditions:

1. Only synthetic turf with multi-height, width, textured and colored blades are acceptable in front courtyard and/or highly visible areas.
2. Rubber in fill material made from recycled tires is not permitted. Synthetic turf products with heat treated infill such as nylon “thatch” are encouraged in front courtyard and visible areas. Alternative fill materials are permitted in enclosed rear yard areas only.
3. Synthetic turf must have a minimum Face Weight of 60 oz. and/or a minimum total weight of 87 oz. is acceptable.
4. Synthetic turf must have a minimum blade height of 11/2 inches.
5. Synthetic turf shall have a minimum 10-year “No Fade” warranty and a one-year installation/workmanship warranty with 100% UV protection.
6. A manufacturer’s specification sheet must be submitted for review with name of product and manufacturer’s specifications for installation and maintenance. The type of border treatment should be indicated.
7. A minimum eighteen inch (18”) wide shrub planting area is required between the base of the house and/or courtyard walls and the proposed synthetic turf.
8. A planting area or minimum 4” mow strip is required for installation of synthetic turf adjacent to regular turf.
9. Visible exposed synthetic turf edges are not permitted.
10. Synthetic turf is not allowed on slopes steeper than 4:1 maximum.
11. Adequate base and drainage must be provided under the turf.
12. Synthetic turf submittals for small areas of a yard, such as decorative use in a driveway or between step pads, that are visible from the street, will be reviewed on a case-by-case basis.
13. Synthetic turf must be maintained in an attractive condition and not be allowed to fade, crack, or otherwise fall into disrepair. General maintenance is required to maintain an attractive appearance. If product is not maintained in accordance with community standards, the homeowner will be asked to remove and replace it.
14. Plant Palette

(see next sheet)

**STREET TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X |  | GINKGO BILOBA ’FAIRMONT’ | FAIRMONT GINKGO |
| X |  | JACARANDA MIMOSIFOLIA | JACARANDA |
| X |  | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE |
| X |  | LAGERSTROEMIA HYBRIDS | CRAPE MYRTLES |
|  | X | LAURUS NOBILUS ‘SARATOGA’ | SARATOGA SWEET BAY |
| X |  | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEET GUM |
|  | X | LYONOTHAMNUS F. ASPLENIFOLIUS | CATALINA IRONWOOD |
|  | X | MAGNOLIA GRANDIFLORA ‘D.D. BLANCHARD” | BLANCHARD’ D.D. BLANCHARD MAGNOLIA |
|  | X | MAGNOLIA GRANDIFLORA ‘LITTLE GEM’ | LITTLE GEM MAGNOLIA |
|  | X | PINUS ELDARICA | AFGHAN PINE |
|  | X | PINUS HALEPENSIS | ALEPPO PINE |
|  | X | PINUS PINEA | ITALIAN STONE PINE |
| X |  | PISTACIA CHINENSIS | CHINESE PISTACHE |
|  | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
| X |  | PLATANUS ACERIFOLIA  ‘COLUMBIA’ | LONDON PLANE TREE |
| X |  | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE |
|  | X | PODOCARPUS GRACILIOR | FERN PINE |
|  | X | PRUNUS CAROLINIANA ‘BRIGHT N TIGHT’ | BRIGHT N TIGHT CAROLINA LAUREL CHERRY |
|  | X | QUERCUS AGRIFOLIA | COAST LIVE OAK |
|  | X | QUERCUS ILEX | HOLLY LEAF OAK |
|  | X | QUERCUS SUBER | CORK OAK |
|  | X | QUERCUS VIRGINIANA ‘CATHEDRAL’ | CATHEDRAL SOUTHERN LIVE OAK |
| X |  | TIPUANA TIPU | TIPU TREE |
|  | X | TRISTANIA CONFERTA | BRISBANE BOX |
| X |  | ULMUS PARVIFOLIA “TRUE GREEN” | CHINESE ELM |

**PRIVATE HOMEOWNER AREA TREE PALETTE (PLUS ANY OF ABOVE, SPACE PERMITTING)**

**MEDIUM FLOWERING CANOPY**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X |  | CALODENDRUM CAPENSE | CAPE CHESTNUT |
| X |  | CASSIA LEPTOPHYLLA | GOLD MEDALLION TREE |
| X |  | CERCIDIUM SPP | PALO VERDE |
| X |  | JACARANDA MIMOSIFOLIA | JACARANDA |
|  | X | MAGNOLIA GRANDIFLORA ‘DD BLANCHARD’ | MAGNOLIA |
|  | X | MELALEUCA LINARIIFOLIA | FLAXLEAF PAPERBARK |
|  | X | METROSIDEROS EXCELSUS | NEW ZEALAND CHRISTMAS TREE |

**EVERGREEN CANOPY AND SCREEN TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  |  |  |  |
|  |  |  |  |
|  | X | MELALEUCA QUINQUENERVIA | CAJEPUT TREE |
|  | X | OLEA EUROPAEA HYBRID | OLIVE HYBRIDS |
|  | X | PINUS ELDARICA | AFGHAN PINE |
|  | X | PINUS HALEPENSIS | ALEPPO PINE |
|  | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
|  | X | PODOCARPUS GRACILIOR | FERN PINE |
|  | X | QUERCUS AGRIFOLIA | COAST LIVE OAK |
|  | X | QUERCUS ILEX | HOLLY LEAF OAK |
|  | X | QUERCUS SUBER | CORK OAK |
|  | X | QUERCUS VIRGINIANA ‘CATHEDRAL’ | CATHEDRAL SOUTHERN LIVE OAK |
|  | X | RHUS LANCEA | AFRICAN SUMAC |
|  | X | TRISTANIA CONFERTA | BRISBANE BOX |

**SMALL TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X |  | ACER PALMATUM | JAPANESE MAPLE |
|  | X | AGONIS FLEXUOSA | PEPPERMINT WILLOW |
|  | X | ARBUTUS 'MARINA' | HYBRID STRAWBERRY TREE |
| X |  | CERCIS OCCIDENTALIS | WESTERN REDBUD |
| X |  | CERCIS CANADENSIS | EASTERN REDBUD |
|  | X | FEIJOA SELLOWIANA | PINEAPPLE GUAVA |
|  | X | GEIJERA PARVIFLORA | AUSTRALIAN WILLOW |
|  | X | ILEX WILSONII | WILSON HOLLY |

|  |  |  |  |
| --- | --- | --- | --- |
| X |  | LAGERSTROEMIA HYBRID | CRAPE MYRTLE |
|  | X | LIGUSTRUM LUCIDUM | GLOSSY PRIVET |
|  | X | LEPTOSPERMUM LAEVIGATUM | AUTRALIAN TEA TREE |
|  | X | MAGNOLIA GRANDIFLORA ‘SAMUEL SOMMER’ | SAMUEL SOMMER MAGNOLIA |
|  | X | MAGNOLIA LITTLE GEM | LITTLE GEM MAGNOLIA |
|  | X | MELALEUCA NESOPHILA | PINK MELALEUCA |
|  | X | OLEA EUROPAEA ‘HYBRIDS’ | OLIVE |
|  | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
| X |  | PROSOPIS X PHOENIX | PHOENIX MESQUITE |
|  | X | TRISTANIA LAURINA` | WATER GUM |

**SMALL UPRIGHT EVERGREEN TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | LAURUS NOBILIS 'SARATOGA' | SARATOGA SWEET BAY |
|  | X | MAGNOLIA GRANDIFLORA 'LITTLE GEM’ | LITTLE GEM MAGNOLIA |
| X | X | PODOCARPUS MACROPHYLLUS | YEW PINE |
| X | X | PRUNUS CAROLINIANA 'BRIGHT N TIGHT’ | CAROLINA LAUREL CHERRY |
| X | X | TRISTANIA LAURINA | WATER GUM |

**MEDIUM SCREEN/BUFFER TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | HETEROMELES ARBUTIFOLIA | TOYON |
| X | X | LIGUSTRUM JAPONICUM 'TEXANUM' | PRIVET |
|  | X | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | LITTLE GEM MAGNOLIA |
| X | X | PODOCARPUS MACROPHYLLUS | YEW PINE |
| X | X | PRUNUS ILICIFOLIA SPP.  ILICIFOLIA | HOLLYLEAF CHERRY |
| X | X | EUGENIA MYRTIFOLIA  ‘MONTEREY BAY’ | MONTERY BAY BRUSH CHERRY |
|  | X | RHUS LANCEA | AFRICAN SUMAC |

**VERTICAL ACCENTS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  |  |  |  |
| X | X | CUPRESSUS SEMPERVIRENS 'TINY TOWER’ | DWARF ITALIAN CYPRESS |
| X | X | EUGENIA MYRTIFOLIA  ‘MONTEREY BAY’ | MONTERY BAY BRUSH CHERRY |
| X | X | JUNIPERUS (VERTICAL VARIETIES) | UPRIGHT JUNIPERS |
| X | X | LIGUSTRUM JAPONICUM 'TEXANUM' | PRIVET |
|  | X | PODOCARPUS ELONGATUS 'MONMAL' | ICEE BLUE YELLOWWOOD |
| X | X | PODOCARPUS MACROPHYLLUS | YEW PINE |
| X | X | PRUNUS CAROLINIANA' BRIGHT 'N' TIGHT' | CAROLINA LAUREL CHERRY |

**PRIVATE HOMEOWNER AREA SHRUB AND GROUNDCOVER PALETTE**

**LARGE BACKGROUND SHRUBS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | ARCTOSTAPHYLOS 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA |
| X | X | CALLIANDRA HAEMATOCEPHALA | PINK POWDER PUFF |
|  | X | ERIOBOTRYA ‘COPPERTONE’ | COPPERTONE LOQUAT |
|  | X | FEIJOA SELLOWIANA | PINEAPPLE GUAVA |
| X | X | HETEROMELES ARBUTIFOLIA | TOYON |
| X | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
| X | X | RHAMNUS CALIFORNICA 'EVE CASE' | EVE CASE COFFEE BERRY |
|  | X | RHAPHIOLEPIS MAJESTIC BEAUTY | MAJESTIC BEAUTY INDIA  HAWTHORNE |
|  | X | ROSMARINUS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY |
| X | X | XYLOSMA CONGESTUM 'COMPACTA' | COMPACT XYLOSMA |

**MEDIUM HEIGHT SHRUBS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | ABELIA GRANDIFLORA HYBRIDS | GLOSSY ABELIA |
| X | X | ARCTOSTAPHYLOS 'SUNSET' | SUNSET MANZANITA |
| X | X | AZALEA HYBRIDS | AZALEA HYBRIDS |
| X | X | BOUGAINVILLEA HYBRIDS | BOUGAINVILLEA HYBRIDS |
|  | X | CEANOTHUS ‘YANKEE POINT’ | YANKEE POINT CALIFORNIA LILAC |
|  | X | EUGENIA MYRTIFOLIA  'GLOBULUS' | EUGENIA |
|  | X | EUONYMUS FORTUNEI 'MONCE' | GOLDEN PRINCESS EUONYMUS |
| X |  | LANTANA HYBRIDS | LANTANA |
|  | X | MAHONIA AQUIFOLIUM  ‘HYBRIDS’ | OREGON GRAPE HOLLY |
|  | X | OLEA 'MONTRA' | LITTLE OLLIE |
| X | X | PLUMBAGO AURICULATA ‘ROYAL CAPE’ | ROYAL CAPE PLUMBAGO |
|  | X | PITTOSPORUM TOBIRA | MOCK ORANGE |
| X | X | RHAMNUS CALIFORNICA  ‘MOUND SAN BRUNO’ | MOUND SAN BRUNO COFFEEBERRY |
| X | X | RHAPHIOLEPIS SPP | INDIA HAWTHORNE |
| X | X | ROSA HYBRIDS | HYBRID ROSE |
|  | X | STRELITZIA REGINAE1 | BIRD OF PARADISE |

**SMALL SHRUBS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | ACACIA COGNATA 'COUSIN ITT' | LITTLE RIVER WATTLE |
| X | X | BOUGAINVILLEA 'BABY SOPHIA' | BABY SOPHIA BOUGAINVILLEA |
|  | X | BUXUS SPP | BOXWOOD |
|  | X | CALLISTEMON 'LITTLE JOHN' | LITTLE JOHN BOTTLEBRUSH |
| X | X | CISTUS SPECIES | WHITE ROCKROSE |
|  | X | EUGENIA MYRTIFOLIA 'NANUM' | TEENIE GENIE BRUSH CHERRY |
|  | X | KNIPHOPHIA SPP1 | RED HOT POKER |
| X |  | LANTANA SPECIES | LANTANA |
| X | X | NANDINA 'FIREPOWER' | NANDINA DWARF FIREPOWER |
|  | X | PHILODENDRON XANADU | XANADU CUT LEAF PHILODENDRON |
| X | X | PYRACANTHA 'TINY TIM' | TINY TIM FIRETHORN |
| X | X | RHAPHIOLEPIS 'CLARA' | WHITE INDIA HAWTHORNE |
| X | X | RHAPHIOLEPIS ‘BALLERINA’ | BALLERINA INDIA HAWTHORNE |
| X | X | RHAPHIOLEPIS UMBELLATA 'MINOR' | DWARF YEDDO HAWTHORNE |
| X | X | ROSA ‘HYBRIDS’ | HYBRID ROSES |
|  | X | ROSMARINUS 'KEN TAYLOR' | KEN TAYLOR ROSEMARY |
|  | X | ROSMARINUS 'ROMAN BEAUTY' | ROMAN BEAUTY ROSEMARY |
| X | X | SALVIA 'FURMANS RED' | FURMANS RED HUMMINGBIRD BUSH |
|  | X | SALVIA LEUCANTHA | MEXICAN BUSH SAGE |
| X | X | SUCCULENTS - THORNLESS1 | THORNLESS SUCCULENTS |
| X | X | YUCCA SMALL HUBRIDS1 | YUCCA |
|  | X | WESTRINGIA FRUTICOSA MUNDI | MUNDI COAST ROSEMARY |

**GROUNDCOVER**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | ACACIA ‘DESERT CARPET’ | DESERT CARPET ACACIA |
|  | X | CARISSA 'GREEN CARPET' | GREEN CARPET NATAL PLUM |
| X | X | COTONEASTER DAMMERI 'CORAL BEAUTY’ | BEARBERRY |
| X | X | JUNIPER HYBRIDS | HYBRID JUNIPER |
| X | X | PYRACANTHA 'SANTA CRUZ' | SANTA CRUZ FIRETHORN |
| X | X | RHAPHIOLEPIS 'BALLERINA' | BALLERINA INDIA HAWTHORNE |
|  | X | RIBES VIBURNIFOLIUM | EVERGREEN CURRANT |
| X | X | ROSA 'CARPET SERIES' | CARPET ROSE |
|  | X | TRACHELOSPERMUM ASIATICUM | ASIATIC JASMINE |
|  | X | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |

**GRASSES AND GRASS-LIKE PLANTS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | BOTELOUA GRACILIS ‘BLONDE AMBITION’ | BLOND AMBITION BLUE GRAMA GRASS |
|  | X | CAREX DIVULSA | BERKELEY SEDGE |
|  | X | DIANELLA ‘BIG REV’ | BIG REV FLAXLILY |
|  | X | DIANELLA 'LITTLE BECCA' | LITTLE BECCA FLAX LILY |
|  | X | DIANELLA ‘CASSA BLUE’ | CASSA BLUE FLAX LILY |
|  | X | DIANELLA ‘SILVER STREAK’ | SILVER STREAK FLAX LILY |
|  | X | DIANELLA ‘VARIEGATA | VAREGATED FLAX LILLY |
| X | X | DIETES ‘ORANGE DROP’ | FORTNIGHT LILY |
| X | X | FESTUCA MAIREI | ATLAS FESCUE |
| X |  | HEMEROCALLIS SPP. | DAYLILY |
| X | X | LEYMUS 'CANYON PRINCE' | CANYON PRINCE WILD RYE |
| X | X | LIRIOPE SPP | LILY TURF |
| X | X | LOMANDRA 'BREEZE' | MAT RUSH |
| X | X | LOMANDRA ‘KATY BELLS’ | KATYBELLS |
| X | X | MUHLENBERGIA DUBIA | PINE MUHLY |
| X |  | MUHLENBERGIA LINDHEIMERI | LINDHEIMERI MUHLY |
| X | X | MUHLENBERGIA 'REGAL MIST' | REGAL MIST MUHLY |
| X | X | MUHLENBERGIA EMERSLEY/EL TORO | BULL GRASS |
| X | X | PANICUM 'HEAVY METAL' | HEAVY METAL SWITCH GRASS |
| X | X | PENNISETUM 'FAIRY TAILS' | FAIRY TAIL FOUNTAIN GRASS |
| X |  | PENNISETUM 'FIREWORKS' | FIREWORKS FOUNTAIN GRASS |
| X | X | PENNISETUM ‘SKYROCKET’ | SKYROCKET FOUNTAIN GRASS |
| X | X | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS |

**VINES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | BOUGAINVILLEA SPP. | BOUGAINVILLEA |
| X | X | DISTICTIS BUCCINATORIA | BLOOD RED TRUMPET VINE |
| X | X | GELSEMIUM SEMPERVIRENS | CAROLINA JASMINE |
|  | X | GREWIA CAFFRA | LAVENDAR STAR FLOWER VINE |
|  | X | HIBBERTIA SCANDENS | GUINEA GOLD VINE |
| X | X | LONICERA JAPOINCA | JAPANESE HONEYSUCKLE |
| X | X | MACFADYENA UNGUIS-CATI | CAT’S CLAW VINE |
| X |  | PARTHENOCISSUS  TRICUSPITDATA | BOSTON IVY |
|  | X | PYROSTEGIA VENUSTA | FLAME RED |
| X | X | ROSA HYBRIDS | ROSE |
| X |  | SOLANUM JASMINIODES | POTATO VINE |
| X |  | WISTERIA FLORIBUNDA | WISTERIA |

**B. EXTERIOR LIGHTING**

a. All exterior lighting must be designed for year-round use.

b. Landscape lighting shall be low-voltage (5-10 watt maximum per fixture) only.

c. Mercury vapor lamps or lamps that emit light of a similar character, exposed fluorescent lamps, flashing lights, color lights, unshielded exterior lights and lights which result in excessive glare are not permitted.

d. Café lights are permitted according to the following guidelines:

1. Only white or soft white lightbulbs, not to exceed 1 watt per lightbulb, are acceptable.
2. Café lighting must be designed in a manner cohesive with the landscape design. Lighting must be secured without permanently affixing to any surface on the exterior building by nails, bots, screw or otherwise puncturing of the exterior stucco, metal fences or wood surfaces of the balcony or patio of which the Association is responsible to maintain.
3. Café lighting may be hung in either a straight or sweeping fashion using only non-permanent temporary means such as zip ties and removable hangers or hooks such as M3 products.
4. All café lighting must be contained inside the homeowner’s exclusive use common area.
5. Café lighting must have hoods to direct light downward.
6. Lights may be attached to poles in ground or attached to the fence. All poles must be painted to match the fence and cannot exceed the fence height.
7. Lights may be attached to house with a J bolt that is properly sized to accommodate weight and pulls of light strand and may be placed no more than 9 feet up from the ground.
8. Café lights are for decoration only. They are not considered security lights. As a general rule, they should be turned off by 10 pm.
9. Café lighting is not permitted on second or third floor balconies.

e. Landscape lighting shall generally cast the light downward; up lighting of landscape is permitted as approved by the DRC.

f. The DRC and the Master Association reserves the right to require that fixtures be disconnected if they cause unreasonable glare or illumination upon property outside the Owner's Lot.

g. Area lighting is not permitted.

h. Post lights are not permitted.

i. Security lights on motion detectors for security illumination are strongly discouraged but may be allowed subject to specific review and approval by the DRC. If allowed, these lights shall not be visible from any neighbor's window and will only be allowed to operate on a motion detector and stay lit for maximum of twenty (20) continuous minutes. The lights shall not be installed higher than twelve (12) feet above existing grade. Security lights must still meet the requirement of shielding of the light sources, and the light source shall not be visible from neighboring property. If problems with these lights occur, the DRC and the Master Association reserve the right to require that the fixtures be disconnected. These lights may not be used for general illumination.

1. New exterior light fixtures must be compatible with the design and color of the existing light fixtures on the house.
2. Path lighting should be minimized. Path lights shall cast the light downward. Pathway lights must be low voltage, with no exposed wiring. To the extent permitted, pathway lights must be located in planter areas and only along one side of a walkway.
3. Exterior lighting installed within the Master Association landscape easement is subject to DRC approval.

Section IV:

Detached Condominium Homes

Design Guidelines

**SECTION IV: DETACHED CONDOMINIUM HOMES – DESIGN GUIDELINES**

**A. ARCHITECTURE**

All architectural Improvements must be compatible with and conform to the original architecture of

the neighborhood in which the Dwelling is located.

Below are guidelines for building alterations, building materials, colors, and forms which are expressive of the Community’s architectural character, and which will be used by the DRC in reviewing plans and specifications for compatibility with the original design and enforcing these Guidelines.

COMPLIANCE WITH THESE GUIDELINES IS NOT IN LIEU OF DRC REVIEW AND APPROVAL. COMPLIANCE WITH THESE GUIDELINES SHALL BE DETERMINED BY THE DRC AS PART OF THE APPROVAL PROCESS. THESE GUIDELINES MAY BE MODIFIED FROM TIME TO TIME AS SET FORTH IN THE MASTER DECLARATION.

1. Exterior Improvements to Detached Condominium Homes

Improvements to Detached Condominium Homes, including, but not limited to, any of the

following, are not permitted:

1. Room additions,
2. Balconies, decks, or porches,
3. Exterior stairways,
4. Roof modifications,
5. Accessory buildings - such as, but not limited to, pool houses,
6. California Rooms & Conservatories Roofed outdoor areas including but not limited to California Rooms, Covered Porches or extended Covered Patios may not be enclosed as interior, air conditioned space, including enclosed Conservatories or Optional Dining Rooms unless such enclosure is offered as an option by the original Merchant Builder. Examples of prohibited improvements typically used to enclosed open roofed outdoor area include any windows, doors, screening materials, sliders or folding exterior doors; solid walls/materials that are not exactly consistent with the original Builder option. If the enclosure is a Builder option, new windows, doors, trim, details, materials, colors and finishes must match the original architectural design of the house.

Specific designated Builder options include but are not limited to the Springhouse units “Residence One” and “Two” which allow for the “Outdoor Room” to be enclosed as “Conservatory Room” and the Welton unit “Residence One” which allows for the “California Room” to be enclosed as “Formal Dining.” No enclosures are permitted within all other detached condominium neighborhoods.

