



Community Association
Landscape Design Guidelines for

Village 19

FINAL APPROVED VERSION
Revised July 2018

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I. The Design Review Guidelines

These Design Review Guidelines outline the basic requirements and characteristics of design considered by the Design Review Committee (DRC or Committee) in reviewing and approving all additional Architectural, Site and Landscape plans for Village 19 in Verdera. Your landscape designer shall follow these Design Review Guidelines to ensure that your home in Verdera reflects the unique features of the home site and community. **These Landscape Design Guidelines shall be used by the Homeowner for front yard and back yard site and landscaping improvements.**

Design Review Committee

The DRC will use the Design Review Guidelines for the purpose of review but may consider the individual merits of any design due to special conditions that, in the opinion of the DRC, benefit the adjacent areas, the specific site, or the community as a whole.

Before beginning any supplemental landscaping or other exterior improvements or construction, the Homeowner or appropriate agent must submit for approval of all such work to the DRC. Approval by the DRC must be received prior to the start of any clearing, grading, construction, or landscaping.

Owners of homes in Village 19 are required to supply to the Verdera Owners Association a Preliminary Landscape Plan of rear yard improvements within six (6) months after purchase date.

*Definitions:

Landscape Plans: Landscape Plans must include but are not limited to Layout Plans, Grading & Drainage Plans and Planting Plans. Refer to items 2-5 below for more information regarding items required within a Layout Plan, Grading & Drainage Plan and Planting Plan.

1. Submit three (3) sets of Landscape Plans (see definition of Landscape Plans this sheet) which must include detailed information regarding all existing conditions and proposed site amenities to be located in the Homeowner's front yard and back yard area. All Landscape Plans shall be drawn at a scale of 1" = 10' or 1/8 scale. Also refer to the Landscape Plans Submittal Requirements Checklist (Item #5). The Committee shall review the Landscape Plans for conformance with these Design Review Guidelines.
2. Layout Plans shall indicate and identify the proposed improvements and dimensions of/to all property lines, easements, house location, all accessory structures, driveways and walkways, additional hardscape and paving, type and size of all site amenities including but not limited to swimming pools, spas, hot tubs and related components, privacy screens, shade structures or trellises, fountains, water features of any kind, gazebos, patios, decks, play structures, storage sheds, air conditioning units and enclosures, hose bibs, propane or natural gas connections, etc., as well as existing and proposed retaining wall types, locations and heights and all existing trees to remain (and any proposed to be removed), accompanied by a Certified Arborist's report on the size, structure condition and health of each oak tree that may be impacted by the project. Layout plans must also include fire suppression for natural areas within the Homeowner's property.
3. Grading & Drainage Plans: Grading Plans shall indicate topographical information including existing and proposed contours and any spot elevations as applicable. Drainage Plans shall indicate all information regarding the existing and proposed drainage system including drainage swales, drain line locations, catch basins or grates as well as drain and downspout tie-ins. The Drainage Plan shall clearly show where and how the drain lines exit the property. Drainage plans shall also show existing lot topography and drainage patterns.
4. Planting Plans shall locate and identify the type, size and quantity and all plant materials. Planting Plans shall also indicate the location of any existing trees. Plans shall include a plant legend that

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lists all plants botanical and common names, container size and typical spacing. Planting plans shall also provide the water use value for each plant based on WUCOLS IV (<http://ucanr.edu/sites/WUCOLS/>).

5. **Landscape Plans Submittal Requirements Checklist** – The following is a list of items required for all Landscape Plan submittals to the DRC. Designer is responsible for confirming that all items are included prior to Landscape Plan submittal. Failure to provide all items and information on the submittal checklist may result in the Landscape Plans being rejected.

