

LOS VERDES PARK UNIT I HOMEOWNERS' ASSOCIATION INC.

ARCHITECTURAL COMMITTEE FOR LANDSCAPE

Effective May 13, 1998

GUIDELINES FOR LANDSCAPE MATERIAL

1. Committee Approval Is Not Required for the Following Items:

Section 5.1(a) of the CC&R's provides that "Interior gardens of Residential Parcels in atriums, patios or entrance enclosures, container planters and plantings of annual flowering plants on Residential Parcels are not subject to Committee Approval. Such plantings must not extend into the lawn area and must not hinder the work of the landscapers.

Annual flowering plants or bulbs such as daffodils or narcissus may be planted around the base of trees so long as they do not 1) extend into the lawn area, 2) harm the tree or 3) hinder the work of the landscapers.

With respect to plant material within interior gardens, enclosures or patios, each homeowner is cautioned not to plant trees or other plant material which could damage the roof, exterior or foundation of his or her residence or which could interfere with maintenance of common areas by the Association.

Homeowners are responsible for the maintenance of all homeowner installed landscaping material.

2. Committee Approval Will Not Be Given For the Following:

The Common Areas as well as certain items on all Residential Parcels are maintained by the Association under a contract with landscaper John Nowak. Examples of such items covered by the contract are lawns, shrubbery and small trees. The Association's Landscape Maintenance Committee oversees the landscaping contract on behalf of the Association. Individual homeowners are not permitted to direct the activities of John or his crew in the Common Areas or those areas of Residential Parcels which are covered by the contract between John and the Association. Homeowners are not permitted to make changes to landscaping in the Common Areas. Proposed changes for Common Area landscaping must be made to this Committee by the Landscape Maintenance Committee in conjunction with requirements of the landscape contract.

If questions concerning maintenance responsibility are submitted to the Landscape Architecture Committee, the Landscape Architecture Committee will consult with the Landscape Maintenance Committee to reach a determination.

3. Committee Approval Is Required For the Following:

A. Additions, Changes, or Removal of Association Maintained Landscaping on Residential Parcels:

Proposed additions, changes or removal of Association maintained landscaping on Residential Parcels must be submitted to and approved by the Committee prior to any action by the homeowner. Association maintained landscaping on Residential Parcels includes most trees, most shrubbery and all lawns. Homeowners must assume the maintenance responsibility for all such approved changes and additions to landscape items on Residential Parcels.

B. Unauthorized Alterations:

Pursuant to CC&R's Section 7.3(c) "In the event of unauthorized or undocumented ... alterations including but not limited to ... trees and other aggressive root system plants, regardless of the time period such alterations have existed, [the Owner] must either remove the alterations or obtain approval pursuant to the Governing Documents." Homeowners must comply the requirements of the CC&R's.

C. Planting in Front Beds, Foundation Plantings, Along Fences:

If these areas are presently maintained by the Association, no changes may be made without prior Committee approval. Maintenance includes pruning, watering and fertilizing. Plantings other than annual flowers must still have Committee approval.

D. Installation of Stepping Stones, Flower Bed Borders:

These or other similar landscape additions require prior Committee approval.

4. Resource Material

Homeowners may find it helpful in preparing the Application for Landscape Improvements to consult the Sunset Western Garden Book, particularly for obtaining information about plant material suitable for Zone 15. The Western Garden Book also provides information about growth habits and cultural requirements. The Western Garden Book is available at book stores, garden shops and the library. Other Sunset publications which may be helpful include Perennials and Easy-Care Gardening

5. Prohibited Plants

Plants which have invasive root systems and are difficult to contain usually will not be approved by the Committee. The following are a few examples of problem plants:

A. "Running" bamboo is invasive and spreads quickly by underground rhizomes.

B. *Acanthus mollis* (bear's breech) is difficult to contain because the roots travel underground.

C. Trees which grow very tall or which produce very large, heavy seed pods such as *Araucaria* or Monkey Puzzle Tree

6. Examples of Shrubs Usually Acceptable

The following shrubs have been included on previous Architectural Committee lists of suggested landscape materials. However, this list is not exhaustive.

Abelia	Hebe	<i>Prunus ilicifolia</i>
Camellia	Hydrangea	<i>Pyracantha</i>
<i>Choisya ternata</i>	Ligustrum	<i>Sarcocoea</i>
Coprosma	Nandina	Viburnum
<i>Dodonaea</i>	Pittosporum	<i>Xylosma congestum</i>
Escallonia	Podocarpus	

Certain types of azaleas, jasmine, raphiolepis (India hawthorne) and roses have also been grown successfully in the Park.

7. Examples of Perennials Usually Acceptable

Agapanthus, *felicia amelloides*, certain types of geraniums, pelargonium, and salvia are only a few examples of perennials which can be grown successfully in the Park.

The Committee encourages the use of drought tolerant plants.

Description of Proposed Improvement

Plant material should be suitable for growth in Zone 15 as defined in Sunset Western Garden Book or other similar horticultural publications. The Western Garden Book is available in garden shops, bookstores and libraries. Applicants are encouraged to use such publications to obtain accurate and complete details about the plant materials being proposed.