2. Garages and Garage Doors

1. Additional garages may not be added.
2. Replacements or changes to garage doors must be compatible with the design and color of the existing garage door; or painted or stained a color that is compatible with the exterior color scheme of the Dwelling. Standard white metal garage doors are not permitted.
3. Treatments that draw attention to the garage door, such as mirrored glass or ornate decoration on or around the garage door, are not permitted.
4. Garages shall at all times be maintained in such a manner so as to be capable of accommodating at least two (2) full-sized automobiles and shall not be used as habitable space, except as approved by the DRC and the City.

3. Exterior Building Wall and Ceiling Materials

1. Exterior veneer materials used on the building walls shall be consistent on all elevations of a Dwelling in order to achieve a uniform appearance.
2. Predominant veneer materials and accents shall match the original architecture.
3. Applied materials must wrap to inside corners, wrap back a minimum of thirty-six (36) inches on outside corners or return to a logical termination point.

4. Skylights

1. Skylights must be designed as an integral part of the roof. Their form, location, and color must be compatible with and relate to the building.
2. Owners must use bronze-colored glass (white or clear are not permitted).
3. Bubble skylights are not permitted.

5. Windows and Doors

1. The size, location, material, and color of new or replacement windows and doors for Detached Condominium Homes shall be compatible with the windows and doors of the existing Dwelling.
2. Window openings within exterior wall surfaces shall be located in a manner consistent with the existing treatment and design.
3. Glass tinting or shading must be compatible with the existing treatment. Mirrored glass, reflective glass film and plastic roll- up shades are not permitted.
4. Recessed window and door openings are encouraged.
5. New accent windows and doors-such as greenhouse windows or French doors-must be compatible with the color and design of the existing Dwelling.
6. Post-modern features such as glass block are not permitted.
7. Decorative front doors must be compatible with the color and design of the existing Dwelling.

6. Screen Doors

a. All screen doors that are visible to the street and/or Master Association Property, with the exception of retractable screens, must be approved by the DRC. Retractable screen door frames shall match existing color scheme. Submit the specification with a photo for DRC consideration.

7. Screen Doors and Security Bars: All screen doors, other than those provided as standard with sliding glass doors, must be reviewed by the DRC. Exterior security doors, security screens over windows (swing and roll down), and bars are prohibited. Security doors and bars may be placed on the interior of the home. The Committee shall consider the approval of screen doors under the following standards and criteria.

1. Hinged screen doors are not permitted on the front doors of any homes, unless such front doors are fitted with “disappearing” roll-type screen panels.
2. Screen doors for side and rear doors, if not visible from the street, will be permitted with approval from the DRC. Doors shall be painted to match the exterior trim around the front door opening or blend with the same trim.

c. Door shall not be ornate or massive in design (i.e., bars, scrolls, etc.).

8. Balconies

1. Modification to the balcony railings is not permitted.
2. Modification to the surface material of the balconies is subject to DRC review. Water proofing and storm water drainage must be preserved. Material specifications and construction details shall be submitted.
3. Decorative screening attached to the balcony railing is not permitted.

9. Awnings and Shades

1. Awnings and exterior shades may be approved if they reinforce the architectural style and design of the existing Dwelling. Actual material samples are required for DRC review.
2. The size, location, and form must be in scale with the window and should not dominate the architecture.
3. Awnings proposed on front elevations or on side elevations at corner Lots will be considered relative to their compatibility with the architecture.
4. Awnings are not appropriate on certain elevation styles and on certain accent windows and will be reviewed on a case-by-case basis.
5. Temporary sunshades attached to the vertical face of the Dwelling, patio cover or gazebo- such as rolls of bamboo, fiberglass, or reed are not permitted.
6. Awnings shall be a solid neutral color, complimentary to the house colors.
7. Awnings are not to have scalloped edges. They must be simple fold.

10. Outdoor Curtains

1. Outdoor curtains may be allowed at covered patios subject to the approval by the DRC.
2. Outdoor curtains must be mounted on the inside face of the structure and weighted so that they remain contained within the covered patio footprint.
3. The curtain material must be made of durable, fade-resistant fabric that is specifically manufactured for outdoor use.
4. Outdoor curtains must be a solid neutral color, complimentary to the house color. Bright or bold colors or patterns are not allowed for any outdoor curtains. The DRC reserves all rights to not approve an outdoor curtain color, material, or pattern.
5. Outdoor curtains must be maintained in an attractive and well-kept manner at all times.
6. When not in use, the outdoor curtains must be neatly pulled back to maintain a clean, neat appearance.

11. Exterior Colors and Finishes

1. Color is intended to act as a primary theme-conveying element and be reflective of the architectural styles.
2. Exterior colors of Dwellings shall match those applied by the original Merchant Builder and/or comply with the color palette approved by the Board of Directors and available from the property management company.
3. For any proposed modification of exterior material and any proposed modification of exterior color, the following must be included:

1) A color sample board and an elevation sheet with color chips attached clearly noting where colors are to be used.

2) All samples must be identified with manufacturer's name, color, and number.

12. Reflective Finishes

a. No highly reflective finishes shall be used on exterior surfaces (other than surfaces of hardware fixtures), including the exterior surfaces of any of the following: roofs, all

projections above roofs, doors, trim, pipes, solar panels, or equipment.

13. Diverters/Downspouts/Gutters

1. Diverters, downspouts, and gutters shall match those originally installed by the Merchant Builder.
2. Placement of new gutters/downspouts/diverters will be reviewed on a case-by-case basis. Downspouts and diverters shall be placed at inside corners. The gutters/downspouts/diverters should be painted to match either the color of the trim or exterior paint.
3. Downspouts and diverters shall be designed with a simple profile with straight runs.
4. All downspouts shall be connected to the drainage system installed by the Merchant Builder.

14. Solar Panels/Mechanical Devices

Each Owner may install a solar energy system which serves their Condominium so long as the design and location of the solar energy system meet the requirements of all applicable governmental ordinances and are approved by the DRC. The DRC reviews solar energy systems for aesthetic purposes only and does not make a determination as to whether the system meets any government agency restrictions or complies with any requirements set forth in a Supplemental Declaration Establishing Solar Shading Restrictions, if applicable. The applicant Owner must submit to the DRC for approval prior to installation all plans and specifications regarding the installation of the system on the exterior of the Owner’s Dwelling regardless of whether the equipment is being installed by the Owner or by a service provider.

For community aesthetic purposes, solar panels should be installed on the rear roof elevation, if the rear location would not significantly compromise the solar systems’ performance. If placing the panels on the rear elevation would significantly decrease the system output, then the solar panels should be installed on the least publicly visible elevation where at least 85% of optimal system performance can be achieved. If the solar panels must be located in the front elevation, the size, shape, and placement of the panels must be carefully considered as part of the overall design composition to create an aesthetically integrated solar system.

1. Energy systems must be integrated into the roof design, be parallel with the roof slope and not be raised/tilted off the roof plane, to respond to the roof slope, and designed to minimize the profile of the collector. Recessed panels are preferred.
2. Solar panels should be mounted as close to the roof plane as possible, with no more than eight (8) inches between the panels and the roof surface.
3. Solar panels shall be setback from the roof edge by a minimum of twenty-four (24) inches.
4. Solar panel layout shall match the geometry and proportions of the roof.
5. Solar panels should be grouped together so they are less visually distracting. Single panel arrays should be avoided
6. Support for solar equipment shall be enclosed and reasonably screened from view.
7. All mechanical equipment exposed to the exterior shall be located in a manner which minimizes visual and noise impact.
8. Variances may not be granted to the Shading Restrictions set forth in the Supplemental Declaration Establishing Solar Shading Restrictions.
9. The color of exposed frames shall match or compliment the roof or building colors
10. Natural aluminum frames are prohibited
11. Use panels with non-reflective coatings to minimize glare. Exposed frames and components should have a non-reflective surface

Some Neighborhoods may be subject to additional recorded restrictions to protect the effectiveness of roof-mounted residential solar energy systems (each, a “Supplemental Declaration Establishing Solar Shading Restrictions”). It is the responsibility of the applicant Owner to determine whether their Condominium is subject to such restrictions and to comply with such restrictions. Additionally, in California, after a solar energy system is installed on a property, the owners of adjacent properties must comply with the California Solar Shade Control Act (the “Act”). The DRC does not evaluate the effect of structural Improvements (e.g., room additions) or the effect of trees and shrubs proposed by the applicant Owner on the performance of an existing solar energy system on another Condominium. If the applicant Owner of a Condominium proposes to construct any structural Improvements or to install any landscaping that includes one or more trees or shrubs on their Condominium, the applicant Owner must furnish the DRC with a completed “Owner’s Solar Certification” (which can be obtained from management or online) as part of the application to the DRC. As more fully set forth in the Owner’s Solar Certification, the applicant Owner must make a reasonable visual inspection from the streets of all of the Condominiums in the Neighborhood that are adjacent to the applicant Owner’s Condominium and make a determination whether any of the adjacent Condominiums has an existing roof mounted solar energy system installed thereon. If any of the adjacent Condominiums has an existing roof mounted solar energy system installed thereon, the applicant Owner acknowledges and agrees to the following: (i) if the applicant Owner’s proposed Improvements include structural Improvements, the applicant Owner’s architect must furnish the DRC with a certification that the proposed structural Improvements will not violate the restrictions set forth in the Supplemental Declaration Establishing Solar Shading Restrictions; and (ii) if the Owner’s proposed Improvements include at least one or more trees or shrubs, the Owner agrees to maintain such tree(s) and shrub(s) in the future at their sole cost and expense so that such tree(s) and shrub(s) do not violate the restrictions set forth in the Supplemental Declaration Establishing Solar Shading Restrictions or violate the provisions of the Act. Such maintenance includes regular trimming and pruning. The DRC shall have the right to rely upon such certification and shall not have any obligation to make an independent review of the matter.

An approval by the DRC is not a determination that any proposed Improvements comply with any applicable Supplemental Declaration Establishing Solar Shading Restrictions or with the Act. If the DRC subsequently determines that the determination made by an Owner as set forth in the Owner’s Solar Certification is false or inaccurate (whether intentional, negligent, or otherwise), any approval granted by the DRC for an Owner’s proposed Improvements may be declared null and void at any time and the Owner may be required to alter or remove the violating Improvements at their sole cost and expense.

The DRC may not issue or grant any variances to the Shading Restrictions set forth in a Supplemental Declaration Establishing Solar Shading Restrictions.

15. Antennae and Satellite Dishes

1. All exterior radio and television antennae, satellite dishes and other transmitting or receiving devices must comply with all restrictions set forth in the Master Declaration and must also be approved by the DRC.
2. All exterior antennae, satellite dishes and other transmitting or receiving devices should be located in less visible areas and not exceed the ridgeline of any roof.
3. All cables, conduits/ tubing, etc. should be installed within the Dwelling wall and be painted to match the adjacent surface where visible on the exterior of the Dwelling.

16. Exterior Architectural Lighting

1. All lighting is subject to the approval of the Design Review Committee.
2. New exterior light fixtures, such as decorative wall fixtures, must be compatible with the design of the Dwelling. They must be simple in design and color and should be compatible with the existing light fixtures.
3. Only full cut-off down-lights, recessed lights, lamps with frosted glass or obscured glass that is rated 5 are permitted. All lighting must be directed away from adjacent streets and properties to prevent off-site glare.
4. Architectural lighting shall be low lumen (450 lumens maximum for full cut-off down light, 250 lumens maximum for lamps with frosted or obscured glass) with color temperature of 3000 kelvin or less only.
5. Mercury vapor lamps, fluorescent lamps, flashing lights, color lights, unshielded exterior lights and lights which result in excessive glare are prohibited.
6. For specific landscape lighting requirements refer to Section F. Exterior Landscape Lighting.

**B. GRADING AND DRAINAGE**

1. Grading

1. No grade change is permitted. (See raised planter wall exception).
2. Owner is responsible for disposing of any excess soil due to landscape construction.

2. Drainage

1. The drainage pattern established with the original grading of the Condominium Unit must be maintained. No drainage will be permitted onto Master Association Property or adjoining Condominium Units.
2. All On-Unit construction/hardscape surfaces shall have positive surface drainage of one percent (1%) minimum.
3. All landscape areas shall have positive surface drainage of two percent (2%) minimum.
4. All surface drainage shall be directed away from Dwelling walls, top of slopes and adjoining property lines.
5. All rear yard and side yard areas must surface drain to area drains/catch basins which must in-turn tie into the Merchant Builder-installed drain lines.
6. The roof gutters at the downspouts must connect to the drain lines or inlets installed by the Merchant Builder.
7. All on-Unit drainage features and systems must adhere to all applicable codes.

**C. HARDSCAPE IMPROVEMENTS**

The Merchant Builder may have installed the front yard landscape and the Master Association is responsible for the maintenance thereof. The Master Association maintained front yard landscape may not be removed or modified by the Owner.

1. Flatwork

a. No modifications to the Merchant Builder-installed entry walkways, between the back of sidewalk and the private entry courtyard, or drive aprons are permitted.

b. Modifications to the covered porches or landings must be compatible with the architectural style of the Dwelling and are subject to DRC approval. Any such modifications shall be installed flush with existing paving and in a manner as to not create a trip hazard.

c. Modifications to the footprint of the Master Association’s landscape easement will be reviewed on a case-by-case basis. The Owner is required to sign a Modification of Easement Agreement. The approved modification is to be recorded against the property. At the Owner’s sole cost and expense, the Association will restore and/or adjust the disturbed landscape and utilities caused by the modifications. Such modifications may include the followings:

1. Driveway expansions: Driveway expansions (widening) shall not exceed a maximum of twelve (12) inches on either side or twenty-four (24) inches on any one side of the original driveway.
2. New walkway connection to the Merchant Builder-installed side yard gate: The new

walkway shall create the least impact on the Master Association’s landscape easement. Stepping pad with planting area in-between is encouraged. Walkways are not to exceed three (3) feet in width and may only be natural colored concrete or concrete with exposed aggregate.

d. All paving materials must be compatible with the architectural style and exterior elevation materials and must not exceed a height of four (4) inches above original pad grade. Submit color photographs and manufacturer specifications for review.

e. Paving material/flatwork within entry courtyards should be natural colored concrete and should match the material utilized in the original Merchant Builder installed hardscaping, unless the material will be changed in the whole courtyard area.

f. Tiles may be used as paving material for outdoor area. The tile products must be intended for outdoor use with a matte finish. The color of the grout must match the color of the tile. High color contrast between the tile and the grout is not permitted. The product selection and design will be approved on a case-by-case basis.

g. Pebbles may be used as an accent element in the front courtyard. The color and size of the pebbles must be compatible with the rest of the hardscape design and the architecture. High color contrast, such as black and white, and/or oversized pebbles must be kept in private yard and not visible from master association property.

h. Where the depth or width of the private yard area is ten (10) feet or greater from the face of the Dwelling to the perimeter wall, the paving material shall be set back a minimum of two (2) feet from existing rear and side yard privacy walls or adjacent homes to accommodate planting, except for the fully enclosed side and rear private yards.

i. Where the depth or width of the entry courtyard area is twelve (12) feet or greater from the face of the Dwelling to the courtyard wall, the paving material shall be setback eighteen

(18) inches from the base of the courtyard walls to accommodate planting.

j. Paving at minimum side yard setback between adjacent units may extend from the Dwelling wall to the privacy wall.

k. Private flatwork Improvements may not cover the weep screed on the Dwelling and must not impede the ability of the stucco screed to weep water or moisture unless a building code approved alternate drainage device is utilized.

l. Raised deck areas shall not exceed twelve (12) inches above the original pad level. The raised area is to be setback three (3) feet minimum from property lines and screened with fifteen (15) gallon minimum evergreen trees or vertical shrubs.

2. Walls, Pilasters, Fences and Gates:

1. Existing masonry pilasters, walls and fences installed by the Merchant Builder shall not be removed, reconstructed, or modified as to structure and height. Should there be damage to the existing walls and pilasters refer to Exhibit I regarding for specification for reconstructing common pilasters, walls, gates, and fences.
2. Modifications to the unfinished surface of the Merchant Builder installed privacy walls, including application of stucco may be done in the side and rear yard only. Stucco must be a light to medium texture, and painted to match the Dwelling, or original color of the wall, which can be obtained from Management. Owner must agree to bear full maintenance obligation and potential liability associated with the wall improvement. A Variance and Maintenance Agreement outlining the responsibilities required of the Owner must be signed and recorded against the property.
3. New fences and gates not installed by the Merchant Builder are not permitted unless otherwise approved by the Design Review Committee.
4. Fences and gates installed by the Merchant Builder that are in need of maintenance shall be repaired or replaced to match the style and color of the originally installed fence/gate. Replacement vinyl gates will be reviewed on a case-by-case basis by the DRC. The DRC will consider the appearance of the material for its wood-like appearance and compatibility of the color with the original house architecture.
5. Raised planter (retaining) walls are permitted subject to DRC review and approval. Planter walls may not exceed a height of twenty-four (24) inches. Soil level may not be raised against existing perimeter and side yard walls without the addition of a retaining flash wall and waterproofing, as they are not structurally designed for retaining conditions.
6. Perimeter walls are not structurally designed for retaining soil. Therefore, soil level may not be raised against existing perimeter and side yard walls without providing one of the following options:

* A flash/sub wall and waterproofing between the raised soil and the perimeter wall.
* Expanding membrane such as MiraDRAIN which can be installed against perimeter walls in lieu of a flash/sub wall for low planters to be reviewed on a case-by-case basis. Manufacturer’s specifications are required to be provided. (See Exhibit J for examples.)
* Appropriate raised planter containers including, but not limited to, redwood, precast or plastic inserts to be reviewed on a case-by-case basis. Manufacturer’s specifications are required.

1. Raised wall or other similar features are to be setback eighteen (18) inches minimum from any adjacent dwelling wall.
2. All proposed features, equipment, garden art, trellises, or other structures installed adjacent to any tubular steel/aluminum rear perimeter or side yard fencing visible from view shall be subject to DRC review and approval. Such features should be setback two (2) feet minimum from the fence and be adequately screened with plant material from off-site views. Provide a photo or specification sheet for all proposed features with dimensions.

3. Patio Structures/Gazebos:

a. Patio structures are only permitted where the depth of the rear yard is twenty (20) feet or greater as measured from the property line to the Dwelling. The structures may be freestanding or attached to the Dwelling and shall be designed to reinforce the existing architectural style. Materials, finishes, colors, and design detail shall be consistent with the existing architecture. Structures shall comply with all governing agency ordinances and requirements.

b. Flat-roofed structures shall be open wood beam (or material which simulates the appearance of wood) or wrought iron and shall not exceed eleven (11) feet in height measured from original pad grade to the top of the upper-most construction member. The roof must be fifty percent (50%) open. Elaborate ornamentation is not permitted.

c. Open wood beam structures shall be painted to match house trim color.

d Solid roofed patio covers are not permitted.

e. All structures shall be set back from adjoining Dwellings and/or perimeter walls/fence three (3) feet as measured from the outermost part of the structure, including the overhang.

f. Columns may be masonry or wood. Wood columns must appear to be substantial, 6” x 6” minimum. Column design, materials, details, etc. must be compatible with existing columns.

g. Generally, the square footage of patio covers will be reviewed in relation with the square footage of the yard. The intent is to retain an attractive community appearance with a balance of buildings and open space. Some yards are not conducive to patio cover construction and will be considered accordingly. All structures will be reviewed on a case-by-case basis by the DRC. The following conditions may be considered:

1. Visibility of the structure from the Master Association Property.
2. Screening/softening of the structure with twenty-four (24) inch box minimum size evergreen vertical shrubs or trees.
3. The balance of hardscape to softscape.
4. The size and number of structures in relation to the size of the yard.

h. The design detail and elevation are required for review. Identify all materials, sizes, and finishes. Note on the detail that the wood members must be stained/painted to match the house trim color or be compatible with the wood members on the house. If there is no wood trim or architectural detailing on the original house the wood member colors should be complementary to the exterior colors on the house and reviewed on a case-by-case basis.

i. Prefabricated gazebos and patio covers must adhere to all of the above requirements. A

photograph and catalog specifications sheet is required with the submittal.

4. Freestanding Vine Trellises

1. Custom or prefabricated freestanding vine trellises shall not exceed the height of the perimeter walls (unless they are proposed next to a neighbor’s dwelling wall) and shall be offset six (6) inches from the perimeter walls for vine planting. The length and width shall be reviewed on a case-by-case basis.
2. Any custom vine trellis proposed next to a neighbor’s dwelling wall is not to exceed eight (8) feet maximum in height, be setback eighteen (18) inches minimum from the neighbor’s dwelling wall and is to be reviewed on a case-by-case basis.
3. Vine trellises shall be ornamental iron or wood construction. Ornamental iron structures that exceed the perimeter wall height should be black or compatible with the house colors. Wood trellises that exceed the perimeter wall height must be stained/painted to match the house trim color or be compatible with the wood members on the house. If there is no wood trim or architectural detailing on the original house, the wood member colors should be complementary to the exterior colors on the house and reviewed on a case-by-case basis.
4. Vine Espaliers:

1) Vine espaliers are permitted, provided that they do not exceed the height of privacy walls.

2) Espaliers can be attached directly to any existing wall using methods without the use of drilling into the wall. They are not permitted to be permanently attached to walls or adjacent Dwellings in Condominium neighborhoods.

5. Freestanding Garden Walls/Fence/Screening

1. Freestanding garden walls/fence/screening are not to exceed the perimeter wall height (unless they are proposed next to a neighbor’s dwelling wall) and shall be set back six (6) inches from the privacy walls.
2. Any garden wall/fence proposed next to a neighbor’s dwelling wall is not to exceed eight (8) feet maximum in height, be setback eighteen (18) inches minimum from the neighbor’s dwelling wall and reviewed on a case-by-case basis.
3. Garden walls/fences shall be ornamental iron or wood construction. Ornamental iron structures should be black or compatible with the house colors. Wood structures must be stained/painted to match or compliment the house trim color or be compatible with the wood members on the house. If there is no wood trim or architectural detailing on the original house, the wood member colors should be complementary to the exterior colors on the house and reviewed on a case-by-case basis.

6. Swimming Pools/Spas/Rockwork

1. Swimming pools/spas (in-ground or above-ground) are permitted within private yards. All pools/spas are subject to the Orange County Health Code and must be set back a minimum of three (3) feet clear of the rear and side property line or privacy wall.
2. Above-ground pools/spas require fifteen (15) gallon minimum evergreen vertical shrubs or trees for landscape screening from view from neighboring properties.

7. Pool/Spa Equipment

1. Pool/spa equipment shall be located a minimum of two (2) feet clear of the rear and side property line or privacy wall per City codes.
2. All pool equipment must be reasonably screened from view from grade level of a neighboring Unit, the Master Association Property and/or an adjacent street with substantial plant material approved by the DRC. Sound attenuation shall conform to the standards and details of the City or applicable jurisdictions. Typical screening methods include shrub fifteen (15) gallon minimum size evergreen tree or vertical shrub planting, or an overhead trellis foliated with evergreen vines.