- Three (3) complete sets of Landscape Plans
- Completed DRC Application and any required documentation
- Check to DRC for amount as determined by DRC
- All other items as required by the DRC for the specific project
- Drawn to an appropriate scale (1" = 10' or 1/8 scale)
- Name of subdivision and street names
- Locate the home on each lot, indicating single or two story dwellings
- Location of all Accessory Structures
- Dimensions of all property lines with a north arrow
- Distances to all property lines and other structures
- Location of all easements and required setbacks
- Full and complete Layout Plans
- Full and complete Construction Details and/or product cutsheets
- Full and complete Grading & Drainage Plans
- Full and complete Planting Plans

Where to Send Application

All other materials necessary for the DRC to approve a home must be delivered or mailed to:

Verdera Community Association
1875 Ladera Drive, Suite 3
Lincoln, California 95648
Office: (916) 253-9205

For information regarding City of Lincoln approvals, please contact:

City of Lincoln, 600 Sixth Street, Lincoln, CA 95648
Department of Community Development: (916) 434-2470
Department of Public Services: (916) 434-2450
Lincoln Fire Department: (916) 645-4040

Required Approvals/Permits

Approval by the DRC is not approval for tree removal, grading and/or construction. All construction documents including tree removal plans, arborist reports, grading plans and detailed construction plans must be submitted to the City of Lincoln for approval and to obtain the necessary permit(s) prior to tree removal and/or construction.

No tree removal, grading or construction of any structure may commence on any lot until all necessary City of Lincoln permits have been obtained.

Building Setbacks

The following tables represent the minimum setbacks for homes, pool houses or other structures of the like:

<u>Village</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
19	40' 50' for garage face 50' 2 nd story/split-level elements	40' total (not less than 15' on any side); all windows on a 2 nd story/split-level at least 25'	40' single story 50' 2 nd story/split-level element

Corner lots shall have a total of eighty (80) feet of setback from both streets with a minimum of thirty-five (35) feet on each side.

Easements and Utilities

Easements, building setbacks, utilities, and other special conditions shall be noted on the Site and Landscape plan. Homeowners and their Contractors shall inspect the home site for any streetlights, street signs, drainage swales, etc., which may not be shown on any exhibit. Easements, setbacks, and facilities located within the public utility easement, as shown on the final maps for Village 19, should all be considered in the site planning process. Landscaping, driveways, fencing, and other improvements may be permitted within certain easements, but any cost associated with the removal of such features for accessing any underground pipes or facilities is the responsibility of the Owner. No permanent structures may be built within any easement. Always review the Final Maps for easement information.

Tree Preservation or Removal

Landscape plans, including grading and drainage, shall consider potential impacts to existing trees. No tree may be proposed for removal without the express written consent of the DRC and the City of Lincoln. The case for tree removal must be demonstrated by a Certified Arborist to the DRC and the City of Lincoln prior to approval being granted.

Prior to the commencement of any tree removal, grading or construction of any additional structure, the Owner must submit their Verdera DRC approved Site Plan and Certified Arborist Report identifying any trees to be removed and their health (within an Arborist Report) to the City of Lincoln - Community Development Department. Prior to removal of the trees, the tree mitigation fee must be paid to the City of Lincoln.

In the event a tree is damaged or removed without DRC and/or City approval, the construction deposit may be used to purchase and plant two (2) oak specimen (36" box) trees in place of the damaged or removed tree, and the City of Lincoln shall be entitled to collect double the full mitigation fee in place at such time to mitigate the loss.

All planning, construction, landscaping and maintenance shall be done with consideration to the potential impacts on oak trees. Trees within fifty (50) feet of any construction activity shall have the outer limits of the dripline(s) fenced with four (4) foot tall orange mesh material. If at any time the City of Lincoln and/or the DRC notes that any required orange fencing has been removed or is missing, all construction shall cease until such time the Owner has installed the proper fence to the satisfaction of the City and/or the DRC.

It is also noted that within Village 19, a forty (40) foot wide Oak Tree Conservation Easement exists, lying within the southwest portion of Lots 27, 28, 29, 30, and 31. This easement is to the benefit of the City of Lincoln prohibiting the removal of all oak trees within that area without written City approval.

II. Site Planning

General Site Planning

The Committee shall consider each site independently but shall give extensive consideration to the individual impact of each plan upon the adjacent homesites, common areas, and high visibility from Twelve Bridges Drive. Care must be taken to locate landscaping and all structures, whenever possible, so as not to unnecessarily impact or adversely affect the adjacent homes, the view of the community from Twelve Bridges Drive or open areas. Proper treatment must be given to the site's natural amenities including existing vegetation, environmentally sensitive areas and stream channels. The open vistas of the community will result in residences being viewed from many different angles, particularly lots: 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46.