1. Purpose of the Improvement
2. Sketch or photograph of improvement
3. Specific description of plant material and name(s) of plant(s). List both the botanical and common names.
4. Shape and color
5. Anticipated growth pattern
6. Water use
7. Anticipated height and width and height and width to be maintained
8. Maintenance requirements and proposed responsibility for maintenance
9. Proposed location
10. Removal or relocation
11. Installation shall be completed within _____ weeks

Committee Action:

Initial Meeting Date _____

1. Committee Decision on Application

Approved _____

Approved with Conditions _____

Disapproved _____

Time to Review Extended _____

Chairman Signature _____

Final Inspection

1. Final Inspection Date _____

2. Approved - Final Inspection _____

Chairman Signature _____

**LOS VERDES PARK UNIT ONE
HOMEOWNERS' ASSOCIATION, INC.
LANDSCAPE ARCHITECTURE COMMITTEE**

APPLICATION FOR PROPOSED LANDSCAPE IMPROVEMENT
See CC&R's Article V Sec. 5.110

Homeowner's Name _____ Home # _____ Date _____

This form covers plants, shrubs, trees, ground covers and other landscaping material such as mulch, bark or pebbles. All structures involved must be cleared with the Structural Architecture Committee.

All plant material must be suitable for growth in Zone 15 (as defined in the Sunset Western Garden Book, which is available in the manager's office) and must follow the Guidelines for Landscape Material (attached).

Homeowners are responsible for the maintenance of all homeowner installed landscaping material except where an area is renovated to the park's original plantings.

- 1) This project is: (please check)
 Renovation to park's original plantings
 Removal of plants or shrubs
 Addition of plants or shrubs
 New landscaping project
 Other _____

- 2) Yes / No (please circle) Proposal has also been made to the Structural Architecture Committee in connection with this project.

- 3) On a separate sheet (provided in packet), sketch the planned work. Indicate dimensions and show location in relationship to the house. List plants to be used (giving botanical as well as common names) and list any other materials to be used.

- 4) Estimated time for completion of project _____

November, '02

ACTION SHEET FOR PROPOSED LANDSCAPE IMPROVEMENT PROJECT

Homeowner's Name _____ Home # _____ Date _____

- A) Completed application turned in _____ Date _____
- B) Initial Landscape Architecture Committee review meeting Date _____
- C) Landscape Architecture Committee action meeting..... Date _____

Committee Action

- 1) Committee Member: _____ Date _____
 _____ Approved _____ Disapproved _____ Approved with Condition (see below)
- 2) Committee Member: _____ Date _____
 _____ Approved _____ Disapproved _____ Approved with Condition (see below)
- 3) Committee Member: _____ Date _____
 _____ Approved _____ Disapproved _____ Approved with Condition (see below)
- 4) Committee Member: _____ Date _____
 _____ Approved _____ Disapproved _____ Approved with Conditions (see below)

Terms of Condition: _____

Final Inspection

- 1) Committee Member: _____ Date _____
- 2) Committee Member: _____ Date _____
- 3) Committee Member: _____ Date _____
- 4) Committee Member: _____ Date _____

Final Approval by: _____ LAC Chairperson Date _____

LOS VERDES PARK I - PLANTING GUIDE

	<u>HEIGHT</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAMES</u>	<u>COMMON AREAS</u>	<u>PRIVATE AREAS</u>
<u>Trees-</u>	20'-30'	Pyrus kawakami	Evergreen Pear	X	X
	15'-20'	Ficus nitida	Weeping Fig	X	X
	30'-50'	Liquidambar styraciflua	American Sweetgum	X	
	30'-35'	Pistacia chinensis	Chinese Pistache	X	
	slow 40'	Ginkgo biloba	Ginkgo Tree	X	
	15'-25'	Maytenus boraria	Mayten Tree		X
	40'-50'	Cupaniopsis auacardioides	Carrotwood	X	
	10'-20'	Photinia fraseri	Photinia Standard	X	X
	15'-25'	PRUNUS X BLEIRIANA	PURPLE LEAF PLUM	X	X
<u>Shrubs-</u>	4'-6'	Abelia E. Goucher	Glossy Abella	X	X
<u>Mature Height</u>	2'-3'	Agapanthus Africanus	Lily of the Nile		X
	8'-10'	Dodonaea Viscosa 'Purpurea	Purple Hopseed	X	
	4'-10'	Ligustrum texanum	Waxleaf Privet	X	X
	2'-4'	Moraea irioides	Butterfly Iris		X
	10'-12'	Photinia fraseri	Photinia	X	
	6'-8'	Pittosporum tobira	Tobira	X	
	10'-14'	Podocarpus macrophyllus	Shrubby Yew	X	
	8'-12'	Xyosma congestum	Shiny Xylosma	X	X
<u>Ground Covers and Annuals</u>					
<u>Perennial Perennial</u>		Rosmarinus officinaus	Rosemary	X	
		Vinca Minor	Periwinkle	X	
<u>Spring and Summer Annual</u>		Petunias			
<u>Summer and Fall Annual</u>		Marigolds			
<u>Winter Annuals</u>		Calendulas			