8. Water Features

1. Water features shall be simple in design (no animal or human figures, etc.) and not be the focal point of the front yard landscaping
2. Water features such as reflecting pools, ponds and fountains are permitted within the private yards and courtyards with the following requirements:
3. In the front yard, water features shall be set back a minimum of one (1) foot clear of adjoining property and shall be reasonably screened from view from grade level of a neighboring Unit, the Master Association Property, and/or an adjacent street with substantial plant material approved by the DRC.
4. Fountains shall not exceed the height of the existing perimeter or courtyard wall and shall not be attached to a perimeter wall or common Dwelling wall. Fountains adjacent to perimeter walls, that are not dwelling wall, shall provide a two (2) inch air gap between the fountain and the wall. Fountains shall be setback eighteen (18) inches minimum from the wall of any adjacent dwelling to allow for periodic maintenance.

3) All associated equipment must be reasonably screened from view from grade level of a neighboring Unit, the Master Association Property and/or an adjacent street with substantial plant material approved by the DRC and must be sound-attenuated.

9. Barbecues and Outdoor Kitchens

1. Built-in barbecues, and outdoor kitchens and associated counter areas shall be located a minimum of three (3) feet clear of the rear or side yard property line or privacy wall. Vertical plant material is required between the barbecue and wall.
2. Built-in barbecues and outdoor kitchens in the rear and side yard areas shall not exceed the height of the perimeter wall/fence.
3. Built-in barbecues located in entry courtyard areas are not permitted.
4. All materials shall be consistent with the residential architecture and in scale with the size of the yard.

10. Fireplaces and Fire Pits

a. Freestanding outdoor fireplaces are acceptable in private rear yards. Chimneys shall not exceed eight (8) feet maximum height above original pad grade.

b. Fireplaces shall have a 3’ minimum clearance from property line wall/fence. If the fireplace is higher than adjacent property line wall/fence, the setback shall be increased by 1’ for every foot that it extends above the adjacent wall/fence. The back of the structure must be finished to match the Dwelling.

c. The fireplace must match the architectural style of the Dwelling.

d. The height limit of fireplace chimneys attached to patio covers shall not exceed minimum building codes. Fireplaces in excess of eight (8) feet and adjacent to a patio structure shall have a setback of ten (10) feet minimum to any property line or perimeter wall. In no case shall the fireplace exceed thirteen (13) feet in height. Fireplaces attached to a patio structure shall be allowed to enclose forty percent (40%) maximum area of any one side.

e. Fireplaces that exceed the perimeter wall height shall be screened with fifteen (15) gallon minimum evergreen vertical shrubs or trees.

f. Appropriately scaled fire pits are allowed in the front yard.

g. Fire pits shall be setback as follows:

1. Front yard behind courtyard walls: three (3) feet minimum clear from the courtyard walls.
2. Rear Yard area: three (3) feet from the rear or side property line wall or fence and eighteen (18) inches minimum from any adjacent dwelling wall.

h. Fireplaces are not permitted in the front yard.

i. Wood-burning fireplaces and/or fire pits are not permitted.

j. Gas fireplaces and fire pits are permitted.

11. Play Equipment

1. Portable play equipment is permitted in private yard areas.
2. All play equipment that exceeds the height of the perimeter wall/fence requires DRC review and approval prior to installation. Play equipment shall not exceed 12 feet in height. Such equipment shall be setback five (5) feet clear of the side and rear property lines to provide a planting area for 15 gallon minimum container size evergreen screen trees.
3. Basketball backboards: Permanent basketball hoop/backboards are not permitted attached to the Dwelling. Basketball hoops/backboards may be located only in the rear yard, space permitting. Portable basketball hoops/backboards are not permitted in the front yards, city streets, or on Master Association Property.
4. Play equipment is not permitted in the front yard.

12. Garden Art/Statuary

1. Garden art/statuary shall be located in the private yard and shall not exceed a height of five (5) feet or above the height of the Merchant Builder installed perimeter walls, whichever is most restrictive.
2. All garden art/statuary shall be subject to prior review and approval by the DRC on an individual case basis. If visible from any off-site views, provide photos, catalog cuts and specifications for DRC review.
3. Garden art/statuary is not permitted in the front yard.

13. Electric Vehicle Charging Station

1. Electric Vehicle charging station shall be properly screened from common area and will be reviewed on a case-by-case basis.

14. Clotheslines and Drying Racks

1. Clotheslines and drying rack are not allowed in the front yard.
2. Clotheslines and drying rack in backyards shall not exceed seven (7) feet in height.
3. Clotheslines shall be setback five (5) feet minimum from the side and rear privacy walls and screened with substantial landscape.
4. Drying rack on balconies shall be stored so that it is not visible from the street or Master Association Property.

**D. IRRIGATION**

1. The following irrigation standards apply to all private yards for detached Condominiums:

1. Irrigation systems shall be tailored to the specific site and landscape situation. Important consideration of the design are environmental conditions such as sun and shade, soils, terrain, percolation rates, erosion control and wind.
2. All landscape areas are to be irrigated by a permanent system with automatic controllers.
3. Irrigation systems shall be designed to apply water in an efficient manner and provide adequate coverage without excessive run-off into storm drains or over sidewalks.
4. Irrigation systems should be designed and maintained to avoid overspray onto adjacent Dwellings or existing walls.
5. Owner irrigation may not tie into the Master Association Property irrigation main lines.

**E. PLANTING**

The planting concept for the Community features Southern California native plants and drought tolerant/California friendly plants.

The landscape plays a significant role in establishing the overall character and value of Great Park Neighborhoods. The landscape objective for Great Park Neighborhoods is to create a cohesive community framework, while allowing for neighborhood diversity and home variety. The desire is to ensure that the landscape and hardscape Improvements are of the same high quality as the Dwellings and Community facilities and that they are aesthetically and horticulturally compatible.

1. General Planting Notes

1. The Master Association Property and front yard trees, shrubs, groundcover and turf provided by the Merchant Builders and maintained by the Master Association are to be protected in-place during any construction and replaced in kind and size by the Master Association at the Owner’s expense if damaged by the Owner or their contractor. The following note shall be included on all Improvement plans: “All existing front yard and parkway landscaping shall be protected in place during all phases of construction.”
2. The parkway and Merchant Builder-installed front yard landscaping is maintained by the Master Association and may not be removed or modified by an Owner.
3. No trees, shrubs, or other plants shall be installed in the private yard area until plans and specifications have been reviewed and approved by the DRC. The plans and specifications must show the proposed species, locations and installed sizes.
4. The DRC shall have the right, but not the obligation, to require the Owner to remove, trim, or prune any tree, shrub, or plant in the private yard which, in the reasonable opinion of the DRC, unreasonably impedes the passage of light or air of any Unit and to shape and thin trees for wind resiliency and appearance.
5. In addition to selecting landscape plants based upon aesthetic characteristics, consideration shall be given to spatial constraints, ultimate mature size, relative drought tolerance, solar aspect, and soil type within Great Park Neighborhoods. Pre-approved trees, shrubs, ground cover and turf are shown on the next sheet. Select trees from the “Small Tree List and Vertical Accent List”. Others may be used depending on space and upon review and approval by the DRC.
6. No palm tree of any size or species is permitted on any portion of a lot.
7. Trees with invasive root systems, such as certain species of Ficus, and deciduous/flowering/fruiting trees that drop excessive litter should not be proposed adjacent to Master Association Property or adjoining Dwellings or private yards. Such trees should be setback five (5) feet minimum from property lines unless they are of dwarf variety. Fruit bearing trees and/or shrubs are not allowed in the front yard or courtyard areas.
8. All trees planted within five (5) feet of private yard walls, fences, and/or adjoining Dwellings must utilize a root barrier device.
9. Plant material considered to be invasive to this region as determined by CAL-IPC (California Invasive Plant Council) is prohibited.
10. Owner assumes all liability and responsibility for any root damage from trees planted in Owner’s private yard (including, but not limited to fencing, walls and structures, utility lines, drainage, and adjacent neighbor Improvements).
11. Trees must not overhang into adjacent private property or Master Association Property more than forty percent (40%).
12. Owner agrees to provide routine maintenance for all trees in the private yard, including but not limited to, annual pruning and lacing. If the DRC deems any tree in a private yard to be a nuisance, the Owner shall bear the expense of tree removal.
13. Trees, shrubs, and vines are encouraged to be planted to screen or visually enhance blank wall areas. Vines may not be attached permanently to walls.
14. Synthetic turf grass is acceptable in entry courtyard areas and in private rear yards. Refer to Synthetic Turf Guidelines.
15. Narrow shaped vertical trees may be utilized as vertical accents only and are not permitted in a row to be used as a screen. They are not to be planted in rows of more than two (2) in a row and must have a minimum of eight (8) feet of spacing between the rows.
16. If a private yard is large enough, fifteen (15) gallon minimum evergreen trees or vertical shrubs should be planted to accent the architecture, screen areas of high activity and structures, and to provide neighbor-to-neighbor privacy. Trees shall be planted a minimum of three (3) feet from an adjoining Dwelling. Note, some trees may require a greater setback as determined by the DRC. Refer to the small tree list and vertical accent list on the following sheets for appropriate tree selection. The mature size of the tree should be considered when determining approximate types of locations.
17. Rigid, linear, hedge-type rows of shrubs are not allowed. Shrubs are to be arranged in informal groupings with individual plants off-setting each other.

2. Planting Requirements – Courtyard Areas

1. The courtyard area shall be considered as the area at the front of the house surrounded by low walls and gated.
2. Trees are encouraged as a means of creating privacy and screening neighbor-to-neighbor views.
3. Trees shall be carefully selected based on ultimate size.
4. Trees shall be planted at least three (3) feet from privacy walls and must utilize a root barrier device. Note: Some trees may require a greater setback as determined by the DRC.
5. All courtyard areas not displaced by hardscape shall be planted with a combination of shrubs and ground covers. Large areas of bare earth, rocks, and/or mulch are not permitted.
6. All planting areas visible from the streets and /or common area that are not completely covered with shrubs shall receive groundcover. Plants and groundcover must cover a minimum of eighty (80) percent of the unpaved ground plane within one (1) year.
7. Shrubs shall be carefully selected base on ultimate size and shall be maintained at one (1) foot maximum over the height of the courtyard walls.
8. Vegetable garden shall be maintained in an attractive condition. Supporting structures for vegetable growing not to exceed the height of the courtyard walls.
9. Tall growing shrubs are required to soften the appearance of the privacy walls and at corners of the house.
10. Synthetic turf is permissible. Refer to Synthetic turf guidelines.
11. No topiaries with forms that reflect animals or humans, or thematic objects/forms are allowed in the front yard.
12. Decorative rock and decomposed granite are acceptable for limited accent use in fully enclosed courtyard areas at the discretion of the DRC.

3. Planting Requirements- Private Rear / Side Yards

1. Trees are encouraged as a means of creating privacy and screening neighbor-to-neighbor views.
2. Trees shall be carefully selected based on ultimate size.
3. Trees shall be planted at least three (3) feet from privacy walls and must utilize a root barrier device. Note: Some trees may require a greater setback as determined by the DRC.
4. All rear yard areas not displaced by hardscape shall be planted with a combination of shrubs, ground covers and turf. Large areas of bare earth, rocks, and/or mulch are not permitted.
5. Where practical, trees or shrubs shall be utilized to screen equipment, dog houses, storage, play equipment etc. from view of Master Association Property and adjoining Lots.
6. Vertical shrubs/hedges are encouraged against privacy walls.
7. Vertical accents are encouraged against blank wall elevations and corners.
8. Espaliers and vines are permissible against privacy walls installed with non-penetrating attachment devices.
9. Synthetic turf is permissible. Refer to Synthetic turf guidelines.
10. Vertical evergreen trees and shrubs are encouraged as a means of creating privacy and screening neighbor-to- neighbor views; however, a long continuous row of trees or large shrubs is not permitted around entire lot. Screen hedges must be maintained at twelve (12) inches maximum over privacy walls. Italian cypress may be utilized as vertical accents only and are not permitted to be used as a screen.
11. Espaliers and vines are encouraged against privacy walls installed with non-penetrating attachment devices.
12. Gravel or decomposed granite are acceptable.
13. Narrow, restricted side yard areas (AC condenser pad location situations) may be paved.
14. No palm tree of any size or species is permitted on any portion of a Lot.

4. Synthetic Turf Grass

Plans must be submitted for review and written approval by the Design Review Committee prior to installation. Synthetic turf may be installed in front courtyards, and side/rear yards subject to these guidelines. Proposed synthetic turf must meet the following conditions:

1. Only synthetic turf with multi-height, width, textured and colored blades are acceptable in front courtyard and/or highly visible areas. Synthetic turf shall match the color or natural turf.
2. Rubber in fill material made from recycled tires is not permitted. Synthetic turf products with heat treated infill such as nylon “thatch” are encouraged in front courtyard and visible areas. Alternative fill materials are permitted in enclosed rear yard areas only.
3. Synthetic turf must have a minimum Face Weight of 60 oz. and/or a minimum total weight of 87 oz. is acceptable.
4. Synthetic turf must have a minimum blade height of 11/2 inches.
5. Synthetic turf shall have a minimum 10-year “No Fade” warranty and a one-year installation/workmanship warranty with 100% UV protection.
6. A manufacturer’s specification sheet must be submitted for review with name of product and manufacturer’s specifications for installation and maintenance. The type of border treatment should be indicated.
7. A minimum eighteen (18) inches wide shrub planting area is required between the base of the house and/or courtyard walls and/or privacy walls and the proposed synthetic turf.
8. Trees planted in synthetic turf must have a tree well of a minimum three (3) feet in diameter. This tree well may have mulch, bark, or plants.
9. A minimum of 18” planting area or minimum four (4) inches mow strip is required for installation of synthetic turf adjacent to natural turf.
10. All turf in the front yard is to be replaced at the same time to assure a match. A mix of synthetic and natural turf or mismatched synthetic turf is not permitted.
11. Visible exposed synthetic turf edges are not permitted.
12. Synthetic turf is not allowed on slopes steeper than 4:1 maximum.
13. Adequate base and drainage must be provided under the turf.
14. Synthetic turf submittals for small areas of a yard, such as decorative use in a driveway or between step pads, that are visible from the street, will be reviewed on a case-by-case basis.
15. Synthetic turf must be maintained in an attractive condition and not be allowed to fade, crack, or otherwise fall into disrepair. General maintenance is required to maintain an attractive appearance. If product is not maintained in accordance with community standards, the homeowner will be asked to remove and replace it.

5. Plant Palette   
(see next sheet)

**STREET TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X |  | GINKGO BILOBA ’FAIRMONT’ | FAIRMONT GINKGO |
| X |  | JACARANDA MIMOSIFOLIA | JACARANDA |
| X |  | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE |
| X |  | LAGERSTROEMIA HYBRIDS | CRAPE MYRTLES |
|  | X | LAURUS NOBILUS ‘SARATOGA’ | SARATOGA SWEET BAY |
| X |  | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEET GUM |
|  | X | LYONOTHAMNUS F. ASPLENIFOLIUS | CATALINA IRONWOOD |
|  | X | MAGNOLIA GRANDIFLORA ‘D.D. BLANCHARD” | BLANCHARD’ D.D. BLANCHARD MAGNOLIA |
|  | X | MAGNOLIA GRANDIFLORA ‘LITTLE GEM’ | LITTLE GEM MAGNOLIA |
|  | X | PINUS ELDARICA | AFGHAN PINE |
|  | X | PINUS HALEPENSIS | ALEPPO PINE |
|  | X | PINUS PINEA | ITALIAN STONE PINE |
| X |  | PISTACIA CHINENSIS | CHINESE PISTACHE |
|  | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
| X |  | PLATANUS ACERIFOLIA  ‘COLUMBIA’ | LONDON PLANE TREE |
| X |  | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE |
|  | X | PODOCARPUS GRACILIOR | FERN PINE |
|  | X | PRUNUS CAROLINIANA ‘BRIGHT N TIGHT’ | BRIGHT N TIGHT CAROLINA LAUREL CHERRY |
|  | X | QUERCUS AGRIFOLIA | COAST LIVE OAK |
|  | X | QUERCUS ILEX | HOLLY LEAF OAK |
|  | X | QUERCUS SUBER | CORK OAK |
|  | X | QUERCUS VIRGINIANA ‘CATHEDRAL’ | CATHEDRAL SOUTHERN LIVE OAK |
| X |  | TIPUANA TIPU | TIPU TREE |
|  | X | TRISTANIA CONFERTA | BRISBANE BOX |
| X |  | ULMUS PARVIFOLIA “TRUE GREEN” | CHINESE ELM |

**PRIVATE HOMEOWNER AREA TREE PALETTE (PLUS ANY OF ABOVE, SPACE PERMITTING) MEDIUM FLOWERING CANOPY**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X |  | CALODENDRUM CAPENSE | CAPE CHESTNUT |
| X |  | CASSIA LEPTOPHYLLA | GOLD MEDALLION TREE |
| X |  | CERCIDIUM SPP | PALO VERDE |
| X |  | JACARANDA MIMOSIFOLIA | JACARANDA |
|  | X | MAGNOLIA GRANDIFLORA ‘DD BLANCHARD’ | MAGNOLIA |
|  | X | MELALEUCA LINARIIFOLIA | FLAXLEAF PAPERBARK |
|  | X | METROSIDEROS EXCELSUS | NEW ZEALAND CHRISTMAS TREE |

**EVERGREEN CANOPY AND SCREEN TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  |  |  |  |
|  |  |  |  |
|  | X | MELALEUCA QUINQUENERVIA | CAJEPUT TREE |
|  | X | OLEA EUROPAEA HYBRID | OLIVE HYBRIDS |
|  | X | PINUS ELDARICA | AFGHAN PINE |
|  | X | PINUS HALEPENSIS | ALEPPO PINE |
|  | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
|  | X | PODOCARPUS GRACILIOR | FERN PINE |
|  | X | QUERCUS AGRIFOLIA | COAST LIVE OAK |
|  | X | QUERCUS ILEX | HOLLY LEAF OAK |
|  | X | QUERCUS SUBER | CORK OAK |
|  | X | QUERCUS VIRGINIANA ‘CATHEDRAL’ | CATHEDRAL SOUTHERN LIVE OAK |
|  | X | RHUS LANCEA | AFRICAN SUMAC |
|  | X | TRISTANIA CONFERTA | BRISBANE BOX |

**SMALL TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X |  | ACER PALMATUM | JAPANESE MAPLE |
|  | X | AGONIS FLEXUOSA | PEPPERMINT WILLOW |
|  | X | ARBUTUS ‘MARINA’ | HYBRID STRAWBERRY TREE |
| X |  | CERCIS OCCIDENTALIS | WESTERN REDBUD |
| X |  | CERCIS CANADENSIS | EASTERN REDBUD |
|  | X | FEIJOA SELLOWIANA | PINEAPPLE GUAVA |
|  | X | GEIJERA PARVIFLORA | AUSTRALIAN WILLOW |
|  | X | ILEX WILSONII | WILSON HOLLY |

|  |  |  |  |
| --- | --- | --- | --- |
| X |  | LAGERSTROEMIA HYBRID | CRAPE MYRTLE |
|  | X | LIGUSTRUM LUCIDUM | GLOSSY PRIVET |
|  | X | LEPTOSPERMUM LAEVIGATUM | AUTRALIAN TEA TREE |
|  | X | MAGNOLIA GRANDIFLORA ‘SAMUEL SOMMER’ | SAMUEL SOMMER MAGNOLIA |
|  | X | MAGNOLIA LITTLE GEM | LITTLE GEM MAGNOLIA |
|  | X | MELALEUCA NESOPHILA | PINK MELALEUCA |
|  | X | OLEA EUROPAEA ‘HYBRIDS’ | OLIVE |
|  | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
| X |  | PROSOPIS X PHOENIX | PHOENIX MESQUITE |
|  | X | TRISTANIA LAURINA` | WATER GUM |

**SMALL UPRIGHT EVERGREEN TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | LAURUS NOBILIS ‘SARATOGA’ | SARATOGA SWEET BAY |
|  | X | MAGNOLIA GRANDIFLORA ‘LITTLE GEM’ | LITTLE GEM MAGNOLIA |
| X | X | PODOCARPUS MACROPHYLLUS | YEW PINE |
| X | X | PRUNUS CAROLINIANA ‘BRIGHT N TIGHT’ | CAROLINA LAUREL CHERRY |
| X | X | TRISTANIA LAURINA | WATER GUM |

**MEDIUM SCREEN/BUFFER TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | HETEROMELES ARBUTIFOLIA | TOYON |
| X | X | LIGUSTRUM JAPONICUM ‘TEXANUM’ | PRIVET |
|  | X | MAGNOLIA GRANDIFLORA ‘LITTLE GEM’ | LITTLE GEM MAGNOLIA |
| X | X | PODOCARPUS MACROPHYLLUS | YEW PINE |
| X | X | PRUNUS ILICIFOLIA SPP.  ILICIFOLIA | HOLLYLEAF CHERRY |
| X | X | EUGENIA MYRTIFOLIA  ‘MONTEREY BAY’ | MONTERY BAY BRUSH CHERRY |
|  | X | RHUS LANCEA | AFRICAN SUMAC |

**VERTICAL ACCENTS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  |  |  |  |
| X | X | CUPRESSUS SEMPERVIRENS ‘TINY TOWER’ | DWARF ITALIAN CYPRESS |
| X | X | EUGENIA MYRTIFOLIA  ‘MONTEREY BAY’ | MONTERY BAY BRUSH CHERRY |
| X | X | JUNIPERUS (VERTICAL VARIETIES) | UPRIGHT JUNIPERS |
| X | X | LIGUSTRUM JAPONICUM ‘TEXANUM’ | PRIVET |
|  | X | PODOCARPUS ELONGATUS ‘MONMAL’ | ICEE BLUE YELLOWWOOD |
| X | X | PODOCARPUS MACROPHYLLUS | YEW PINE |
| X | X | PRUNUS CAROLINIANA’ BRIGHT ‘N’ TIGHT’ | CAROLINA LAUREL CHERRY |

**PRIVATE HOMEOWNER AREA SHRUB AND GROUNDCOVER PALETTE**

**LARGE BACKGROUND SHRUBS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | ARCTOSTAPHYLOS ‘HOWARD MCMINN’ | HOWARD MCMINN MANZANITA |
| X | X | CALLIANDRA HAEMATOCEPHALA | PINK POWDER PUFF |
|  | X | ERIOBOTRYA ‘COPPERTONE’ | COPPERTONE LOQUAT |
|  | X | FEIJOA SELLOWIANA | PINEAPPLE GUAVA |
| X | X | HETEROMELES ARBUTIFOLIA | TOYON |
| X | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
| X | X | RHAMNUS CALIFORNICA ‘EVE CASE’ | EVE CASE COFFEE BERRY |
|  | X | RHAPHIOLEPIS MAJESTIC BEAUTY | MAJESTIC BEAUTY INDIA  HAWTHORNE |
|  | X | ROSMARINUS ‘TUSCAN BLUE’ | TUSCAN BLUE ROSEMARY |
| X | X | XYLOSMA CONGESTUM ‘COMPACTA’ | COMPACT XYLOSMA |