Lots 22 and 25 also have Heritage Site Easements as shown on the final map. On these lots each Homeowner is informed of their required undisturbed preservation and perimeter setback requirements as noted on the final map (note 73).

Site surveys and topographical information are the responsibility of the Owner. The Owner is required to use a qualified licensed Land Surveyor and Certified Arborist to obtain this information, in order to plot and label all trees larger than six (6) inches at breast height, as well as accurately depict the site conditions.

Grading

The design and development concepts call for the maintenance of the existing grades in as much of the original condition as reasonably possible. Of particular importance are the homesites which have been developed to reflect the natural contours of the surrounding property.

The Committee is particularly conscious of site utilization and does not want to disrupt the natural terrain. Homes located on sloping lots should be sited to take advantage of the hillsides by stepping down the slope. The beauty of this development begins with the land and its natural features; architecture and associated landscapes should complement and enhance, rather than compete with or detract from this beauty.

All grading reviews shall be subject to the jurisdiction of the Committee and the City of Lincoln and shall be considered individually for each lot. Requirements will be based upon individual homesite locations, terrain, soil conditions, drainage, cuts and fills. **Changes from existing grades and drainage patterns and subsequent liability are the responsibility of the Owner and the Owner's professional design team.**

Landscape grading for front yard and back yard improvements shall follow the existing contours of the lot as shown on the individual lot plot plan. Grading that is required for pool, patios, sport courts, etc. shall minimize cut and fill on the site. All grading plans must include an estimate of the volume of material to be exported. Import or export material will be discouraged with the exception of topsoil for landscaping and the disposal of pool excavation materials. All grading plans shall be reviewed and approved by the DRC and City of Lincoln (as applicable). Changes from existing grades and drainage patterns and subsequent liability are the responsibility of the Owner and the Owner's professional design team. All graded areas must be landscaped and/or hydro seeded with approved seed mix consistent with surrounding Verdera neighborhoods.

An erosion control plan must be submitted to the Public Works Department with all grading plans for approval.

Retaining Walls

An effort should be made in the grading design to minimize the use of retaining walls in the front yard or back yard design. However, the DRC understands that situations will arise that require their use. If retaining walls are required, they should be constructed of materials that compliment or match those used within Verdera or on the residence (or the dominant natural environment, e.g. granite), and be screened or softened by the use of landscaping. **All retaining walls higher than four (4) feet (including the footing) require the submittal of structural plans for approval to the City of Lincoln Building Department.** Repairs or adjustments to retaining walls built as part of the initial lot pad grading, must be reviewed and approved by the DRC prior to any work being performed.

Drainage

Drainage considerations for individual sites play an important part of the overall ecological balance of the site. Unless expressly approved by the Design Review Committee or as installed by the Developer as part of the construction of a residence on a lot, all lot drainage systems shall drain to the front of the lot (unless not possible) as required and shall incorporate energy dissipaters to reduce the force of water runoff from the lot.

It is anticipated that lots with lower elevations will be subject to drainage resulting from homesites at higher elevations. Care should be taken to anticipate the effects of the drainage.

Site drainage must be detailed on the Grading Plan. All sheet flow should be directed into proposed drainage grates as part of the overall drainage system. All backyard drainage runoff must remain on the lot or connect to the front yard drainage system. **Owners are not allowed to evacuate water onto a neighboring lot and/or common areas. Any Owner who evacuates drainage onto a private neighboring lot or common area will be required to remove, redesign and reinstall the drainage system to evacuate all drainage within the lot drainage swales or the front yard drainage system at the Owner's expense.** Although the DRC will review drainage plans, the Owner is fully responsible for appropriate water runoff and drainage control within the lot. Landscaping may not be installed in any manner that interferes with developer-installed storm drainage improvements, except as approved by the DRC. Drainage shall also include anticipating needs of neighboring unimproved lots, as well as neighboring improved lots.

Each home shall have its own independent roof downspout drainage system. The drainage system shall be contained within the lot's property lines and shall not cross over or discharge drainage water onto the adjacent property. See Appendix for a drainage system schematic. All roof gutter downspouts should be connected to a subsurface storm drain line. The downspout drain line shall drain and discharge out of the adjacent planting area. The discharge end of the drainline shall be terminated with a drain outlet and shall be located in the lawn area immediately adjacent to the planting area. The drain outlet shall be located in the lawn to provide positive drainage away from the house, walks or driveway and towards the street.

Walls and Fences

Owners will be encouraged to screen private spaces with trees or shrubs when possible. If additional fencing is desired, wrought iron is the preferred choice. The DRC and the City may approve a different interior fence design provided they determine it is warranted by the situation. Any wall or fence should be considered an extension of the Architecture of the home, serving as a transition between the house and the natural forms of the site.

All walls and fences should be designed to be compatible with the surrounding environment and should not block natural views. Fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the guiding forms to the landscape, as well as to provide security and privacy.

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The maximum height for walls, pillars, and fences is six (6) feet. However, no structures, including fencing or walls over three (3) feet in height may be installed in the front yard setback closer than fifteen (15) feet to the curb along any street frontage. Any side yard fences should tie into the home at least ten (10) feet behind the front elevation. All walls and fences must be approved by the DRC and the City, prior to installation.

All wrought iron fencing shall be brown in color to match the existing Verdera wrought iron fencing. Wood fencing color shall be as specified on the Standard Fence details within the Verdera Design Guidelines.

Mailboxes

Individual mailboxes are to be maintained by the Homeowner. Mailboxes shall not be altered without DRC and U. S. Postal Service approval.

Exterior Lighting

Except for porch lights, exterior lighting should be used primarily to provide light for walkways. Secondly, lights may be used to accent the Architecture of the home or featured trees and must be approved as part of the Landscape plans. Exterior lighting must not impact adjacent properties, thus any flood lamps must direct light downward. Exterior lighting should utilize low-voltage fixtures, kept as close to grade as possible. All exterior lighting must be approved by the DRC prior to installation.

Modifications to Structures and Accessory Structures

These Design Review Guidelines apply to all structures constructed on the homesite. **No addition or modification (including exterior paint color) shall be made to any home without prior approval from the Design Review Committee and/or the City of Lincoln.**

This includes any accessory structure such as gazebos, storage sheds, detached garages, guest houses, pool houses, etc. Owners will not be allowed to construct any structures until the DRC and the City reviews and approves the plans and specifications.

The design of all accessory structures must be compatible with the architecture of the home, and if applicable, consistent with the City of Lincoln's Second Dwelling Unit Ordinance.

The Committee will consider the overall scale and massing the existing home and any/all proposed additions. The Committee will also assess the visual impact that any proposed modification or addition may have on adjacent lots, roadways, open space and/or trails. Grading, drainage, native trees and views will be considered. Materials and color selections should utilize the same or complementary elements used on the home and all setback requirements.

Detailed construction plans applicable to the construction of a home will be needed for any accessory structure including a Site Plan, elevations, material selections, colors, etc. If air conditioning equipment will not be behind a solid wall fence, building plans must include a screen detail to hide this equipment from the street and/or adjacent lots.

Construction Inspections/Plan Changes

It is understood that plan changes may occur during construction. However, any proposed changes to the plans must be reviewed and approved by the DRC prior to implementing the change. Changes to any approved structure also require prior City of Lincoln approval. On-going inspections will be made on homes and landscaping under construction to verify that they are being built according to the approved plans. The DRC and the City has the right to stop construction and require the unauthorized or proposed modification be corrected or approved prior to continuation of construction.

Exterior Architectural Changes

All exterior changes to the home require prior approval of the DRC. In addition to DRC approval, Owners are required to comply with local building codes and receive permits for work whenever necessary. The DRC reserves the right to deny any proposed improvements that in their judgment will detract from the property values of the neighborhood.

Owners wishing to install shade screens or their window coverings to the exterior of windows must install screens or coverings that match the color of the home within the window frame. Shade screens do not require DRC approval. Exterior shade screens must be Phiferglass fine mesh in silver gray, black, or smoke gray or a DRC approved equivalent. Awnings require application to the DRC for approval.

Screen doors and security doors are allowed on the back of the house without DRC approval. Screen doors and security doors on the front of the house require DRC approval. Storm doors are not allowed.

Solar Energy

All solar items (electrical, hot water, pool) located on the roof of the house do not require DRC approval. All solar items proposed on the ground level of the side yard / backyard requires DRC review and approval. Solar items are not permitted to be installed in the front yard of any house.