**MEDIUM HEIGHT SHRUBS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | ABELIA GRANDIFLORA HYBRIDS | GLOSSY ABELIA |
| X | X | ARCTOSTAPHYLOS ‘SUNSET’ | SUNSET MANZANITA |
| X | X | AZALEA HYBRIDS | AZALEA HYBRIDS |
| X | X | BOUGAINVILLEA HYBRIDS | BOUGAINVILLEA HYBRIDS |
|  | X | CEANOTHUS ‘YANKEE POINT’ | YANKEE POINT CALIFORNIA LILAC |
|  | X | EUGENIA MYRTIFOLIA  ‘GLOBULUS’ | EUGENIA |
|  | X | EUONYMUS FORTUNEI ‘MONCE’ | GOLDEN PRINCESS EUONYMUS |
| X |  | LANTANA HYBRIDS | LANTANA |
|  | X | MAHONIA AQUIFOLIUM  ‘HYBRIDS’ | OREGON GRAPE HOLLY |
|  | X | OLEA ‘MONTRA’ | LITTLE OLLIE |
| X | X | PLUMBAGO AURICULATA ‘ROYAL CAPE’ | ROYAL CAPE PLUMBAGO |
|  | X | PITTOSPORUM TOBIRA | MOCK ORANGE |
| X | X | RHAMNUS CALIFORNICA  ‘MOUND SAN BRUNO’ | MOUND SAN BRUNO COFFEEBERRY |
| X | X | RHAPHIOLEPIS SPP | INDIA HAWTHORNE |
| X | X | ROSA HYBRIDS | HYBRID ROSE |
|  | X | STRELITZIA REGINAE1 | BIRD OF PARADISE |

**SMALL SHRUBS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | ACACIA COGNATA ‘COUSIN ITT’ | LITTLE RIVER WATTLE |
| X | X | BOUGAINVILLEA ‘BABY SOPHIA’ | BABY SOPHIA BOUGAINVILLEA |
|  | X | BUXUS SPP | BOXWOOD |
|  | X | CALLISTEMON ‘LITTLE JOHN’ | LITTLE JOHN BOTTLEBRUSH |
| X | X | CISTUS SPECIES | WHITE ROCKROSE |
|  | X | EUGENIA MYRTIFOLIA ‘NANUM’ | TEENIE GENIE BRUSH CHERRY |
|  | X | KNIPHOPHIA SPP1 | RED HOT POKER |
| X |  | LANTANA SPECIES | LANTANA |
| X | X | NANDINA ‘FIREPOWER’ | NANDINA DWARF FIREPOWER |
|  | X | PHILODENDRON XANADU | XANADU CUT LEAF PHILODENDRON |
| X | X | PYRACANTHA ‘TINY TIM’ | TINY TIM FIRETHORN |
| X | X | RHAPHIOLEPIS ‘CLARA’ | WHITE INDIA HAWTHORNE |
| X | X | RHAPHIOLEPIS ‘BALLERINA’ | BALLERINA INDIA HAWTHORNE |
| X | X | RHAPHIOLEPIS UMBELLATA ‘MINOR’ | DWARF YEDDO HAWTHORNE |
| X | X | ROSA ‘HYBRIDS’ | HYBRID ROSES |
|  | X | ROSMARINUS ‘KEN TAYLOR’ | KEN TAYLOR ROSEMARY |
|  | X | ROSMARINUS ‘ROMAN BEAUTY’ | ROMAN BEAUTY ROSEMARY |
| X | X | SALVIA ‘FURMANS RED’ | FURMANS RED HUMMINGBIRD BUSH |
|  | X | SALVIA LEUCANTHA | MEXICAN BUSH SAGE |
| X | X | SUCCULENTS – THORNLESS1 | THORNLESS SUCCULENTS |
| X | X | YUCCA SMALL HUBRIDS1 | YUCCA |
|  | X | WESTRINGIA FRUTICOSA MUNDI | MUNDI COAST ROSEMARY |

**GROUNDCOVER**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | ACACIA ‘DESERT CARPET’ | DESERT CARPET ACACIA |
|  | X | CARISSA ‘GREEN CARPET’ | GREEN CARPET NATAL PLUM |
| X | X | COTONEASTER DAMMERI ‘CORAL BEAUTY’ | BEARBERRY |
| X | X | JUNIPER HYBRIDS | HYBRID JUNIPER |
| X | X | PYRACANTHA ‘SANTA CRUZ’ | SANTA CRUZ FIRETHORN |
| X | X | RHAPHIOLEPIS ‘BALLERINA’ | BALLERINA INDIA HAWTHORNE |
|  | X | RIBES VIBURNIFOLIUM | EVERGREEN CURRANT |
| X | X | ROSA ‘CARPET SERIES’ | CARPET ROSE |
|  | X | TRACHELOSPERMUM ASIATICUM | ASIATIC JASMINE |
|  | X | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |

**GRASSES AND GRASS-LIKE PLANTS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | BOTELOUA GRACILIS ‘BLONDE AMBITION’ | BLOND AMBITION BLUE GRAMA GRASS |
|  | X | CAREX DIVULSA | BERKELEY SEDGE |
|  | X | DIANELLA ‘BIG REV’ | BIG REV FLAXLILY |
|  | X | DIANELLA ‘LITTLE BECCA’ | LITTLE BECCA FLAX LILY |
|  | X | DIANELLA ‘CASSA BLUE’ | CASSA BLUE FLAX LILY |
|  | X | DIANELLA ‘SILVER STREAK’ | SILVER STREAK FLAX LILY |
|  | X | DIANELLA ‘VARIEGATA | VAREGATED FLAX LILLY |
| X | X | DIETES ‘ORANGE DROP’ | FORTNIGHT LILY |
| X | X | FESTUCA MAIREI | ATLAS FESCUE |
| X |  | HEMEROCALLIS SPP. | DAYLILY |
| X | X | LEYMUS ‘CANYON PRINCE’ | CANYON PRINCE WILD RYE |
| X | X | LIRIOPE SPP | LILY TURF |
| X | X | LOMANDRA ‘BREEZE’ | MAT RUSH |
| X | X | LOMANDRA ‘KATY BELLS’ | KATYBELLS |
| X | X | MUHLENBERGIA DUBIA | PINE MUHLY |
| X |  | MUHLENBERGIA LINDHEIMERI | LINDHEIMERI MUHLY |
| X | X | MUHLENBERGIA ‘REGAL MIST’ | REGAL MIST MUHLY |
| X | X | MUHLENBERGIA EMERSLEY/EL TORO | BULL GRASS |
| X | X | PANICUM ‘HEAVY METAL’ | HEAVY METAL SWITCH GRASS |
| X | X | PENNISETUM ‘FAIRY TAILS’ | FAIRY TAIL FOUNTAIN GRASS |
| X |  | PENNISETUM ‘FIREWORKS’ | FIREWORKS FOUNTAIN GRASS |
| X | X | PENNISETUM ‘SKYROCKET’ | SKYROCKET FOUNTAIN GRASS |
| X | X | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS |

**VINES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | BOUGAINVILLEA SPP. | BOUGAINVILLEA |
| X | X | DISTICTIS BUCCINATORIA | BLOOD RED TRUMPET VINE |
| X | X | GELSEMIUM SEMPERVIRENS | CAROLINA JASMINE |
|  | X | GREWIA CAFFRA | LAVENDAR STAR FLOWER VINE |
|  | X | HIBBERTIA SCANDENS | GUINEA GOLD VINE |
| X | X | LONICERA JAPOINCA | JAPANESE HONEYSUCKLE |
| X | X | MACFADYENA UNGUIS-CATI | CAT’S CLAW VINE |
| X |  | PARTHENOCISSUS  TRICUSPITDATA | BOSTON IVY |
|  | X | PYROSTEGIA VENUSTA | FLAME RED |
| X | X | ROSA HYBRIDS | ROSE |
| X |  | SOLANUM JASMINIODES | POTATO VINE |
| X |  | WISTERIA FLORIBUNDA | WISTERIA |

**F. EXTERIOR LANDSCAPE LIGHTING**

1. Lighting of landscape is permitted as approved by the DRC.
2. All exterior lighting must be designed for year-round use.
3. Landscape lighting shall be low lumen (100-250 lumens per fixture) totaling 1,200 lumens or less   
   per front yard or rear yard, 600 lumens or less per side yard with a color temperature of 3000 Kelvin or less only.
4. Mercury vapor lamps or lamps that emit light of a similar character, exposed fluorescent lamps,   
   flashing lights, color lights, unshielded exterior lights and lights which result in excessive glare are not permitted.
5. Bollard light must have shielded light source and not exceed 18 inches in height.
6. Low voltage in-ground light shall only be used as accent light in side and rear private yard. It must not be used as path light for general lighting.
7. Café lights are permitted according to the following guidelines:
8. Only white or soft white light bulbs, not to exceed 1 watt per light bulb, are acceptable.
9. Cafe lighting must be designed in a manner cohesive with the landscape design.
10. Café lighting may be hung in either a straight or sweeping fashion and must be contained inside the homeowner’s property.
11. Café lighting must have hoods to direct light downward.
12. Lights may be attached to poles in ground. Lighting must be secured to cables and sturdy (and vertically plumb) poles placed in an orderly pattern. All poles must be painted to match the fence or trim color of the house. Poles that exceed the height of the perimeter walls must be set back three (3) feet minimum from the perimeter wall and screened with fifteen (15) gallon minimum container size evergreen screen trees or shrubs.
13. Lights may be attached to house with a J bolt that is properly sized to accommodate weight and pulls of light strand and may be placed no more than nine (9) feet up from the ground.
14. Café lights are for decoration only. They are not considered security lights. As a general rule, they should be turned off by 10 pm.
15. Café lights are not permitted on second or third floor balconies.
16. Landscape lights shall not be lined up continuously along back of sidewalk, entry walkway, or driveway.
17. Landscape lighting must be located in planter areas with no exposed wiring.
18. Up light shall be limited to featured architectural elements and accent trees only.
19. Path lights should be minimized. Path lights shall cast the light downward. To the extent permitted, pathway lights must be located only along one side of a walkway.
20. Area lighting, such as wall wash landscape flood light and strip light, is not permitted in the front   
    yard.
21. Post lights are not permitted.
22. Security lights are strongly discouraged but may be allowed subject to specific review and approval by the DRC.

a. The light source of these lights shall not be visible from any neighbor’s window and will only be allowed to operate on a motion detector and stay lit for a maximum of twenty (20) continuous minutes.

1. The lights shall not be installed higher than twelve (12) feet above the existing grade.
2. Security lights must still meet the requirement of shielding of the light sources, and the light source shall not be visible from neighboring property.
3. If problems with these lights occur, the DRC and the Master Association reserve the right to require that the fixtures be disconnected.
4. Security lights must not be used for general illumination.

**G. MISCELLANEOUS**

1. Security Cameras:

1. Security cameras shall be mounted inconspicuously and concealed under the eaves of the roof if possible. Security cameras shall not project above the roof line.
2. Security cameras shall not have a camera tilt feature or adjustable lens.
3. The number of cameras will be reviewed on a case-by-case basis.
4. Views of each camera shall be directed on the subject property and/or public property only and not directed into interior neighboring property. The homeowner shall indemnify and defend the Association against invasion of privacy claims from other residents.
5. Wifi based, battery powered security camera is encouraged. Wired security camera must have concealed wiring within the house walls.

2. Speakers: Exterior speakers are not permitted to be mounted higher than six (6) feet above original pad grade.

3. Flags:

a. Non-commercial flags are permitted with the following requirements:

1. The flag brackets shall be compatible with the color and scale of the Dwelling.
2. Flags may not exceed fifteen (15) square feet in size.
3. Must be maintained continually in good repair.
4. House-attached flagpoles shall be no longer than six (6) feet in length.
5. Flagpoles must be removed when a flag is not displayed.

4. Freestanding flagpoles are not permitted.

**H. OUTDOOR STORAGE/ SHEDS**

1. All items stored outside such as trash cans, recycling bins, compost containers, yard equipment, doghouses, etc. are not permitted where visible from grade level of a neighboring Unit, the Master Association Property and a public or private street with landscaping approved by the DRC.
2. Storage sheds and green houses are only permitted in rear and side yards enclosed by six feet high masonry walls. The top of the structure must be below the top of the wall and reasonably screened from view from grade level of a neighboring Unit, the Master Association Property and/or an adjacent street with substantial plant material approved by the DRC.

**I. LANDSCAPE ACCESSORIES**

1. Thematic landscape accessories in entry courtyards, on front porches or within the Master Association Property (e.g., sundials, statuettes, art features, chimes, etc.) are not permitted.
2. Appropriately scaled outdoor furniture is acceptable.

Section V:

Single Family Detached Homes (Lots)

Design Guidelines

**SECTION V: SINGLE FAMILY DETACHED HOMES (LOTS) – DESIGN GUIDELINES   
A. ARCHITECTURE**

All architectural Improvements must be compatible with and conform to the original architecture of the neighborhood in which the Dwelling is located.

Below are guidelines for building alterations, building materials, colors, and forms which are expressive of Great Park Neighborhoods’ architectural character, and which will be used by the DRC in reviewing plans and specifications for compatibility with the original design and enforcing these Design Guidelines.

COMPLIANCE WITH THESE GUIDELINES SHALL NOT BE IN LIEU OF DRC REVIEW AND APPROVAL. COMPLIANCE WITH THESE GUIDELINES SHALL BE DETERMINED BY THE DRC AS PART OF THE APPROVAL PROCESS. THESE DESIGN GUIDELINES MAY BE MODIFIED FROM TIME TO TIME AS SET FORTH IN THE MASTER DECLARATION.

1. Room Additions and Extensions

1. Additions and extensions are only permitted where the depth of the rear yard is twenty (20) feet or greater as measured from the property line to the Dwelling. The additions must be designed to be compatible with the existing Dwelling’s form, scale, proportions, massing, architectural style, finish materials and detailing. Outdoor Covered areas such as California Rooms & Conservatories provided by the Merchant Builder, in the side and back yard only, are permitted to be enclosed with the use of windows, doors and/or solid surface materials subject to approval by the DRC. The new windows, doors, trim, details, materials, colors, and finishes shall match the original design of the house.
2. The material, color, and texture of new exterior walls of room additions to the Dwelling on a Lot shall be compatible with the existing Dwelling walls.
3. Any new fascia must match any existing fascia. Enhanced wall finishes, such as brick and stone, must be designed to wrap corners, and appear to be integral to the Dwelling design, rather than as applied decoration.
4. The roof pitch, detailing, and fenestration must match the existing Dwelling.
5. New building features-such as planters and pot shelves- must be compatible with the color and design of the existing Dwelling.
6. Blank two-story high walls at room additions shall not face parks, streets, or other public viewing areas. All new Dwelling walls must be softened with trees to minimize the visual massing impact.
7. If a home was originally constructed as a single story, the owner may not construct a second story or alter the pitch of the roof of the single story home (CC&Rs Article IX – Section 9.19(h)

2. Accessory Dwelling Unit. An Accessory Dwelling Unit (ADU) and Junior Accessory Dwelling Unit (JADU) shall comply with State law, City zoning ordinances, and the following standards:

1. In no event shall there be more than one (1) Accessory Dwelling Unit on a Lot.
2. ADU and JADU may not interfere with, affect the drainage of or be placed on or over easements and Association maintained landscape areas.
3. ADU and JADU are to be located so as to minimize the impact on the adjacent Lots.
4. An addition above the existing garage or home is encouraged.
5. Balconies and decks may not be placed above an ADU or JADU, and may not project into the rear and side yard setbacks established for the Primary Dwellings.
6. The DRC reserve the right to put restrictions on the placement and design of the window and doors to protect the privacy of the adjacent properties.
7. The entry (walkway/pathway) for the ADU and JADU must be from the same street as the Primary Dwelling. Entries from a side street, rear street, side and rear ingress and egress across or over an easement, Common Area or Association maintained landscape area are not permitted.
8. Accessory Dwelling Units (ADU) shall be fully enclosed, have separate sanitary facilities and cooking facilities and a separate entry from the Primary Dwelling entry.
9. A Junior Accessory Dwelling Unit (JADU) shall be fully enclosed, have an efficiency kitchen, access to sanitary facilities in the Primary Dwelling, and a separate entry from the Primary Dwelling entry.
10. ADU and JADU shall match the Primary Dwelling in architectural character, color, and materials.
11. If a garage is converted to an ADU or JADU, the DRC and Master Association may require garage doors to be removed and replaced with materials, windows, and doors to match the Primary Dwelling.
12. If a garage is converted to an ADU or JADU, the DRC and Master Association may require the removal of part or all of the existing driveway to allow the landscape to screen and soften the appearance of the structure. In no event will a driveway remain in place that will result in a parked vehicle blocking community sidewalks and drive aprons.
13. Trash cans and exterior equipment (e.g., AC condensers and water heaters) are to be screened from the street and adjacent lots.
14. Heights.
15. The maximum height of a detached Accessory Dwelling Unit is sixteen (16) feet or eighteen (18) feet when on a Lot within a half a mile walking distance from a major transit stop.
16. Attached Accessory Dwelling Units constructed at ground level and/or above the Primary Dwelling Unit are limited to the height of the existing primary Dwelling.

l. Setbacks. The minimum setback shall be established by measurement from the ultimate street right-of-way, property line, or easement line and shall be the greater setback of any

distance specified below or the City Zoning Ordinance unless noted otherwise.

The setbacks for Improvements shall be as set forth below:

|  |  |
| --- | --- |
| **Accessory Dwelling Unit** | **Standard** |
| Minimum front yard setback | Not permitted closer to any street than the existing Primary Dwelling Unit or garage unless such restriction effectively prevents the construction of an ADU no greater than 800 square feet. |
| Minimum side yard setback: | 0 feet at interior units. 4 feet at end units and not permitted closer to any street than the existing Primary Dwelling Unit, whichever is more restrictive. |

|  |  |
| --- | --- |
| Minimum rear yard setback: | 4 feet or to the limit of the existing patio area, whichever is most restrictive. |
| **Mechanical Equipment**  (AC condensers, water heaters, filters) | **Standards** |
| Minimum front yard setback | Not permitted in yards visible to streets. |
| Minimum side yard setback: | Must meet City setback and acoustic standards and be screened. |
| Minimum rear yard setback: | Must meet City setback and acoustic standards and be screened. |

m. Structural, Acoustic and Fire Separation.

1. The construction of an Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall not reduce the acoustic separation between Units. Electrical junction boxes shall be caulked and sealed to reduce noise transmission. Plumbing in walls and floors shall be insulated and wrapped to reduce vibration and sound transmission through walls and floors.
2. The construction of an Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall not reduce the fire separation between Units. Electrical junction boxes, plumbing and miscellaneous penetrations in Party Walls shall be fire taped and caulked.
3. The construction of an Accessory Dwelling Unit or Junior Accessory Dwelling Unit shall not reduce the structural integrity of the Unit or impose structural loads on adjacent Units. New footings, columns, and walls to support an ADU or JADU shall be contained in the Unit.

n. Site Coverage. The maximum site coverage shall be as established by City Zoning Ordinance and limitations established by setbacks and easements.

o. Square Footage. Floor Areas shall be limited to the following:

|  |  |
| --- | --- |
| Attached Accessory Dwelling Unit – Conversion of Primary Dwelling floor area | Maximum of 50% of existing floor area of the Primary Dwelling |
| Attached Accessory Dwelling Unit – New construction | Studio and One Bedroom – Maximum of 850 sf. Two Bedroom – Maximum of 1,200 sf. |
| Detached Accessory Dwelling Unit – New construction | Studio and One Bedroom – Maximum of 850 sf. Two Bedroom – Maximum of 1,200 sf. |
| Junior Accessory Dwelling Unit | 500 square feet which may consist of converted Primary Dwelling Unit floor area or garage floor area or a combination of both. |

3. Guest House/Pool House

1. A guest house/pool house is only permitted on lots that will accommodate the City required setbacks.
2. Overall square footage of the guest house/pool house is determined by City requirements.
3. The maximum building height shall be consistent with the City Zoning Codes.

4. Building Heights

a. Dwellings: Maximum height of any Dwelling shall not exceed the maximum ridge line height of the Dwelling as constructed by the Merchant Builder (excluding the chimney) as set forth in the Master Declaration.

5. Setbacks and Buildable Zone

1. For minimum setbacks, please refer to the City requirements and the Design Guidelines.
2. Special setbacks may be adopted by the Board of Directors and enforced by the DRC.

6. Accessory Buildings

a. All permissible accessory buildings and uses must be approved by the DRC and must be compatible in design with the architecture of the Dwelling. All such permissible accessory buildings must be reasonably screened from view from grade level of a neighboring Lot, the Master Association Property and/or an adjacent street by substantial plant material approved by the DRC. Storage units may be approved if they do not exceed the height of the property line wall and if they are reasonably screened from view from grade level of a neighboring Lot, the Master Association Property and/or an adjacent street by substantial plant material approved by the DRC. (Refer to the Landscape Section for specific requirements.)

7. Roofs

1. The slope, material, rafter details, fascia, eave overhang, color, and texture of any new roof for the Dwelling on a Lot shall be identical to the existing roof.
2. Mansard and flat roofs are not permitted.
3. New roof features such as skylights, chimneys, or solar equipment must be compatible with the design of the existing Dwelling.
4. Roof-mounted equipment must be completely screened from view.
5. The color of new roof flashing, diverters, vent stacks, and similar features must match the existing roof color.

8. Garages and Garage Doors

1. Garages shall at all times be maintained in such a manner so as to be capable of accommodating at least two (2) full-sized automobiles and shall not be used as habitable space, except as approved by the DRC and the City.
2. Replacements or changes to garage doors must be compatible with the design and color

of the existing garage door; or painted or stained a color that is compatible with the exterior color scheme of the Dwelling.

1. Features to soften the dominance of the garage door on the street scene are encouraged- such as a horizontal trellis above the garage door, trees in the driveway, or vine pockets between garage doors.
2. Treatments that draw attention to the garage door, such as mirrored glass or ornate decoration on or around the garage door, are not permitted.
3. Standard white metal garage doors are not permitted.