Signs, Advertising, Flags & Plaques

All signs must be parallel to the street and conform to the sign guidelines. An "Open House" sign, professionally designed and not exceeding 24" x 36" may be erected on any lot provided the residence to which the sign refers is also located on such lot. Open House signs shall be temporary for use only on the day of the Open House. Normal "For Sale" signs, not exceeding 18" x 24" plus three 6" x 24" name/feature strips may be erected. For Sale signs are limited to one per residence.

Flags are not permitted except for the United States flag of reasonable size and in good condition which may be displayed from an in-ground or wall mounted flag pole. The location of the flag shall be reviewed and approved by the DRC.

Plaques are not permitted to be installed on the front of the house. Plaques may be installed on the back of the house.

Swimming Pools, Spas and Accessories

The location of swimming pools, therapy pools and spas should address the relationships between indoor and outdoor features, setbacks, wind, sun, terrain and the impact of visibility from the open space, and/or the trail. Additionally, the location of swimming pools, therapy pools, spas and hot tubs shall be reviewed and approved by both the DRC and the City of Lincoln. The size, shape, and siting of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. The Landscape Plans must show the location of all items as well as any and all proposed grading and screening. All pools, spas and accessories shall have a minimum ten (10) foot setback from all property lines. Pools and equipment enclosures must be architecturally related to the house and other structures in their placement, mass and detail. All equipment must be screened on three sides. The edge of pool/coping cannot encroach within ten (10) feet of any property line.

All swimming pool installation and any construction or landscaping that involves removal of fencing, disturbance of the front yard landscaping, or storage of material or equipment outside of the fenced yard requires a Construction Compliance Deposit. This deposit must be submitted to the Association prior to the start of construction. The Association will return the deposit following completion of the work and passing the final inspection. Once improvements are complete Owner must submit photographs of

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completed job with a written request for refund to the Verdera Community Association. Deposits will be returned at the job completion, absent any compliance problems. Above ground pools are not permitted.

Fireplaces—Exterior and/or Interior

As a part of the Twelve Bridges environment review process i.e. *Draft and Final Subsequent Environmental Impact Report* (SCH No. 97022074), the Placer County Air Pollution Control District requested a mitigation measure be included addressing wood burning stoves and fireplaces for new homes as follows:

Measure 4.8-4(d) Wood stoves and open fireplaces shall be prohibited within the Twelve Bridges Specific Plan area, except for EPA certified Phase II wood stoves and inserts. Open fireplaces without an EPA certified insert shall not be allowed.

Specific questions regarding this requirement may be directed to the Placer County Air Pollution Control District at (530) 745-2330. Fireplaces and stoves not meeting this requirement are subject to removal.

Sport Courts

The location of sports courts shall be reviewed and approved by the DRC. Sports courts must be located so that they will not infringe upon view corridors. Courts should be naturally screened from adjacent home sites. Basketball standards or other fixed sports apparatus may not be installed or attached to the front of any dwelling or garage or any side yard forward of the midpoint of the house. Subject to the prior and written approval of the Committee, such items may be installed in rear yard areas so long as the installation is not visible from roadways, open space, or common areas. Portable standards shall be treated the same as fixed standards. Portable basketball standards, sports apparatus or other play equipment, visible from the street, open space, golf course, or other common areas, must be stored out of sight after use daily.

Landscape Plans must show the sport court location and all proposed grading and screening. Design and color of fencing materials (if proposed) should blend naturally into the surrounding area and plant materials should be added where necessary to soften the visual impact. Surface colors should be restricted to colors that are not highly reflective. Sport courts cannot encroach within ten (10') of any property line.

Additionally, basketball standards or other fixed sports apparatus may not be installed or attached to the front of any dwelling, garage or any side yard (forward of the midpoint of the house).

Playground Equipment

Prior to installation of playground equipment, Homeowners shall submit the proposed equipment and location to the DRC for review and approval. Playground equipment is not allowed within the front yard. Equipment taller than the fence six (6) feet must be placed a minimum of ten (10) feet from the side and back property lines. Homes that back or side to a street or common area may require additional setbacks. Landscape screening may also be required. Natural colors and materials are preferred. Portable play equipment must be stored out of sight from the street or common areas when not in use.