9. Exterior Building Wall Materials

1. Exterior veneer materials used on the Dwelling walls shall be consistent on all elevations of a Dwelling in order to achieve a uniform appearance.
2. Predominant veneer materials and accents shall match the original architecture of the Dwelling.
3. Applied materials must wrap to inside corners, wrap back a minimum of thirty-six (36) inches on outside corners or return to a logical termination point.

10. Skylights

1. Skylights must be designed as an integral part of the roof. Their form, location, and color must be compatible with and relate to the building.
2. Owners must use bronze-colored glass (white or clear are not permitted).
3. Bubble skylights are not permitted.

11. Windows and Doors

1. The size, location, material, and color of new or replacement windows and doors for a Dwelling on a Lot shall be compatible with the windows and doors of the existing Dwelling.
2. Window openings within exterior wall surfaces shall be located in a manner consistent with the existing treatment and design.
3. Glass tinting or shading must be compatible with the existing treatment. Mirrored glass, reflective glass film and plastic roll- up shades are not permitted.
4. Recessed window and door openings are encouraged.
5. New accent windows and doors-such as greenhouse windows or French doors-must be compatible with the color and design of the existing Dwelling.
6. Post-modern features such as glass block are not permitted on buildings or landscape features.
7. Decorative front doors must be compatible with the color and design of the existing Dwelling.

12. Screen Doors

a. All screen doors that are visible to the street and/or Master Association Property, with the exception of retractable screens, must be approved by the DRC. Retractable screen door frames shall match the existing color scheme. Submit the specification with a photo for DRC consideration.

13. Screen Doors and Security Bars:

All screen doors, other than those provided as standard with sliding glass doors, must be reviewed by the DRC. Exterior security doors, security screens over windows (swing and roll down), and bars are prohibited. Security doors and bars may be placed on the interior of the home. The Committee shall consider the approval of screen doors under the following standards and criteria.

1. Hinged screen doors are not permitted on the front doors of any homes, unless such front doors are fitted with “disappearing” roll-type screen panels.
2. Screen doors for side and rear doors, if not visible from the street, will be permitted with approval from the DRC. Doors shall be painted to match the exterior trim around the front door opening or blend with the same trim.
3. Door shall not be ornate or massive in design (i.e., bars, scrolls, etc.).

14. Chimneys (attached to Dwelling)

1. Heights: No chimney may extend higher than the minimum height as permitted by the building code of the City.
2. Exterior Dimensions: The exterior dimensions of chimneys should be minimized.
3. Flashing: All chimney flashing should be colored to match the integral or applied color of the chimney.
4. Chimney caps must match the existing chimneys.

15. Overhangs and Other Projections

a. Cornices, eaves, rakes, and windows projecting above the perimeter footing of the Dwelling may not project more than two and one-half (2-1/2) feet into any front, side or rear yard setback or must match existing conditions.

16. Awnings and Shades

1. Awnings and exterior shades may be approved if they reinforce the architectural style and design of the existing Dwelling. Actual material samples are required for DRC review.
2. The size, location, and form must be in scale with the window and should not dominate the architecture.
3. Awnings proposed on front elevations or on side elevations at corner Lots will be considered relative to their compatibility with the architecture.
4. Awnings are not appropriate on certain elevation styles and on certain accent windows and will be reviewed on a case-by-case basis
5. Temporary sun shades attached to the vertical face of the Dwelling, patio cover, or gazebo, such as rolls of bamboo, fiberglass, reed, or are not permitted.
6. Awnings and shades shall be a solid neutral color, complimentary to the house colors.
7. Awnings are not to have scalloped edges. They must be simple fold.

17. Outdoor Curtains

* 1. Outdoor curtains may be allowed at covered patios subject to the approval by the DRC.
  2. Outdoor curtains must be mounted on the inside face of the structure and weighted so that they remain contained within the covered patio footprint.
  3. The curtain material must be a made of durable, fade-resistant fabric that is specifically manufactured for outdoor use.
  4. Outdoor curtains must be a solid neutral color, complimentary to the house color. Bright or bold colors or patterns are not allowed for any outdoor curtains. The DRC reserves all rights to not approve an outdoor curtain color, material, or pattern.
  5. Outdoor curtains must be maintained in an attractive and well-kept manner at all times.
  6. When not in use, the outdoor curtains must be neatly pulled back to maintain a clean, neat appearance.

18. Exterior Colors and Finishes

1. Color is intended to act as a primary theme-conveying element, and reflective of the architectural styles.
2. Exterior colors of buildings shall match those applied by the original Merchant Builder or comply with the color palette approved by the Board of Directors and available from the property management company.
3. For any proposed modification of exterior material and any proposed modification of exterior color, the following must be included:
4. A color sample board and an elevation sheet with color chips attached clearly noting where colors are to be used.
5. All samples must be identified with manufacturer’s name, color, and number.
6. Samples of masonry and finish roofing material. Descriptions are acceptable for common materials such as concrete roofing tile.
7. Photos of adjacent neighboring homes that clearly show the color scheme. Homeowners may not choose a color palette that is on an adjacent house. The proposed color scheme shall be consistent with the house architecture style.

19. Reflective Finishes

a. No highly reflective finishes (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including the exterior surfaces of any of the following: roofs, all projections above roofs, doors, trim, pipes, solar panels, or equipment.

20. Diverters/Downspouts/Gutters

1. Diverters, downspouts, and gutters shall match those originally installed by the Merchant Builder.
2. Placement of new gutters/downspout/diverters will be reviewed on a case-by-case basis.
3. Downspouts and diverters shall be placed at inside corners.
4. The gutters/downspouts/diverters must be painted to match either the color of the trim or exterior paint of the adjacent surface.
5. Downspouts and diverters shall be designed with a simple profile with straight runs.
6. All downspouts shall be connected to the Lot drainage system.

21. Solar Panels/Mechanical Devices

Each Owner may install a solar energy system which serves their Lot so long as the design and location of the solar energy system meet the requirements of all applicable governmental ordinances and is approved by the DRC. The DRC reviews solar energy systems for aesthetic purposes only and does not make a determination as to whether the system meets any government agency restrictions or complies with any requirements set forth in a Supplemental Declaration Establishing Solar Shading Restrictions, if applicable. The applicant Owner must submit to the DRC for approval prior to installation all plans and specifications regarding the installation of the system on the exterior of the Owner’s Dwelling regardless of whether the equipment is being installed by the Owner or by a service provider.

For community aesthetic purposes, solar panels should be installed on the rear roof elevation, if the rear location would not significantly compromise the solar systems’ performance. If placing the panels on the rear elevation would significantly decrease the system output, then the solar panels should be installed on the least publicly visible elevation where at least 85% of optimal system performance can be achieved. If the solar panels must be located in the front elevation, the size, shape, and placement of the panels must be carefully considered as part of the overall design composition to create an aesthetically integrated solar system.

1. Energy systems must be integrated into the roof design, be parallel with the roof slope and not be raised/tilted off the roof plane, to respond to the roof slope, and designed to minimize the profile of the collector. Recessed panels are preferred.
2. Solar panels should be mounted as close to the roof plane as possible, with no more than 8 inches between the panels and the roof surface.
3. Solar panels shall be setback from the roof edge by a minimum of twenty-four (24) inches.
4. Solar panel layout shall match the geometry and proportions of the roof.
5. Solar panels should be grouped together so they are less visually distracting. Single panel arrays should be avoided.
6. Support for solar equipment shall be enclosed and reasonably screened from view. A solar panel system inverter (control box) and rapid shutdown that is typically attached to the exterior house wall shall be located behind a side yard area gate or return wall so as to not be visible from the street, unless their locations are dictated by code.
7. All mechanical equipment exposed to the exterior shall be located in a manner which minimizes visual and noise impact.
8. Variances may not be granted to the Shading Restrictions set forth in the Supplemental Declaration Establishing Solar Shading Restrictions.
9. The color of exposed frames shall match or compliment the roof or building colors.
10. Exposed elements including conduits shall be painted to match the adjacent building surface.
11. Natural aluminum frames are prohibited.
12. Use panels with non-reflective coatings to minimize glare. Exposed frames and components should have a non-reflective surface.

Some Neighborhoods may be subject to additional recorded restrictions to protect the effectiveness of roof-mounted residential solar energy systems (each, a “Supplemental Declaration Establishing Solar Shading Restrictions”). It is the responsibility of the applicant Owner to determine whether their Lot is subject to such restrictions and to comply with the restrictions. Additionally, in California, after a solar energy system is installed on a property, the owners of adjacent properties must comply with the California Solar Shade Control Act (the “Act”). The DRC does not evaluate the effect of structural Improvements (e.g., room additions) or the effect of trees and shrubs proposed by the applicant Owner on the performance of an existing solar energy system installed on another Lot. If the applicant Owner of a Lot proposes to construct any structural Improvements or to install any landscaping that includes one or more trees or shrubs on their Lot, the applicant Owner must furnish the DRC with a completed “Owner’s Solar Certification” (which can be obtained from management or online) as part of the application to the DRC. As more fully set forth in the Owner’s Solar Certification, the applicant Owner must make a reasonable visual inspection from the streets of all of the Lots in the Neighborhood that are adjacent to the applicant Owner’s Lot and make a determination whether any of the adjacent Lots has an existing roof mounted solar energy system installed thereon. If any of the adjacent Lots has an existing roof mounted solar energy system installed thereon, the applicant Owner acknowledges and agrees to the following: (i) if the applicant Owner’s proposed Improvements include structural Improvements, the applicant Owner’s architect must furnish the DRC with a certification that the proposed structural Improvements will not violate the restrictions set forth in the Supplemental Declaration Establishing Solar Shading Restrictions; and (ii) if the Owner’s proposed Improvements include at least one or more trees or shrubs, the Owner agrees to maintain such tree(s) and shrub(s) in the future at their sole cost and expense so that such tree(s) and shrub(s) do not violate the restrictions set forth in the Supplemental Declaration Establishing Solar Shading Restrictions or violate the provisions of the Act. Such maintenance includes regular trimming and pruning. The DRC shall have the right to rely upon such certification and shall not have any obligation to make an independent review of the matter.

An approval by the DRC is not a determination that any proposed Improvements comply with any applicable Supplemental Declaration Establishing Solar Shading Restrictions or with the Act. If the DRC subsequently determines that the determination made by an Owner as set forth in the Owner’s Solar Certification is false or inaccurate (whether intentional, negligent, or otherwise), any approval granted by the DRC for an Owner’s proposed Improvements may be declared null and void at any time and the Owner may be required to alter or remove the violating Improvements at their sole cost and expense.

The DRC may not issue or grant any variances to the Shading Restrictions set forth in a Supplemental Declaration Establishing Solar Shading Restrictions.

22. Antenna and Satellite Dishes

1. All exterior radio and television antennae, satellite dishes and other transmitting or receiving devices must comply with all restrictions set forth in the Master Declaration and must also be approved by the DRC.
2. All exterior antennae, satellite dishes and other transmitting or receiving devices should be located in less visible areas and not exceed the ridgeline of any roof.
3. All cables, conduit/tubing, etc. should be installed within the Dwelling wall and be painted to match the adjacent surface where visible on the exterior of the Dwelling.
4. Sunrooms and Solariums

a. Sunrooms and solariums are not permitted.

1. Columns

a. New columns should be integral with the Dwelling design, with a substantial scale (e.g.stout columns and deep recesses). Column design, materials, details, etc. must be compatible with existing columns.

1. Balconies
2. The location, material, and color of new exterior balconies shall be compatible with the existing Dwelling.
3. Balcony railings must be designed to match the materials, color, and design of any existing railing on the Dwelling.
4. Horizontal pipe railings are not permitted.
5. Landscape planting enhancements may be required to provide privacy screening between Lots.
6. Decorative screening attached to the balcony railing is not permitted.
7. Exterior Stairs

a. Exterior stairs to the second floor are not permitted.

1. Exterior Architecture Lighting
2. All lighting is subject to the approval of the Design Review Committee.
3. New exterior light fixtures, such as decorative wall fixtures, must be compatible with the design of the Dwelling. They must be simple in design and color and should be compatible with the existing light fixtures.
4. Only full cut-off down-lights, recessed lights, lamps with frosted glass or obscured glass that is rated 5 are permitted. All lighting must be directed away from adjacent streets and properties to prevent off-site glare.
5. Architectural lighting shall be low lumen (450 lumens maximum for full cut-off down light, 250 lumens maximum for lamps with frosted or obscured glass) with color temperature of 3000 kelvin or less only.
6. Mercury vapor lamps, fluorescent lamps, flashing lights, color lights, unshielded exterior lights and lights which result in excessive glare are prohibited.
7. For specific landscape lighting requirements refer to Section F. Exterior Landscape Lighting.
8. House Number
9. Only one house number is allowed facing the address street or paseo.
10. New house number shall be reviewed on a case-by-case basis. The size, location, and form of the house number must be in scale with the architecture.
11. The application shall include photos to show where the house number will be applied, material, color, dimension, font, and the method of attachment.
12. No back light is permitted for house number.

**B. GRADING AND DRAINAGE**1. Grading

1. The grade adjacent to the property line walls must remain at original pad grade for three (3) feet clear of the wall unless an approved planter or retaining wall is proposed. (See retaining planter walls).
2. Finish flatwork paving surfaces or any newly created activity area may not be lowered or raised in excess of twelve (12) inches from the original pad level within the lot.

2. Drainage

1. The drainage pattern established with the original grading of the Lot must be maintained. No drainage will be permitted onto Master Association Property or adjacent Lots.
2. All on-lot construction/hardscape surfaces shall have positive surface drainage of one percent (1%) minimum.
3. All landscape areas shall have positive surface drainage of two percent (2%) minimum.
4. All surface drainage shall be directed away from Dwelling walls and adjoining property lines.
5. Unobstructed front yard areas may surface drain to the sidewalk.
6. All rear yard, side yard and obstructed front yard areas must surface drain to area drains/catch basins which must, in turn, tie into the Merchant Builder-installed drain line.
7. The roof gutters at the downspouts must connect to the drain line or inlets installed by the Merchant Builder.
8. All on-lot drainage features and systems must adhere to all applicable codes.

**C. HARDSCAPE IMPROVEMENTS**1. Flatwork

1. Flatwork shall be balanced with landscaping in areas that are visible to the street and/or Master Association Property.
2. A balance of landscaping and hardscape is required in all areas visible from the street or Master Association Property. Excessive hardscape is not permitted. No more than 40% of the entire front yard area, excluding the original driveway, shall be hardscape.
3. A thirty (30) inch minimum wide planting area is required between the driveway and the pedestrian entry walkway. An entry walkway and/or driveway may not be widened if the original distance between the entry walkway and the original driveway does not allow for the minimum width planting area.
4. An eighteen (18) inches minimum wide shrub planting area is required between the driveway and any new walls or pilasters.
5. New walkways providing access from the driveway to the front entry or porch area shall not exceed three (3) feet maximum in width.
6. An eighteen (18) inches minimum wide shrub planting area is required at the base of the house and garage wall.
7. Where the depth of the private yard area is ten (10) feet or greater from the face of the Dwelling to the perimeter wall, the flatwork must be set back two (2) feet from the property line walls/fence within the rear yard to provide a planting area between patios and the property line wall/fence. Excessive hardscape in the rear yard will require mitigation with a substantial tree canopy as determined by the DRC.
8. All exterior paved surfaces exposed to streets or Master Association Property must be compatible with the architectural style and exterior elevation materials.
9. Porcelain tile paving will be reviewed on a case-by-case basis. Through body tiles must be used for the area visible from streets or Master Association property. Wood-like porcelain tiles are not permitted on exterior paved surfaces visible from streets or Master Association Property. The tile product must be intended for outdoor use with a matte finish. The color of grout shall match the color of the tile. High color contrast between the tile and the grout is not permitted.
10. Private flatwork Improvements may not cover the weep screed on the Dwelling and must not impede the ability of the stucco screed to weep water or moisture unless a building code approved alternate drainage device is utilized.
11. Driveway expansions shall not exceed a maximum twelve (12) inches on either side or twenty-four (24) inches on any one side.
12. Driveway improvements shall be consistent with the architectural style of the home and other finish surfaces for the home improvements and must be compatible with the community. Stained or painted concrete is not permitted.
13. New and existing walkways providing access from the side yard to the driveways through a Builder installed gate shall be concrete and not exceed three (3) feet maximum in width. A minimum eighteen (18) inch wide planter area shall be provided between the walkway and the house or garage wall. The planter area shall be drip irrigated.
14. New entry walkways shall not exceed six (6) feet maximum in width.
15. The first riser of new entry walkway steps is to be setback three (3) feet minimum from the back of the community sidewalk.
16. Raised activity areas in the side and rear yard are to be setback three (3) feet minimum from property lines and screened with fifteen (15) gallon minimum evergreen trees or vertical shrubs.
17. See Exhibit K as a guidance for front yard hardscape improvement.

2. Walls, Fences and Gates

1. Existing walls, fences and associated pilasters installed by the Merchant Builder surrounding the perimeter of the Master Association Property consist of the following: Exhibit I - Wall Detail
2. Existing common masonry pilasters, walls, gates, and fences shall not be removed, reconstructed, or modified as to structure and height. Should there be damage to the existing walls and pilasters refer to Exhibit I regarding for specification for reconstructing common pilasters, walls, gates, and fences.
3. Modifications to the unfinished surface of the Merchant Builder installed privacy walls, including application of stucco or other decorative finish may be done in the rear yard only. Stucco must be a light to medium texture and painted to match the Dwelling or the original color of the wall, which can be obtained from Management. Owner must agree to bear full maintenance and obligation and potential liability associated with the wall improvement. A Variance and Maintenance Agreement outlining the responsibilities required of the Owner must be signed and recorded against the property.
4. New pilasters, walls, fences, gates and original pilasters, walls, fences, and gates installed by the Merchant Builder, that are in need of maintenance, shall be repaired or replaced to match the style and color of the originally installed pilaster, wall, fence, or gate. Replacement gates must be approved by the DRC. The DRC will consider the compatibility style, materials, and color of the proposed improvement with the original house architecture. Vinyl gates will be reviewed on a case-by-case basis for its wood-like appearance and compatibility of the color with the original house architecture.
5. Walls, fences, and gates installed by the Merchant Builder that are in need of maintenance shall be repaired or replaced to the exact specifications of the originally installed wall, fence, or gate. New lateral return walls must be located eighteen (18) inches minimum behind the adjacent front façade of the house and two (2) behind the Master Association pilasters shown in Exhibit I. They are to match the materials, cap detail, color and finish of the existing Builder installed walls.

f. Front yard walls/planter walls/fences and raised hardscape shall not exceed thirty-six (36) inches in height. Front yard pilasters associated with front yard walls shall not exceed forty- two (42) inches in height. All new walls with pilasters located in the front yard area shall be setback three (3) feet minimum from the front property line and eighteen (18) inches minimum from the side property line. See Exhibit K as a guidance for front yard hardscape improvement. Walls and pilasters greater than eighteen (18) inches in height must be reasonably screened with full size shrubs, five (5) gallon minimum approved by the DRC.

g. Freestanding pilasters are allowed between the front property line and the front home façade. They shall not exceed thirty-six (36) inches in height and shall be setback three (3) feet minimum from the front property line.

h. Gates located in front of the house facade are not to exceed forty-two (42) inches maximum in height adjacent to forty-two (42) inch maximum tall pilasters. Arched gates are allowed to extend 6 inches above the pilasters as long as the spring line is no higher than forty-two (42) inches. In no case shall a gate exceed six (6) inches taller than the adjacent pilasters or low wall.

i. Fences and walls that abut any existing wall or fence shall not exceed the height of the existing wall or fence unless otherwise required by building codes for protection of swimming pools or spas and approved by the DRC.

j. Retaining planter walls are subject to the approval of the DRC. Such approval shall be based on the aesthetic appearance of the wall only; DRC review and approval shall not be deemed an approval of the engineering or structural design of the wall. The maximum permitted height of retaining planter walls is three (3) feet. Retaining walls shall be located a minimum of three (3) feet clear of existing property lines to the front of the retaining wall. Perimeter walls are not structurally designed for retaining soil. Therefore, soil level may not be raised against existing perimeter and side yard walls without providing one of the following options:

1. A flash/sub wall and waterproofing between the raised soil and the perimeter wall.
2. Expanding membrane such as MiraDRAIN which can be installed against perimeter walls in lieu of a flash/sub wall for low planters to be reviewed on a case-by-case basis. Manufacturer’s specifications are required to be provided. (See Exhibit J for examples.)
3. Appropriate raised planter containers including, but not limited to, redwood, precast or plastic inserts to be reviewed on a case-by-case basis. Manufacturer’s specifications are required.

k. Soil level may not be raised against existing perimeter and side yard walls without the addition of a retaining flash wall and waterproofing as they are not structurally designed for retaining conditions.

l. Exterior veneer materials used on the site walls must be compatible with or match the architectural exterior elevation materials. Porcelain tiles proposed as veneer on the front yard walls and pilasters are not permitted. Glass block, railroad tie, or stacked block walls are not permitted in the front yard. All sides of walls and fences must be finished. Structural framing and/or unfinished sides of fences or walls shall not be permitted.

m. All proposed features, equipment, garden art, walls, fences, gates, trellises, or other structures installed adjacent to any tubular steel/aluminum, glass rear perimeter or side yard fencing shall be subject to DRC review and approval. Such features should be setback two (2) feet minimum from the fence and be adequately screened with plant material from off-site views. Provide a photo or specification sheet for all proposed features with dimensions.

1. Proposed property line wall extensions are allowed only when it is necessary to address site conditions. Property line wall extension shall be of minimum profile and have the least impact on the streetscape. Common Property Line Fence Agreement shall be completed with the adjacent neighbor’s consent.
2. Glass block is not permitted in the design of walls or pilasters.

3. Side Yard Fencing and Gates

1. All steel is to be zinc metalized, galvanized or bonderized prior to applying finish color, due to exposure. All steel adjacent to Master Association Property shall match the Community colors. Aluminum may be used in lieu of steel, but it must match the Community color. The Community color shall match Tiger Drylac RAL #8028.
2. New secondary side yard gates are subject to approval by the DRC. To the extent permitted, new secondary side yard gates shall be installed in lateral return side yard walls and fences. The DRC will consider the compatibility of the style, materials, and color with the original house architecture. New secondary gates are not to exceed three (3) feet maximum in width. The height of the secondary gate shall match the height of adjacent garden wall or fence. All side yard gates shall match in style and material.
3. Side-yard gates that enclose or screen trash, equipment or utility areas must be of solid, opaque construction. Open tubular steel will not be approved where screening function is required.
4. New utilitarian gates are to be compatible with the style, materials, and color of the original house architecture. The height of such gates shall match the height of the adjacent return wall.
5. Custom driveway vehicular access gates are not permitted.