Shade Structures, Trellises & Espaliers

Shade structures, trellises and/or espaliers require prior approval from the DRC and the City of Lincoln.

All shade structures require prior approval from the DRC and the City of Lincoln. Shade structures shall be placed a minimum of twenty feet (20) feet from the side and back property lines. Trellises/espaliers to support vines should be free standing, not attached to the fence. Vines may not be attached to any fencing. No shade structure shall be located within the front yard. Trellis and espaliers may be placed in the front yard with DRC approval.

Storage Sheds

All storage sheds require prior approval from the DRC and the City of Lincoln. Storage sheds shall be located five (5) feet from the side and backyard as well as five (5) feet from all other items except the house.

Storage sheds shall blend with the home color if possible. Those exceeding the height of the fence or in view from the street or common areas shall be required to meet the following restrictions.

- Storage sheds should not be outside of the building setback lines for the lot.
- The location should not aesthetically impact the neighborhood.
- Landscape screening may be required on storage sheds as directed by the DRC.
- No plastic or fiberglass sheds of any type shall be allowed.

Miscellaneous Amenities

Additional backyard amenities including but not limited to bird baths, statuary, small fountains etc. do not require DRC approval unless they extend above the height of the rear yard fencing. These items shall not be installed in the front yard.

Landscape Rocks: Landscape rocks, boulders, or steppingstones may not be used in the frontyard without prior written approval by the DRC.

Potted Plants: Owners may place potted plants on the concrete walk adjacent to their front door and/or on their front patio without Committee review/approval with the following conditions.

- The containers have a maximum height or dimension of 36".
- The overall height of the pot and plant may not exceed six (6) feet.
- The plants must be well maintained by the Homeowner.

All plant pots that do not meet these criteria for location or style must be submitted to the DRC for review and approval prior to installation.

III. Landscape & Planting

Landscape

Quality landscaping is important to both the appearance of each individual home and the overall continuity of the community. The landscape design must blend the natural features of the site with the surrounding lots or open space so that the aesthetic qualities of each are emphasized.

The Design Review Committee will take into account the various relationships between the home, the site, and adjacent homes, views, high street-visibility, and other amenities in making decisions regarding specific landscape plans.

Fundamental to the design criteria is the need for gardens and lawns to harmonize with the native terrain and natural beauty of the community and also appropriately blend with any adjacent landscapes whether common area or private homesite. Owners will be encouraged by the Committee to use native landscape materials indigenous to the existing area wherever possible.

Lot perimeters shall blend in with the adjoining open space and/or neighboring lots. Landscaping will flow from one lot to another using plant material common to each yard. The use of water-conserving plants and shrubs is encouraged around the perimeter of buildings and structures, as well as hard surface areas such as decks and driveways.

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In planning the landscape design, consideration should be given to water conservation. The design should incorporate techniques that limit the landscape water demand, such as using drought-tolerant and/or native plants.

All shrub beds shall receive a three (3) inch thick layer of landscape grade shredded cedar bark mulch or approved equal (or as required by local or state code). The use of wood chips for mulch is not permitted. Bark mulch color and type shall be consistent with the existing community (for uniformity). The use of crushed rock, gravel, lava rock or other decorative "landscaping" rock for general planting area mulch is not permitted. The use of native stone or gravel as a design element may be permitted subject to the review of the DRC. The use of impermeable plastic weed barriers is not permitted.

Theme Plants

Trees, shrubs and ground covers that complement the character of the oak woodland, grassland and riparian settings and emulate an "Old California" or "Santa Barbara" style should be selected. Plants appropriate to a given environment should be limited to use in that environment. Trees planted within twenty (20) feet of the street will be limited to trees that the Committee has approved for the streetscape.

The list of plants that follows is not considered inclusive and has been created to complement and best represent the *Verdera* style of design.