4. Patio Structures/Gazebos

1. Patio structures not installed by Merchant Builder may be freestanding or attached to the Dwelling and shall be designed to reinforce the existing architectural style and overall garden design concept. Materials, finishes, colors, and design detail shall be consistent with the existing architecture. Structures shall comply with all governing agency ordinances and requirements.
2. Flat roofed structures shall be open beam (or material which simulates the appearance of wood) or wrought iron and shall not exceed eleven (11) feet in height measured from original pad grade to the top of the upper-most construction member. The roof must be fifty percent (50%) open. Elaborate ornamentation is not permitted.
3. Pitched-roof structures shall be limited to twelve (12) feet in height measured from original pad grade to the top of the upper-most construction member. The pitch of the sloping roof and the roofing material must match the existing architecture. The fascia treatment, rafter details, eave overhang and color must match the architecture. Open wood beam pitched structures are not permitted.
4. Side elevations of structures may be partially enclosed with an entertainment wall on one side only, in addition to the case where a wall of a Dwelling forms a natural enclosure. The wall shall not exceed six (6) feet high.

e. All structures shall be set back from the side and rear property line wall/fence five (5) feet as measured from face of the post. The outermost trellis member overhang shall be three (3) feet minimum set back from the property line wall/fence.

f. Columns may be masonry, pre-cast, or wood. Wood columns must appear to be substantial, six (6) inch x six (6) inch minimum size. Column design, materials, details, etc. must be compatible with existing columns.

g. Structures in the front yard are not permitted.

h. Generally, the size structures are limited to a maximum of three hundred twenty-five (325) square feet measured from centerline of post to centerline of post. All structures will be reviewed on a case-by-case basis by the DRC. The following conditions may be considered:

1. Visibility of the structure from the Master Association Property.
2. Screening/softening of the structure with twenty-four (24) inch box minimum size evergreen vertical shrubs or trees.
3. The balance of hardscape to softscape.
4. The size and number of structures in relation to the size of the yard.

i. All structures are required to be reasonably screened/softened from offsite views with twenty-four (24) inch box minimum size evergreen trees approved by the DRC.

j. Open patio covers made from metal such as wrought iron shall be compatible with the original architectural style of the house and shall be painted to match the original exterior metal, if any, or the original exterior porch light fixtures. Alternative colors and/or finishes will be reviewed on a case-by-case basis.

k. Construction details and elevations are required for review. Identify all materials, sizes, and finishes. Note that the wood members must be stained/painted to match the house trim color or be compatible with the wood members on the house. If there is no wood trim or architectural detailing on the original house the wood member colors should be complementary to the exterior colors on the house and reviewed on a case-by-case basis.

l. Prefabricated gazebos and patio covers must adhere to all of the above requirements. A

photograph and catalog specifications are required with the submittal.

m. Palapa type gazebos are not permitted.

5. Freestanding Vine Trellises/Freestanding Garden Walls

1. Freestanding vine trellises shall not exceed eight (8) feet in height and shall have a one (1) foot planting area between the posts and the perimeter walls or fence as measured to the outer most construction member. The posts shall be offset six (6) inches from the perimeter wall/fence for planting. The length shall be reviewed on a case- by-case basis.
2. Vine trellises shall be ornamental iron or wood construction.
3. The construction detail and elevation is required for review. Note: If the trellis exceeds the perimeter wall height, wood members must be stained or painted to match the house trim color or be compatible with the wood members on the house. Vine trellises made from metal such as wrought iron shall be compatible with the original architectural style of the house and shall be painted to match the original exterior metal, if any, or the original exterior porch light fixtures. Alternative colors and/or finishes will be reviewed on a case-by-case basis.
4. Prefabricated vine trellises will be considered. They cannot be attached directly to any existing perimeter wall. Provide a catalog cut sheet or photograph if they exceed the perimeter wall height.
5. Freestanding garden walls for the purposes of hanging plant material such as succulents, etc. are not to exceed the perimeter wall height (unless they are proposed next to a neighbor’s dwelling wall) and shall have a one (1) foot planting area. The posts shall be offset six (6) inches from the perimeter walls/fence for garden wall planting.
6. Any garden wall proposed next to a neighbor’s dwelling wall is not to exceed eight (8) feet maximum in height, be setback eighteen (18) inches minimum from the neighbor’s dwelling wall and reviewed on a case-by-case basis.
7. Garden walls shall be ornamental iron or wood construction. Ornamental iron structures should be black or compatible with the house colors. Wood structures must be stained/painted to match the house trim color or be compatible with the wood members on the house. If there is no wood trim or architectural detailing on the original house, the wood member colors should be complementary to the exterior colors on the house and reviewed on a case-by-case basis.

6. Arbors

1. Entry arbors such as arbors that cover an entry gate are permitted in the front yard. Front yard arbors shall not exceed eight (8) feet in height and shall be setback five (5) feet from property lines.
2. Columns may be masonry, wood or wrought iron to match the architectural detailing of the house. Wood columns must appear to be substantial, six (6) inch x six (6) inch minimum. Wood members shall be painted to match wood on the house. If there is no existing wood trim on the house, the wood on the arbor should be painted to match the house trim. (Wrought iron is to be painted to match the existing wrought iron on the house).
3. The design, materials, details, etc. of all arbors must be compatible with the house architecture.

7. Swimming Pools/Spas/Rockwork

1. Swimming pools/spas (in-ground or above-ground) are permitted within the rear yard, except for pie-shaped lots, where they should be located within the side yard. All pools/spas are subject to the Orange County Health Code and the following requirements.
2. Swimming pools/spas must be set back a minimum of three (3) feet clear of the rear and side property line. Pools and spas are high activity areas and shall be reasonably screened from view from grade level of a neighboring Lot, the Master Association Property and/or an adjacent street with substantial plant material approved by the DRC.
3. Rock formation features and water fountains associated with pools and spas shall not exceed the perimeterwall/fence height, including any associated safety railing. The structure must be reasonably screened from view from grade level of a neighboring Lot, the Master Association Property and/or an adjacent street with substantial plant material approved by the DRC. If the rock formation includes a water slide, it must be screened with fifteen (15) gallon minimum evergreen vertical shrubs or trees. All rock formation pools are approved on a case-by-case basis. Material samples and photographs are required for all submittals. The rock formation must be set back a minimum of three (3) feet from the rear/side yard perimeter wall or fence or equal its height, whichever is more restrictive.
4. Prefabricated spas are permitted. They shall meet all built-in swimming pools/spas requirements and any associated trellis/overhead shall be in accordance with the patio structure requirements.
5. Outdoor showers are not permitted.

8. Pool/Spa Equipment

1. Pool/spa equipment shall be located a minimum of two (2) feet clear of the rear and side property line per City codes.
2. All pool equipment must be reasonably screened from view from grade level of a neighboring Lot, the Master Association Property and/or an adjacent street with substantial plant material approved by the DRC. Sound attenuation shall conform to the standards and details of the City or applicable jurisdictions. Typical screening methods include dense tree/shrub planting, or an overhead trellis foliated with evergreen vines.
3. Solar collector panels including racks and distribution components shall be subject to DRC review and approval as to materials and methods of installation and the color must be compatible with the Dwelling. All supports and piping must be enclosed. Solar collector panels shall be located in a manner that minimizes visual impacts.

9. Fountains/Ponds

a. Fountains are not approvable in the front yard unless they adhere to the following:

1. Height of the fountain (measured from original pad elevation to top of fountain) shall not exceed forty- two (42) inches maximum
2. Shall be simple in design (no animal or human figures, etc.) and not be the focal point of the front yard landscaping
3. Shall be placed within a planter area with appropriate evergreen plant material for immediate screening
4. Shall not exceed past the farthest protruding face of the house.

b. Water features such as reflecting pools and ponds located in the front yard are reviewed by the DRC on a case-by- case basis. They must be strongly related to the architectural style of the Dwelling.

c. Are permitted within the rear and side yards with the following requirements:

1. Fountains shall not exceed the height of the existing property line wall/fence.
2. If located adjacent to a view fence, it must be setback two (2) feet minimum and softened with plant material.
3. Wall fountains shall not be attached directly to any property line wall. Provide a two (2) inch air gap.

d. All associated equipment must be reasonably screened from view from grade level of a neighboring Lot, the Master Association Property and/or an adjacent street with substantial plant material approved by the DRC and must be sound attenuated.

e. For fountains visible from any off-site views, provide photographs or catalog cut sheets with the submittal.

f. Water features must be compatible with the existing architecture.

g. Any associated statuary shall be approved by the DRC on a case-by-case basis. If visible from any off-site views, submit photos or catalog cuts with the submittal

10. Barbecues and Outdoor Kitchens

1. Built-in barbecues shall be located a minimum of three (3) feet clear of the rear and side yard perimeter walls only and reasonably screened with substantial plant material approved by the DRC. Built-in barbecues are not permitted adjacent to tubular steel perimeter fences.
2. Outdoor Kitchens shall be located a minimum of three (3) feet clear of the rear and side yard perimeter walls. Outdoor kitchens are not permitted adjacent to tubular steel perimeter fences.
3. Built-in barbecues and outdoor kitchens shall not exceed the height of the property line wall/fence.
4. All materials shall be consistent with the residential architecture and in scale with the size of the yard.

11. Fireplaces and Fire Pits

a. Freestanding outdoor fireplace chimneys shall not exceed eight (8) foot maximum height above original pad grade.

b. Fireplaces must be setback a minimum of three (3) feet from adjacent property line walls. If the fireplace is higher than adjacent property line wall, the setback shall be increased by one (1) foot for every foot that it extends above the adjacent wall. The back of the structure must be finished to match the Dwelling and reasonably screened from view from a neighboring Lot, the Master Association Property and/or an adjacent street with fifteen (15) gallon minimum size evergreen trees/vertical shrubs if it exceeds the height of the perimeter wall. The screen trees/shrubs must be approved by the DRC.

c. The fireplace must match the architectural style of the Dwelling.

d. Wood burning fireplaces and/or fire pits are not permitted.

e. The height limit of fireplace chimneys attached to patio covers shall not exceed minimum building codes. Fireplaces in excess of eight (8) feet and adjacent to a covered patio shall have a setback of ten (10) feet minimum to any side property line or perimeter wall. Fireplaces attached to a patio structure shall be allowed to enclose forty percent (40%) maximum area of any one side

f. Fire pits shall be setback as follows:

1. Front yard behind low walls: three (3) feet from the low walls.
2. Rear yard area: three (3) foot minimum clear from the rear or side yard property line wall or fence.

g. Fireplaces are not permitted in the front yard.

h. Appropriately scaled fire pits are allowed in the front yard but must be appropriately screened with approved plants.

12. Play Equipment/Sports Court

1. All play equipment that exceeds the height of the property line wall/fence requires DRC review and approval prior to installation.
2. Basketball backboards: Permanent basketball hoop/backboards are not permitted attached to the Dwelling. Basketball hoops/backboards may be located only in the rear yard, space permitting. Portable basketball hoops/backboards are not permitted in front yards, city streets, or on Master Association Property.
3. All recreation play equipment shall not exceed twelve (12) feet above original pad grade and shall be set back five (5) feet clear of the side and rear property line to provide a planting area for screen trees. Play equipment that extends above the perimeter wall height must be painted to match the Dwelling or trim color and if proposed, only solid canvas roof elements that are compatible with the color and materials of the Dwelling will be permitted. Submit catalogue cuts or photographs with dimensions and colors provided. Mature twenty-four (24) inch box size evergreen trees are required for screening purposes upon installation of the equipment. Prefabricated colored play equipment that does not exceed the height of the property line wall is permitted.
4. Play equipment is not permitted in the front yard.

13. Garden Art/Statuary

1. Garden art/statuary shall be located in the private rear/side yard and shall not exceed the height of the perimeter walls or five (5) feet above original pad grade, whichever is the most restrictive.
2. All garden art/statuary are reviewed and approved by the DRC on an individual case basis. If visible from any off-site views, provide photos, catalog cuts and specifications for DRC review.

14. Electric Vehicle Charging Station

a. Electric Vehicle charging station shall be properly screened from common areas and will be reviewed on a case-by-case basis.

15. Clotheslines and Drying Racks

1. Clotheslines and drying rack are not allowed in the front yard.
2. Clotheslines and drying rack in backyards shall not exceed seven (7) feet in height.
3. Clotheslines shall be setback five (5) feet minimum from the side and rear privacy walls and screened with substantial landscape.
4. Drying rack on balconies shall be stored
5. Drying rack on balconies shall be stored so that it is not visible from the street or Master Association Property.

**D. IRRIGATION**

1. The following irrigation standards apply to all Lots:

1. Irrigation systems shall be tailored to the specific site and landscape situation. Important consideration of the design are environmental conditions such as sun and shade, soils, terrain, percolation rates, erosion control and wind.
2. All landscape areas are to be irrigated by a permanent system with automatic controllers.
3. Irrigation systems shall be designed to apply water in an efficient manner and provide adequate coverage without excessive run-off into storm drains or over sidewalks.
4. Irrigation systems should be designed and maintained to avoid overspray onto adjacent Dwellings or existing walls.
5. Owner irrigation may not tie into the Master Association Property irrigation main lines.

**E. PLANTING**

The planting concept for the Community features Southern California native plants and drought tolerant/California friendly plants.

The overall landscape framework is arranged into three basic landscape vernaculars as indicated on Exhibit H (Contact Management for more detailed map(s)). A predominant evergreen plant palette forms the edges of Great Park Neighborhoods, contrasting with a deciduous “heart” forming the interior of the neighborhood. A unique grassland dominated palette is expressed in the landscape along Irvine Boulevard. The Grassland palette is also expressed along the eastern boundary in Parasol Park. The ecotone zone between the evergreen and deciduous zones exhibits a mixture of evergreen and deciduous plant types. Homeowners within these respective zones are to reflect this distinction within their individual front yard landscape designs. Homeowners shall provide a minimum of 70% of their plant choices for their front yards from the landscape zone they reside within. If a homeowner’s lot falls in the ecotone zone between the evergreen and deciduous zones they are encouraged to use equal proportions (50%) of evergreen and deciduous plant types. For the deciduous and ecotone zones, at least one (1) of the required two (2), twenty-four (24) inch box front yard trees is to be deciduous.

The landscape plays a significant role in establishing the overall Community character and value. The landscape objective for the Community is to create a cohesive community framework, while allowing for neighborhood diversity and home variety. The desire is to ensure that the landscape and hardscape Improvements are of the same high quality as the Dwellings and Community facilities and that they are aesthetically and horticulturally compatible.

The front yard landscape concept should generally follow an informal design theme. Rigid, linear forms should be avoided in favor of more natural, curvilinear forms and plant massing.

1. General Planting Notes

1. All landscaping on the Master Association Property and Maintenance Areas shall be protected in-place during any construction and replaced in kind and size by the Master Association at the Owner's expense if damaged by the Owner or their contractor. The following note shall be included on all Improvement plans: "All landscaping on the Master Association Property and Maintenance Areas shall be protected in place during all phases of construction."
2. No trees, shrubs, or other plants shall be installed until plans and specifications have been approved by the DRC. The plans and specifications must show the proposed species, locations and installed sizes.
3. The DRC shall have the right, but not the obligation, to require the Owner to remove, trim, or prune any tree, shrub, or plant which, in the reasonable opinion of the DRC, unreasonably impedes the passage of light or air of any Lot and to shape and thin trees for wind resiliency and appearance.
4. In addition to selecting landscape plants based upon aesthetic characteristics, consideration shall be given to spatial constraints, ultimate mature size, relative drought tolerance, solar aspect, and soil type within the Community. Pre-approved trees, shrubs, ground cover, and turf are shown on the next sheet. Select trees from the small tree list and vertical accent list on the following sheets for appropriate tree selection. Others may be used depending on space and upon approval by the DRC.
5. Trees with invasive root systems and deciduous/flowering/fruiting trees that drop excessive litter should not be proposed adjacent to Master Association Property or adjoining Dwellings or private yards. Such trees should be setback five (5) feet minimum from property lines unless they are of dwarf variety. Fruit bearing trees and/or shrubs are not allowed in the front yard area. Palm trees are not permitted in front yard areas and private yards.
6. All trees planted within five (5) feet of walls, fences, and/or adjoining Dwellings must utilize a root barrier device.
7. Plant material considered to be invasive to this region as determined by CAL-IPC (California Invasive Plant Council) are prohibited
8. Owner assumes all liability and responsibility for any root damage from trees planted in Owner's yard (including but not limited to fencing, walls and structures, utility lines, drainage, and adjacent neighbor Improvements).
9. Trees must not overhang into adjacent private property or Master Association Property more than forty (40) Percent.
10. Owner agrees to provide routine maintenance for all trees including, but not limited to, annual pruning and lacing. If the DRC deems any trees a nuisance, the Owner shall bear the expense of tree removal.
11. Trees, shrubs, and vines are encouraged to be planted to screen or visually enhance blank wall areas.
12. Synthetic turf grass is acceptable in private rear yards.
13. Italian cypress and other similarly narrow shaped vertical trees may be utilized as vertical accents only and are not permitted in a row to be used as a screen. They are not to be planted more than two (2) in a row with a minimum of eight (8) feet of spacing between the rows. Fifteen (15) gallon minimum evergreen trees or vertical shrubs should be planted to accent the architecture, screen areas of high activity and structures, and to provide neighbor-to-neighbor privacy. Note some trees may require a greater setback as determined by the DRC. Refer to the small tree list and vertical accent list on the following sheets for appropriate tree selection. The mature size of the tree should be considered when determining approximate types of locations

2. Planting Requirements - Front Yard

1. The front yard area shall be considered to be the area from the back of the sidewalk to the front façade of the house and the side yard enclosure fences, walls, or gates.
2. A minimum of two (2), twenty-four (24) inch box size trees shall be planted in each front yard. The trees should measure six (6) feet minimum in height upon installation and shall be planted a minimum of five (5) feet from adjoining property lines. Front yard trees should be trimmed in the form of canopy type trees to not appear as large shrubs. Vertical accents such as Italian Cypress or citrus trees do not satisfy the requirement.
3. When front yard is enclosed by low courtyard walls provided by the Merchant Builder, shrubs placed inside the wall shall be carefully selected based on mature size and shall be maintained at one (1) foot maximum over the height of the courtyard walls.
4. All front yard areas not displaced by driveways, entry walks, or landings shall be planted with a combination of the two (2) required trees, and (ii) any one or more of shrubs, ground covers and turf.
5. Eighty (80) percent of the unpaved ground plane visible to the street shall be covered with plant material within a year of installation. Large areas of bare earth, rocks, and/or mulch are not permitted.
6. Turf is not allowed to extend to the Dwelling wall but can be employed as a foreground component only. A minimum eighteen (18) inches wide planting area shall be maintained between the turf and the Dwelling walls.
7. Turf in the front yard is discouraged. Turf shall not comprise more than 30% of the front yard. Turf must be a minimum one hundred (100) square feet in a continuous area and create an attractive composition with the rest of the landscape area.
8. Natural turf and synthetic turf shall be treated the same way.
9. Ground covers and shrubs should be organized in a layered composition. Provide at least two layers of shrubs along the base of the house walls.
10. Rigid, linear, hedge-type rows of shrubs are not allowed. Shrubs are to be arranged in informal groupings with individual plants off-setting each other.
11. Identical ground covers or shrubs (or both) should be utilized on both sides of the driveway or entry walk.
12. Vertical shrubs should be utilized against blank wall elevations.
13. Vertical accents of fifteen (15) gallon minimum evergreen vertical shrubs or vines should be used at the front corners of the Dwelling.
14. Plants shall be placed in an attractive and meaningful grouping. Plant types shall be compatible in appearance and water use. Extensive species and random plant material organization will not be approved.
15. Decorative rock and decomposed granite are not acceptable in front yards, unless behind fully enclosed court yard walls that are at least thirty-six (36) inches in height
16. Hedges placed in front yards (the area between the house and community walkway) shall not exceed 42 inches in height. Hedges shall not enclose the excessive amount of front yard as determined by the DRC.
17. Trees and shrubs shall not be planted in the line of sight.
18. Boulders are not allowed within or directly adjacent to turf areas and shall be setback three (3) feet minimum from the back of sidewalk. They are not to exceed eighteen (18) inches maximum height and shall be softened with shrubs.

3. Planting Requirements - Rear Yard

a. Trees are encouraged as a means of creating privacy and screening neighbor-to-neighbor views.

1. Trees shall be carefully selected based on ultimate size.
2. Trees shall be planted at least three (3) feet from privacy walls and must utilize a root barrier device. Note: Some trees may require a greater setback as determined by the DRC.

b. All rear yard areas not displaced by hardscape shall be planted with a combination of shrubs, ground covers and turf. Large areas of bare earth, rocks, and/or mulch are not permitted.

c. Where practical, trees or shrubs shall be utilized to screen equipment, dog houses, storage, play equipment etc. from view of Master Association Property and adjoining Lots.

d. Vertical shrubs/hedges are encouraged against privacy walls.

e. Vertical accents are encouraged against blank wall elevations and corners.

f. Espaliers and vines are permissible against privacy walls installed with non-penetrating attachment devices

g. Rigid, linear, hedge-type rows of shrubs are not allowed. Hedges shall be maintained at two (2) feet maximum over the height of the courtyard walls. Shrubs are to be arranged in informal groupings with individual plants off-setting each other.

h. Synthetic turf is permissible. (Refer to Synthetic Turf guidelines below.)

4. Planting Requirements- Side Yards

1. Vertical evergreen trees and shrubs are encouraged as a means of creating privacy and screening neighbor-to- neighbor views; however, a long continuous row of trees or large shrubs is not permitted around entire lot. Italian cypress may be utilized as vertical accents only and are not permitted to be used as a screen.
2. Espaliers on trellises are encouraged. Maximum height of espaliers may not exceed eight (8) feet above original pad grade.
3. Espaliers and vines are encouraged against side yard walls installed with non-penetrating attachment devices.
4. Gravel, decomposed granite, or synthetic turf are acceptable.
5. Narrow, restricted side yard areas (AC condenser pad location situations) may be paved.

5. Palm Trees

a. No palm tree of any size or species is permitted on any portion of a Lot.

6. Ground Plane Planting Requirements

1. All planting areas visible from the streets and /or Master Association Property that are not completely covered with shrubs shall receive turf or groundcover.
2. Groundcover in planting areas shall be installed at a maximum of twelve (12) inches on center in the front yard.
3. Gravel, decorative rock, and decomposed granite shall not be proposed where visible from the street.

7. Synthetic Turf Grass

Plans must be submitted for review and written approval by the Design Review Committee prior to installation. Synthetic turf may be installed in front, side, and rear yards subject to the current Guidelines for regular turf. Proposed synthetic turf must meet the following conditions:

1. Only synthetic turf with multi-height, width, textured and colored blades are acceptable in front yard and/or highly visible areas.
2. Rubber in fill material made from recycled tires is not permitted. Synthetic turf products with heat treated infill such as nylon “thatch” are encouraged in front yard and visible areas. Alternative fill materials are permitted in enclosed rear yard areas only.
3. Synthetic turf must have a minimum Face Weight of 60 oz. and/or a minimum total weight of 87 oz. is acceptable.
4. Synthetic turf must have a minimum blade height of 11/2 inches.
5. Synthetic turf shall have a minimum 10-year “No Fade” warranty and a one-year installation/workmanship warranty with 100% UV protection.
6. A manufacturer’s specification sheet must be submitted for review with name of product and manufacturer’s specifications for installation and maintenance. The type of border treatment should be indicated.
7. Synthetic turf in visible front yards must comply with the same requirements as natural turf and must not exceed 30% of the front yard.
8. A minimum eighteen (18) inches wide shrub planting area is required between the base of the house and/or privacy walls and/or low walls that exceed eighteen (18) inches in height and the proposed synthetic turf.
9. Trees planted in synthetic turf should have a tree well of a minimum three (3) feet in diameter. This tree well may have mulch, bark, or plants.
10. A planting area or minimum four (4) inches mow strip is required for installation of synthetic turf adjacent to natural turf.
11. All turf in the front yard is to be replaced at the same time to assure a match. A mix of synthetic and natural turf or mismatched synthetic turf is not permitted.
12. Visible exposed synthetic turf edges are not permitted.
13. Synthetic turf is not allowed on slopes steeper than 4:1 maximum.
14. Adequate base and drainage must be provided under the turf.
15. Synthetic turf submittals for small areas of a yard, such as decorative use in a driveway, that are visible from the street, will be reviewed on a case-by-case basis.
16. Synthetic turf must be maintained in an attractive condition and not be allowed to fade, crack, or otherwise fall into disrepair. General maintenance is required to maintain an attractive appearance. If product is not maintained in accordance with community standards, the homeowner will be asked to remove and replace it.

8. Plant Palette

(See next Sheet)

**STREET TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X |  | GINKGO BILOBA ’FAIRMONT’ | FAIRMONT GINKGO |
| X |  | JACARANDA MIMOSIFOLIA | JACARANDA |
| X |  | KOELREUTERIA BIPINNATA | CHINESE FLAME TREE |
| X |  | LAGERSTROEMIA HYBRIDS | CRAPE MYRTLES |
|  | X | LAURUS NOBILUS ‘SARATOGA’ | SARATOGA SWEET BAY |
| X |  | LIQUIDAMBAR STYRACIFLUA | AMERICAN SWEET GUM |
|  | X | LYONOTHAMNUS F. ASPLENIFOLIUS | CATALINA IRONWOOD |
|  | X | MAGNOLIA GRANDIFLORA ‘D.D. BLANCHARD” | BLANCHARD’ D.D. BLANCHARD MAGNOLIA |
|  | X | MAGNOLIA GRANDIFLORA ‘LITTLE GEM’ | LITTLE GEM MAGNOLIA |
|  | X | PINUS ELDARICA | AFGHAN PINE |
|  | X | PINUS HALEPENSIS | ALEPPO PINE |
|  | X | PINUS PINEA | ITALIAN STONE PINE |
| X |  | PISTACIA CHINENSIS | CHINESE PISTACHE |
|  | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
| X |  | PLATANUS ACERIFOLIA  ‘COLUMBIA’ | LONDON PLANE TREE |
| X |  | PLATANUS RACEMOSA | CALIFORNIA SYCAMORE |
|  | X | PODOCARPUS GRACILIOR | FERN PINE |
|  | X | PRUNUS CAROLINIANA ‘BRIGHT N TIGHT’ | BRIGHT N TIGHT CAROLINA LAUREL CHERRY |
|  | X | QUERCUS AGRIFOLIA | COAST LIVE OAK |
|  | X | QUERCUS ILEX | HOLLY LEAF OAK |
|  | X | QUERCUS SUBER | CORK OAK |
|  | X | QUERCUS VIRGINIANA ‘CATHEDRAL’ | CATHEDRAL SOUTHERN LIVE OAK |
| X |  | TIPUANA TIPU | TIPU TREE |
|  | X | TRISTANIA CONFERTA | BRISBANE BOX |
| X |  | ULMUS PARVIFOLIA “TRUE GREEN” | CHINESE ELM |

**PRIVATE HOMEOWNER AREA TREE PALETTE (PLUS ANY OF ABOVE, SPACE PERMITTING) MEDIUM FLOWERING CANOPY**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X |  | CALODENDRUM CAPENSE | CAPE CHESTNUT |
| X |  | CASSIA LEPTOPHYLLA | GOLD MEDALLION TREE |
| X |  | CERCIDIUM SPP1 | PALO VERDE |
| X |  | JACARANDA MIMOSIFOLIA | JACARANDA |
|  | X | MAGNOLIA GRANDIFLORA ‘DD BLANCHARD’ | MAGNOLIA |
|  | X | MELALEUCA LINARIIFOLIA | FLAXLEAF PAPERBARK |
|  | X | METROSIDEROS EXCELSUS | NEW ZEALAND CHRISTMAS TREE |

**EVERGREEN CANOPY AND SCREEN TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  |  |  |  |
|  |  |  |  |
|  | X | MELALEUCA QUINQUENERVIA | CAJEPUT TREE |
|  | X | OLEA EUROPAEA HYBRID1 | OLIVE HYBRIDS |
|  | X | PINUS ELDARICA | AFGHAN PINE |
|  | X | PINUS HALEPENSIS | ALEPPO PINE |
|  | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
|  | X | PODOCARPUS GRACILIOR | FERN PINE |
|  | X | QUERCUS AGRIFOLIA | COAST LIVE OAK |
|  | X | QUERCUS ILEX | HOLLY LEAF OAK |
|  | X | QUERCUS SUBER | CORK OAK |
|  | X | QUERCUS VIRGINIANA ‘CATHEDRAL’ | CATHEDRAL SOUTHERN LIVE OAK |
|  | X | RHUS LANCEA | AFRICAN SUMAC |
|  | X | TRISTANIA CONFERTA | BRISBANE BOX |

**SMALL TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X |  | ACER PALMATUM | JAPANESE MAPLE |
|  | X | AGONIS FLEXUOSA | PEPPERMINT WILLOW |
|  | X | ARBUTUS 'MARINA' | HYBRID STRAWBERRY TREE |
| X |  | CERCIS OCCIDENTALIS | WESTERN REDBUD |
| X |  | CERCIS CANADENSIS | EASTERN REDBUD |
|  | X | FEIJOA SELLOWIANA | PINEAPPLE GUAVA |
|  | X | GEIJERA PARVIFLORA | AUSTRALIAN WILLOW |
|  | X | ILEX WILSONII | WILSON HOLLY |

|  |  |  |  |
| --- | --- | --- | --- |
| X |  | LAGERSTROEMIA HYBRID | CRAPE MYRTLE |
|  | X | LIGUSTRUM LUCIDUM | GLOSSY PRIVET |
|  | X | LEPTOSPERMUM LAEVIGATUM | AUTRALIAN TEA TREE |
|  | X | MAGNOLIA GRANDIFLORA ‘SAMUEL SOMMER’ | SAMUEL SOMMER MAGNOLIA |
|  | X | MAGNOLIA LITTLE GEM | LITTLE GEM MAGNOLIA |
|  | X | MELALEUCA NESOPHILA | PINK MELALEUCA |
|  | X | OLEA EUROPAEA ‘HYBRIDS’ | OLIVE |
|  | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
| X |  | PROSOPIS X PHOENIX1 | PHOENIX MESQUITE |
|  | X | TRISTANIA LAURINA` | WATER GUM |

**SMALL UPRIGHT EVERGREEN TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | LAURUS NOBILIS 'SARATOGA' | SARATOGA SWEET BAY |
|  | X | MAGNOLIA GRANDIFLORA 'LITTLE GEM’ | LITTLE GEM MAGNOLIA |
| X | X | PODOCARPUS MACROPHYLLUS | YEW PINE |
| X | X | PRUNUS CAROLINIANA 'BRIGHT N TIGHT’ | CAROLINA LAUREL CHERRY |
| X | X | TRISTANIA LAURINA | WATER GUM |

**MEDIUM SCREEN/BUFFER TREES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | HETEROMELES ARBUTIFOLIA | TOYON |
| X | X | LIGUSTRUM JAPONICUM 'TEXANUM' | PRIVET |
|  | X | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | LITTLE GEM MAGNOLIA |
| X | X | PODOCARPUS MACROPHYLLUS | YEW PINE |
| X | X | PRUNUS ILICIFOLIA SPP.  ILICIFOLIA | HOLLYLEAF CHERRY |
| X | X | EUGENIA MYRTIFOLIA  ‘MONTEREY BAY’ | MONTERY BAY BRUSH CHERRY |
|  | X | RHUS LANCEA | AFRICAN SUMAC |

**VERTICAL ACCENTS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN COMMUNITY** | **BOTANICAL NAM** | **COMMON NAME** |
|  |

|  |  |  |  |
| --- | --- | --- | --- |
| X | X | CUPRESSUS SEMPERVIRENS | ITALIAN CYPRESS |
| X | X | CUPRESSUS SEMPERVIRENS 'TINY TOWER’ | DWARF ITALIAN CYPRESS |
| X | X | EUGENIA MYRTIFOLIA  ‘MONTEREY BAY’ | MONTERY BAY BRUSH CHERRY |
| X | X | JUNIPERUS (VERTICAL VARIETIES) | UPRIGHT JUNIPERS |
| X | X | LIGUSTRUM JAPONICUM 'TEXANUM' | PRIVET |
|  | X | PODOCARPUS ELONGATUS 'MONMAL' | ICEE BLUE YELLOWWOOD |
| X | X | PODOCARPUS MACROPHYLLUS | YEW PINE |
| X | X | PRUNUS CAROLINIANA' BRIGHT 'N' TIGHT' | CAROLINA LAUREL CHERRY |

**PRIVATE HOMEOWNER AREA SHRUB AND GROUNDCOVER PALETTE**

**LARGE BACKGROUND SHRUBS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | ARCTOSTAPHYLOS 'HOWARD MCMINN' | HOWARD MCMINN MANZANITA |
| X | X | CALLIANDRA HAEMATOCEPHALA | PINK POWDER PUFF |
|  | X | ERIOBOTRYA ‘COPPERTONE’ | COPPERTONE LOQUAT |
|  | X | FEIJOA SELLOWIANA | PINEAPPLE GUAVA |
| X | X | HETEROMELES ARBUTIFOLIA | TOYON |
| X | X | PITTOSPORUM UNDULATUM | VICTORIAN BOX |
| X | X | RHAMNUS CALIFORNICA 'EVE CASE' | EVE CASE COFFEE BERRY |
|  | X | RHAPHIOLEPIS MAJESTIC BEAUTY | MAJESTIC BEAUTY INDIA  HAWTHORNE |
|  | X | ROSMARINUS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY |
| X | X | XYLOSMA CONGESTUM 'COMPACTA' | COMPACT XYLOSMA |

**MEDIUM HEIGHT SHRUBS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | ABELIA GRANDIFLORA HYBRIDS | GLOSSY ABELIA |
| X | X | ARCTOSTAPHYLOS 'SUNSET' | SUNSET MANZANITA |
| X | X | AZALEA HYBRIDS | AZALEA HYBRIDS |
| X | X | BOUGAINVILLEA HYBRIDS | BOUGAINVILLEA HYBRIDS |
|  | X | CEANOTHUS ‘YANKEE POINT’ | YANKEE POINT CALIFORNIA LILAC |
|  | X | EUGENIA MYRTIFOLIA  'GLOBULUS' | EUGENIA |
|  | X | EUONYMUS FORTUNEI 'MONCE' | GOLDEN PRINCESS EUONYMUS |
| X |  | LANTANA HYBRIDS | LANTANA |
|  | X | MAHONIA AQUIFOLIUM  ‘HYBRIDS’ | OREGON GRAPE HOLLY |
|  | X | OLEA 'MONTRA' | LITTLE OLLIE |
| X | X | PLUMBAGO AURICULATA ‘ROYAL CAPE’ | ROYAL CAPE PLUMBAGO |
|  | X | PITTOSPORUM TOBIRA | MOCK ORANGE |
| X | X | RHAMNUS CALIFORNICA  ‘MOUND SAN BRUNO’ | MOUND SAN BRUNO COFFEEBERRY |
| X | X | RHAPHIOLEPIS SPP | INDIA HAWTHORNE |
| X | X | ROSA HYBRIDS | HYBRID ROSE |
|  | X | STRELITZIA REGINAE1 | BIRD OF PARADISE |

**SMALL SHRUBS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | ACACIA COGNATA 'COUSIN ITT' | LITTLE RIVER WATTLE |
| X | X | BOUGAINVILLEA 'BABY SOPHIA' | BABY SOPHIA BOUGAINVILLEA |
|  | X | BUXUS SPP | BOXWOOD |
|  | X | CALLISTEMON 'LITTLE JOHN' | LITTLE JOHN BOTTLEBRUSH |
| X | X | CISTUS SPECIES | WHITE ROCKROSE |
|  | X | EUGENIA MYRTIFOLIA 'NANUM' | TEENIE GENIE BRUSH CHERRY |
|  | X | KNIPHOPHIA SPP1 | RED HOT POKER |
| X |  | LANTANA SPECIES | LANTANA |
| X | X | NANDINA 'FIREPOWER' | NANDINA DWARF FIREPOWER |
|  | X | PHILODENDRON XANADU | XANADU CUT LEAF PHILODENDRON |
| X | X | PYRACANTHA 'TINY TIM' | TINY TIM FIRETHORN |
| X | X | RHAPHIOLEPIS 'CLARA' | WHITE INDIA HAWTHORNE |
| X | X | RHAPHIOLEPIS ‘BALLERINA’ | BALLERINA INDIA HAWTHORNE |
| X | X | RHAPHIOLEPIS UMBELLATA 'MINOR' | DWARF YEDDO HAWTHORNE |
| X | X | ROSA ‘HYBRIDS’ | HYBRID ROSES |
|  | X | ROSMARINUS 'KEN TAYLOR' | KEN TAYLOR ROSEMARY |
|  | X | ROSMARINUS 'ROMAN BEAUTY' | ROMAN BEAUTY ROSEMARY |
| X | X | SALVIA 'FURMANS RED' | FURMANS RED HUMMINGBIRD BUSH |
|  | X | SALVIA LEUCANTHA | MEXICAN BUSH SAGE |
| X | X | SUCCULENTS - THORNLESS1 | THORNLESS SUCCULENTS |
| X | X | YUCCA SMALL HUBRIDS1 | YUCCA |
|  | X | WESTRINGIA FRUTICOSA MUNDI | MUNDI COAST ROSEMARY |

**GROUNDCOVER**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | ACACIA ‘DESERT CARPET’ | DESERT CARPET ACACIA |
|  | X | CARISSA 'GREEN CARPET' | GREEN CARPET NATAL PLUM |
| X | X | COTONEASTER DAMMERI 'CORAL BEAUTY’ | BEARBERRY |
| X | X | JUNIPER HYBRIDS | HYBRID JUNIPER |
| X | X | PYRACANTHA 'SANTA CRUZ' | SANTA CRUZ FIRETHORN |
| X | X | RHAPHIOLEPIS 'BALLERINA' | BALLERINA INDIA HAWTHORNE |
|  | X | RIBES VIBURNIFOLIUM | EVERGREEN CURRANT |
| X | X | ROSA 'CARPET SERIES' | CARPET ROSE |
|  | X | TRACHELOSPERMUM ASIATICUM | ASIATIC JASMINE |
|  | X | TRACHELOSPERMUM JASMINOIDES | STAR JASMINE |

**GRASSES AND GRASS-LIKE PLANTS**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
| X | X | BOTELOUA GRACILIS ‘BLONDE AMBITION’ | BLOND AMBITION BLUE GRAMA GRASS |
|  | X | CAREX DIVULSA | BERKELEY SEDGE |
|  | X | DIANELLA ‘BIG REV’ | BIG REV FLAXLILY |
|  | X | DIANELLA 'LITTLE BECCA' | LITTLE BECCA FLAX LILY |
|  | X | DIANELLA ‘CASSA BLUE’ | CASSA BLUE FLAX LILY |
|  | X | DIANELLA ‘SILVER STREAK’ | SILVER STREAK FLAX LILY |
|  | X | DIANELLA ‘VARIEGATA | VAREGATED FLAX LILLY |
| X | X | DIETES ‘ORANGE DROP’ | FORTNIGHT LILY |
| X | X | FESTUCA MAIREI | ATLAS FESCUE |
| X |  | HEMEROCALLIS SPP. | DAYLILY |
| X | X | LEYMUS 'CANYON PRINCE' | CANYON PRINCE WILD RYE |
| X | X | LIRIOPE SPP | LILY TURF |
| X | X | LOMANDRA 'BREEZE' | MAT RUSH |
| X | X | LOMANDRA ‘KATY BELLS’ | KATYBELLS |
| X | X | MUHLENBERGIA DUBIA | PINE MUHLY |
| X |  | MUHLENBERGIA LINDHEIMERI | LINDHEIMERI MUHLY |
| X | X | MUHLENBERGIA 'REGAL MIST' | REGAL MIST MUHLY |
| X | X | MUHLENBERGIA EMERSLEY/EL TORO | BULL GRASS |
| X | X | PANICUM 'HEAVY METAL' | HEAVY METAL SWITCH GRASS |
| X | X | PENNISETUM 'FAIRY TAILS' | FAIRY TAIL FOUNTAIN GRASS |
| X |  | PENNISETUM 'FIREWORKS' | FIREWORKS FOUNTAIN GRASS |
| X | X | PENNISETUM ‘SKYROCKET’ | SKYROCKET FOUNTAIN GRASS |
| X | X | PENNISETUM SPATHIOLATUM | SLENDER VELDT GRASS |

**VINES**

|  |  |  |  |
| --- | --- | --- | --- |
| **DECIDUOUS COMMUNITY** | **EVERGREEN  COMMUNITY** | **BOTANICAL NAME** | **COMMON NAME** |
|  | X | BOUGAINVILLEA SPP. | BOUGAINVILLEA |
| X | X | DISTICTIS BUCCINATORIA | BLOOD RED TRUMPET VINE |
| X | X | GELSEMIUM SEMPERVIRENS | CAROLINA JASMINE |
|  | X | GREWIA CAFFRA | LAVENDAR STAR FLOWER VINE |
|  | X | HIBBERTIA SCANDENS | GUINEA GOLD VINE |
| X | X | LONICERA JAPOINCA | JAPANESE HONEYSUCKLE |
| X | X | MACFADYENA UNGUIS-CATI | CAT’S CLAW VINE |
| X |  | PARTHENOCISSUS  TRICUSPITDATA | BOSTON IVY |
|  | X | PYROSTEGIA VENUSTA | FLAME RED |
| X | X | ROSA HYBRIDS | ROSE |
| X |  | SOLANUM JASMINIODES | POTATO VINE |
| X |  | WISTERIA FLORIBUNDA | WISTERIA |

**F. EXTERIOR LANDSCAPE LIGHTING**

1. Lighting of landscape is permitted as approved by the DRC. The DRC and the Master Association reserves the right to require that fixtures be disconnected if they cause unreasonable glare or illumination upon property outside the Owner’s Lot.
2. All exterior lighting must be designed for year-round use.
3. Landscape lighting shall be low lumens (150-250 lumens per fixture) totaling 1,500 lumens or less per front yard or rear yard, 800 lumens or less per side yard with a color temperature of 3000 Kelvin or less only.
4. Mercury vapor lamps or lamps that emit light of a similar character, exposed fluorescent lamps, flashing lights, color lights, unshielded exterior lights and lights which result in excessive glare are not permitted.
5. Bollard light must have shielded light source and not exceed 18 inches in height.
6. Low voltage in-ground light shall only be used as accent light in side and rear private yard. It must not be used as path light for general lighting.
7. Café are permitted according to the following guidelines:
8. Only white or soft white light bulbs, not to exceed 1 watt per lightbulb, are acceptable.
9. Café lighting must be designed in a manner cohesive with the landscape design.
10. Café lighting may be hung in either a straight or sweeping fashion and must be contained within the homeowner’s property.
11. Café lighting must have hoods to direct light downward.
12. Lights may be attached to poles in ground or attached to the fence. All poles must be painted to match the fence or the trim color of the. Poles that exceed the height of the perimeter walls must be set back three (3) feet minimum from the perimeter walls and screened with fifteen (15) gallon minimum container size evergreen screen trees or shrubs.
13. Lights may be attached to house with a J bolt that is properly sized to accommodate weight and pulls of light strand and may be placed no more than nine (9) feet up from the ground.
14. Café lights are for decoration only. They are not considered security lights. As a general rule, they should be turned off by 10 pm.
15. Café lighting is not permitted on second or third floor balconies.
16. Landscape lights shall not be lined up continuously along back of sidewalk, entry walkway, or driveway.
17. Landscape lighting must be located in planter areas with no exposed wiring.
18. Uplight or spot light shall be limited to featured architectural elements and accent trees only. Spot lights or up light must be low voltage and must be screened with landscaping. A maximum of one spot light per tree in the front yard is permitted, at the discretion of the DRC, and is not permitted in turf or synthetic turf areas.
19. Path lighting should be minimized. Path lights shall cast the light downward. To the extent permitted, pathway lights must be located in planter areas and only along one side of a walkway.
20. Area lighting (such as wall wash landscape flood light and strip light) and game court lighting are not permitted.
21. Post lights are not permitted.
22. Lights on top of pilasters are not permitted.
23. Security lights are strongly discouraged but may be allowed subject to specific review and approval by the DRC.
24. The light source of these lights shall not be visible from any neighbor’s window and will only be allowed to operate on a motion detector and stay lit for a maximum of twenty (20) continuous minutes.
25. The lights shall not be installed higher than twelve (12) feet above existing grade.
26. Security lights must still meet the requirement of shielding of the light sources, and the light source shall not be visible from neighboring property.
27. If problems with these lights occur, the DRC and the Master Association reserve the right to require that the fixtures be disconnected.
28. Security lights must not be used for general illumination.

**G. MISCELLANEOUS**

1. Security Cameras:

1. Security cameras shall be mounted inconspicuously and concealed under the eaves of the roof if possible. Security cameras shall not project above the roof line.
2. Security cameras shall not have a camera tilt feature or adjustable lens.
3. Views of each camera shall be directed on the subject property and/or public property only and not directed into interior neighboring property. The homeowner shall indemnify and defend the Association against invasion of privacy claims from other residents.
4. The number of cameras will be reviewed on a case-by-case basis.
5. Wifi based, battery powered security camera is encouraged. Wired security camera must have concealed wiring within the house walls.

2. Exterior speakers shall not be mounted higher than six (6) feet above original pad grade.

3. Thematic landscape features: Thematic landscape features with overly distinctive colors, forms, or materials that establish an independent theme that detracts from the overall street scene, such as glass block, mirror balls, pink flamingos, rock gardens, gravel yards, boulders in turf areas, cactus, waterfalls, fountains or concrete statues, railroad ties, and split rail fencing are not permitted in areas visible from the street or Master Association Property.

4. Exterior Colors: Exterior colors of fences, walls and structures as originally applied and exterior colors pre-approved by the DRC for new construction, additions, or alterations, shall not be changed or altered without DRC review and approval.

5. Flags:

a. Non- commercial flags are permitted with the following requirements:

1. The flag brackets shall be compatible with the color and scale of the Dwelling.
2. Flags may not exceed fifteen (15) square feet in size.
3. Must be maintained continually in good repair.

b. House- attached flagpole shall be no longer than six (6) feet in length.

1. Flagpoles must be removed when a flag is not displayed.
2. Freestanding flagpoles are not permitted.

**H. OUTDOOR STORAGE/SHEDS**

1. All items stored outside such as trash cans, recycling bins, compost containers, yard equipment, doghouses, etc. must be reasonably screened from view from grade level of a neighboring Lot, the Master Association Property and/or an adjacent street with substantial plant material approved by the DRC.
2. Storage sheds and green houses are only permitted in rear and side yards enclosed by high masonry walls. The top of the structure must be below the top of the wall and reasonably screened from view from grade level of a neighboring Lot, the Master Association Property and/or an adjacent street with substantial plant material approved by the DRC.

SECTION VI:

GENERAL CONDITIONS OF APPROVA

**SECTION VI: GENERAL CONDITIONS OF APPROVAL**

The following shall be conditions of any architectural approval and shall be deemed incorporated by reference into all plans and specifications and DRC letters of approval. It shall be the responsibility of the applying Owner to ensure that these conditions are enforced upon all persons or firms used, engaged, or employed in carrying out any planning, design or construction of the Improvement. The DRC may condition its approval of plans and specifications with such changes it deems appropriate and may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications.

1. Occupational Safety and Health Act ("OSHA") Compliance: All applicable OSHA regulations and guidelines must be strictly observed at all times.
2. Signs: No signs shall be displayed on any Lot or Condominium other than a sign advertising the property for sale or lease as permitted by the Master Declaration. (Refer to the Master Association's Rules and Regulations for specific requirements.) This limitation applies to tradesmen's, contractors’, and installers' signs of any type, including the signs identifying the Lot or Condominium as the site of their activities or operations.
3. Hours of Operations: All operations shall be carried on between the hours of 7:00 a.m. and 6:00 p.m. (or dusk) on Monday through Friday and 9:00 a.m. and 4:00 p.m. on Saturday. In the event City ordinances are more restrictive, the City ordinances shall prevail. No construction shall be permitted on Sundays or Federal holidays.
4. Temporary Structure: No structure of a temporary character will be permitted to remain on any Lot or Condominium without the written approval of the DRC.
5. Sanitary Facilities: Portable toilets or similar temporary toilet facilities shall be screened from view from Master Association Property and located only on the Lot or Condominium itself, set back three (3) feet from a front sidewalk and five (5) feet from the side yard property line, or in another location designated by the DRC. Portable toilets shall be kept in a safe and sanitary condition. Portable toilets shall have the door facing the house and screened with potted plants or trellis with faux vines along the street.
6. Debris Removal: Property shall be cleaned at least once a day during construction. Debris must be removed from the site or placed in a debris bin. Owner and their contractors must comply with the Best Management Practices referenced in the Master Declaration.
7. Unsightly Items: All rubbish and unsightly material or objects of any kind shall be regularly removed from the Lot or Condominium and will not be allowed to accumulate thereon. Removal shall be made weekly, preferably on Friday, and rubbish will not be allowed to accumulate on streets or Master Association Property. The Owner will be responsible for the cost of any trash cleanup work performed by the Master Association. Owners are prohibited from dumping, burying, or burning trash anywhere within the Community. Concrete trucks washing out their spill pans before leaving the construction site shall do so only on Owner's Lot or Condominium and in compliance with the Water Quality Management- Best Management Practices referenced in the Master Declaration. Streets and Sidewalks: No construction debris or material is permitted to remain on the streets or

walks. All items of such nature must be stored on the Owner's Lot or Condominium. In the event that any materials are delivered or deposited on any street or sidewalk or on any portion of the Master Association Property, the Owner will be held responsible for the costs involved in cleaning and restoring the affected street or sidewalk or portion of the Master Association Property to their original condition.

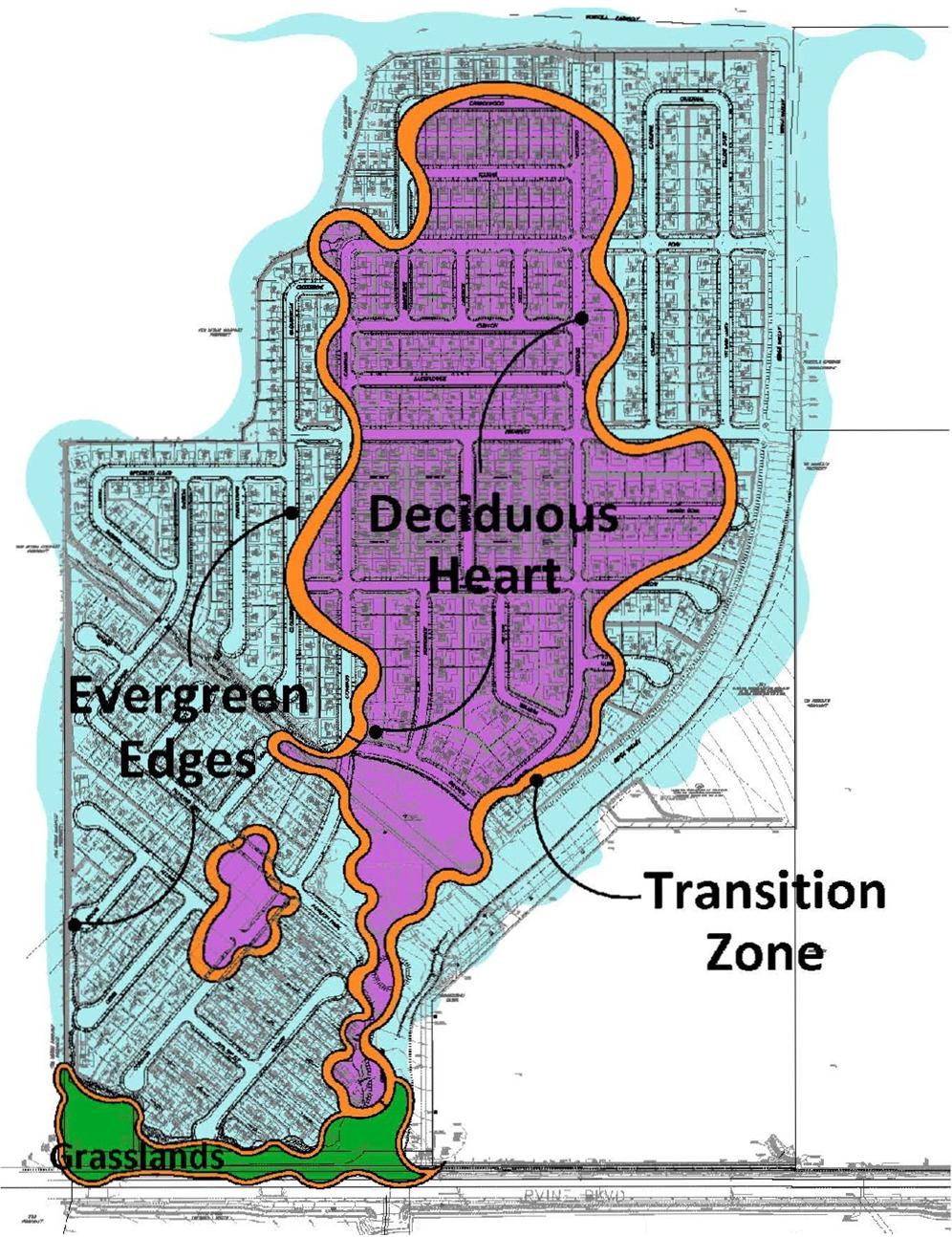
1. Street Trees and Parkway Improvements: Street trees shall be protected in place in a healthy condition during all phases of construction. All parkway irrigation and planting Improvements shall likewise be protected in place in a functional and healthy condition during all phases of construction.
2. Construction Equipment: Trucks, concrete mixers, trailers, trash bins, compressors, and other types of construction equipment, as well as private vehicles of construction crew members, shall be parked only in DRC designated areas, and shall not to block traffic or access to fire hydrants, driveways, or streets. The Owner shall be financially responsible for any equipment removal or necessary repairs required by the DRC.
3. Dust and Noise: The Owner shall be responsible for controlling dust and noise from any construction on their Lot or Condominium.
4. Excavation: Excess excavation materials must be hauled away in a legal manner and must be properly protected with plastic and sand bags so that loose soils will not wash down into the storm drains.
5. Restoration or Repair of Other Property Damaged: Damage to other property, including without limitation, other Lots or Condominiums, Master Association Property, Maintenance Areas, or other Improvements shall be repaired or restored promptly at the expense of the person causing the damage or the Owner of the Lot or Condominium where the construction activity is taking place. Additionally, the Owner of the Lot or Condominium where the construction activity is taking place shall cause the construction site to be cleaned and all damaged property to be repaired or restored, including without limitation, restoring grades, and repairing streets, curbs, driveways, sidewalks, drains, culverts, ditches, signs, lighting, fencing, irrigation and planting.
6. Maintenance of Improvements: The repair and maintenance of any work or Improvements will be the responsibility of the installing Owner and subsequent Owners of the Lot or Condominium.
7. Drainage: There shall be no interference with the originally installed rain gutters, downspouts, subterranean drain line(s), or other drainage systems (whether surface or subterranean) or any other interference with the established drainage pattern over any of the property. All on-lot drainage systems shall be connected to the existing drain line from the in-street storm drain to one or several roof gutter down spouts. Owner and its contractors shall protect all such existing drain lines in place.
8. Workmanship: The quality of new Improvements shall match the quality of the existing structures.

Any work deemed by the DRC to be of inferior quality shall be reworked or removed and the Dwelling restored by the Owner to its original condition prior to commencement of the work by the Owner. If the Owner refuses to rework or remove and restore as called for above, the DRC shall request the Board of Directors to cause such rework, removal or restoration and the cost thereof shall be a Compliance Assessment against the Owner as provided in the Master Declaration.

1. Enforcement: Failure to obtain the necessary prior approval from the DRC before the installation of any Improvement constitutes a violation of the Master Declaration and these Guidelines and may require modifications or removal of work at the expense of the Owner and may subject to the responsible Owner to discipline imposed by the Master Association, which may include, without limitation, the levy of a Compliance Assessment.
2. Violations: All Owners have the right to bring to the attention of the DRC any violations of the Master Declaration and these Guidelines.
3. Conditions Not Covered: With respect to any proposed Improvement or other condition not specifically addressed in these Guidelines, the DRC shall apply these Guidelines in the manner that is most consistent with the original architectural and landscaping character established by the Merchant Builder for the neighborhood where the Owner proposes to construct the Improvements, so as to preserve aesthetic harmony between the proposed Improvements and the existing Improvements within such neighborhood.
4. Inapplicability to Declarant and Merchant Builders: In accordance with the Master Declaration, nothing in these Guidelines shall limit the right of the Declarant (or any Merchant Builder with Declarant’s written consent) to construct Improvements on any Lot or Condominium, any portion of the Master Association Property or any Maintenance Area owned or controlled by Declarant or a Merchant Builder.

**EXHIBITS**

Exhibit H

Overall Landscape Framework Exhibit



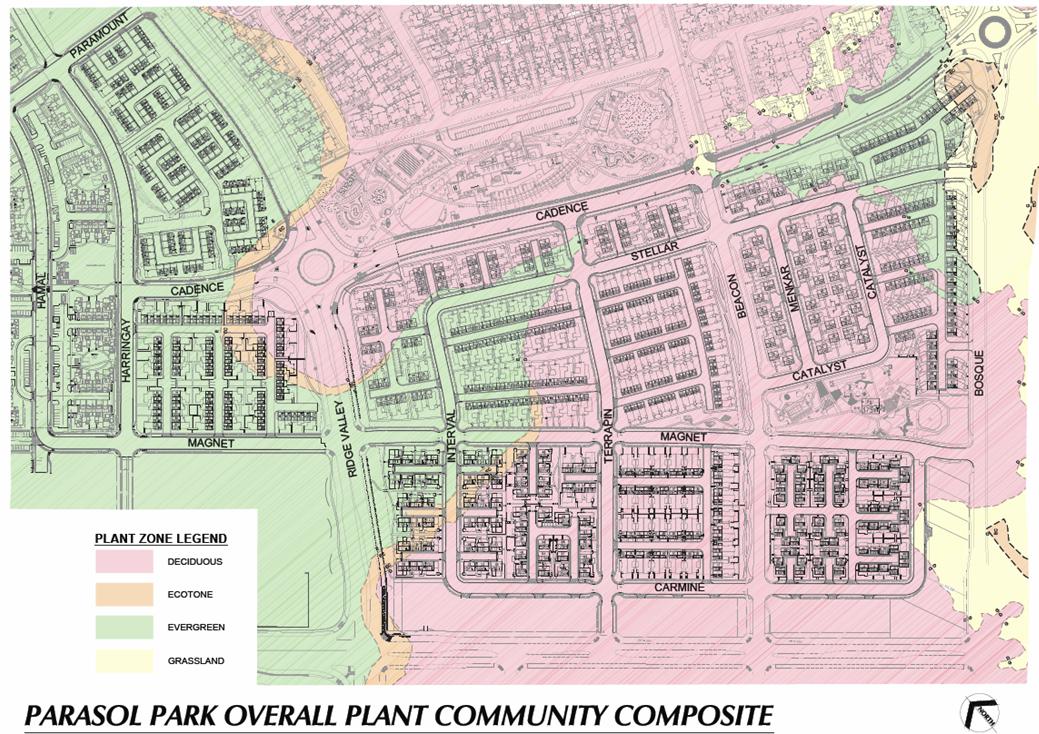
LEGEND

DECIDUOUS ZONE PLANT PALETTE

EVERGREEN ZONE PLANT PALETTE

GRASSLAND ZONE PLANT PALETTE

ECOTONE ZONE PLANT PALETTE



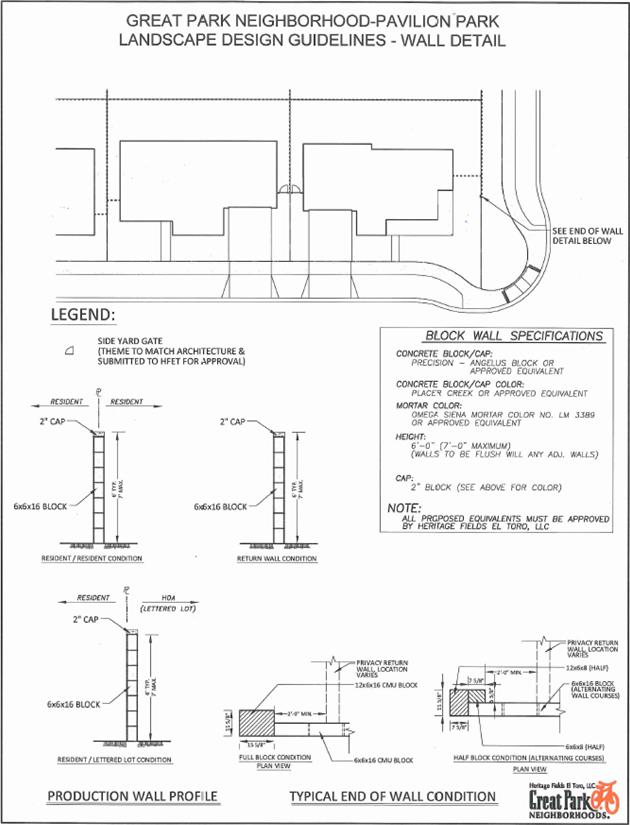


Cadence Park



Rise Park

Exhibit I



**PASOCIIT/Ptitteit** Coronae

**RUM. Twl 0;1101110..**

**64.46 BLOCK**

**NEIGHRORHOr‘S.**

**Crean**

**i**F

**Hefty Rai Slaw.**

**GREAT PARK NEIGHBORHOOD-PAVILION PARK LANDSCAPE DESIGN GUIDELINES - WALL DETAIL**

**LEGEND:**

**SIDE YARD GATE**

cl **(THEME TO MATCH ARCHITECTURE Sc**

**SIALPARTED TO WET FOR APPROVAL)**

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**SEE END Of WALL DETAIL BELOW**

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=kr"

**1 *SY* PIMA**

**16**IA1tC

**111031 ALL COW15U)**

**Aga DWI**

**PIMP KOCK C01111M01111411MATING MAW** 1W NIW

PRODUCTION WALL PROFILE

TYPICAL END OF WALL CONDITION

***BLOCK WALL SPECIFICATIONS***

***coNcan* &LOCK/CAP:**

**PRECISION - *ANGELUS BLOCK OR***

**APPROVED *[DUVALENT***

***CONCRETE BLOCK/CM COLOR***

***PLACER CREEK OR APPROVED ECONALEN3* MORTAR COLOR:**

**OHECR *SENA MORMR COLOR***

***OR APPROVED EOtAVALEPB NO CM 3389***

***MGM***

(r-o• **LAMM**

**(HALLS TO *8E FLUSH WILL ANY A0J. AWLS)***

**CAP:**

r ***BLOCK (SEE ABOVE FOR COLOR)***

***NOTE:***

***ALL PROPOSED\_ EWIVAUITTS MUST* HE APPROVED *ElY* nelauGE *num CL* TORO. U.C**

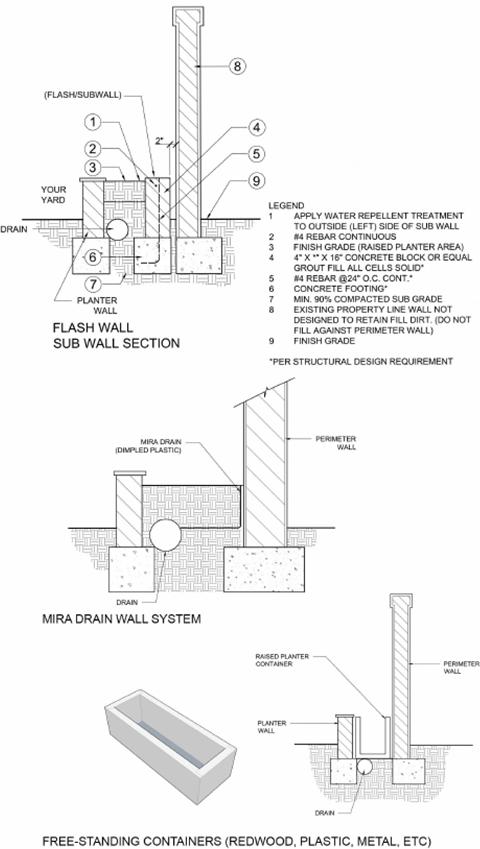
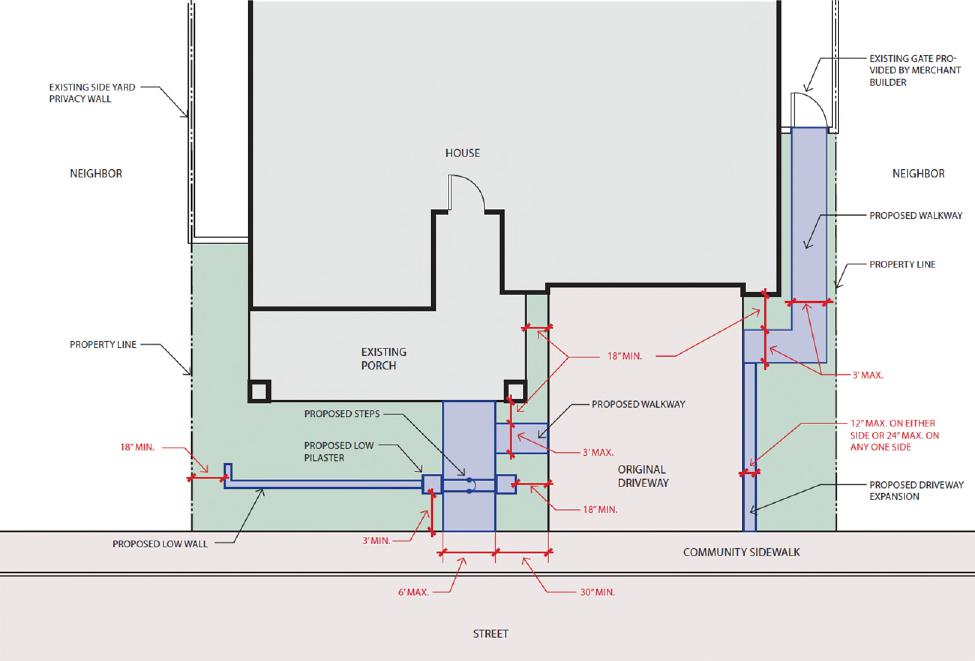
Exhibit J

Exhibit K - SINGLE FAMILY DETACHED HOMES FRONT YARD HARDSCAPE IMPROVEMENT REQUIREMENTS



**EXISTING GATE PRO-VIDEO BY MERCHANT BUILDER**

**EXISTING SIDE YARD PRIVACY WALL**

NEIGHBOR

NEIGHBOR

**PROPOSED WALKWAY**

**PROPERTY LINE**

HOUSE

**PROPERTY LINE**

**18"MIN.**

**PROPOSED LOW PILASTER**

**PROPOSED STEPS**

EXISTING PORCH

**12"MAX. ON EITHER SIDE OR 24' MAX. ON ANY ONE SIDE**

**3MAX.**

**PROPOSED DRIVEWAY EXPANSION**

**PROPOSED LOW WALL** 3•MIN.

COMMUNITY SIDEWALK

6' MAX. J 30-MIN.

STREET

**PROPOSED WALKWAY**

3' MAX.

ORIGINAL DRIVEWAY

|  |  |
| --- | --- |
| nPROPOSED HARDSCAPE IMROVEMENT. NOT EXCEED 40% OF THE ENTIRE FRONT YARD EXCLUDING THE ORIGINAL DRIVEWAY  PROPOSED FRONT YARD LANDSCAPE |  |
| NOTES: THE EXHIBIT IS A GENERIC REPRESENTATION AND MAY NOT REFLECT THE ACTUAL SITE CONDITIONS OF EACH PROJECT. SEE DESIGN GUIDELINES FOR DETAILED INFORMATION. |
|  |