Recommended Secondary Street/Front Yard/Backyard Trees	
<u>Botanical Name</u>	<u>Common Name</u>
Acer circinatum	Vine Maple
Aesculus Californica	Chinese Hackberry
Alnus spp.	White Alder, Italian Alder
Arbutus unedo	Strawberry Tree, Madrone
Carpinus betulus	European Hornbeam
Celtis sinensis	Chinese Hackberry
Cercis occidentalis	Western Redbud
Cornus spp.	Western Dogwood, Red Twig
Cupressus sempervirens	Italian Cypress
Dogwood	
Fagus sylvatica	Bronze Loquat
Gleditsia t.	Dawyck Beech
Koelruteria bipinnata	Honey Locust (Shademaster)
Quercus douglasii	Chinese Flame Tree
Lagerstoernia indica	Crape Myrtle
Laurus nobilis	Grecian Laurel
Liriodendron tulipifera	Tulip Tree
Magnolia soulangiana	Saucer Magnolia
Malus spp.	Crabapple
Olea europea	European Olive, Swan Hill (fruitless)
Phoenix canariensis	Canary island Date Palm
Pinus spp.	Aleppo, Coulter, Italian Stone, Sabiniana
Pistacia chinensis	Chinese Pistache
Populus fremonti	Western Cottonwood (male trees only)
Prunus spp.	Catalina Cherry, Krauter Vesuvius, Caroliniana
Pyrus spp.	Kawakami, Bradford
Pyrus calleryana	Flowering Pear
Quercus spp.	Valley, Cork, Blue, Red, Interior Live, Coast Live, Canyon Live, Holly

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Quercus agrifolia	Coast Live Oak
Quercus virginiana	Southern Live Oak
Robinia ambigua	Purple Robe Locust
Salix spp.	Arroyo, Dusky, Scoulers (riparian area only)
Tristania laurina	Water Gum
Ulmus parvifolia	Chinese Elm
Ulnus parvifolia	Evergreen Elm
Umbellularia California	California Bay

Recommended Shrubs	
<u>Botanical Name</u>	<u>Common Name</u>
Agave Americana	Century Plant
Acanthus mollis	Bears Breech
Agapanthus (Peter Pan)	Dwarf Agapanthus
Agapanthus (Queen Anne)	Lily of the Nile
Berberis thunbergii	Redleaf Jap. Barberry
Ceanothus spp.	Wild Lilac
Cupressus sempervirens	Italian Cypress
Cornus spp.	Western Dogwood, Red Twig
Cupressus sempervirens	Italian Cypress
Chamaerops humilis	Mediterranean Fan Palm
Camellia spp.	Camellia
Cercocarpus betuloides	Mountain Mahogany
Chaenomeles, spp.	Dwarf Flowering Quince
Cistus spp.	Rock Rose
Cotoneaster, spp.	Cotoneaster
Cycus revoluta	Sago Palm
Dietes bicolor	Fortnight Lily
Dietes vegeta	Fortnight Lily
Escallonia spp.	Escallonia
Feijoa sellowiana	Pineapple Guava
Festuca ovina	Blue Fescue
Garrya fremontii	Silk tassel
Grevillea spp.	Christmas Berry
Hemerocallis hybrid	Day lily
Heteromeles spp.	Toyon
Hypericum moserianum	Gold Flowers
Ilex vornitoria	Yaupon Holly
Iris douglasiana	Pacific Coast Iris
Jasminum mesnyi	Primrose Jasmine
Kniphofia uvaria	Red Hot Poker
Lavatera thuringiaca	Tree Mallow
Mahonia spp.	Oregon Grape, California Grape
Mimulis, spp.	Monkey Flower
Nerium oleander	Oleander
Penstemon spp.	Penstemon
Phormium tenax	New Zealand Flax
Photinia fraseri	Red-Leaf Photinia
Pittosporum spp.	Pittosporum
Podocarpus m. maki	Shrubby Yew Pine
Prunus caroliniana	Carolina Laurel Cherry
Prunus illicifolia	Holly Leaf Cherry (also Catalina Cherry)

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Prunus I. zabeliana	Zabel Laurel
Pyracantha spp.	Pyracantha
Raphiolepis indica	India Hawthorne
Rhamnus spp.	Coffeeberry
Ribes viburnifolium	Evergreen Currant
Romneya coulteri	Matilija Poppy
Rosmarinus officinalis	Rosemary
Salvia spp.	Fragrant Sage, Creeping Sage
Santolina spp.	Santonina
Viburnum tinus	Laurustinus
Woodwardia fibriata	Chain Fern
Xylosma c. compacta	Shiny Xylosma
Zauschneria californica	California Fuschia
Yucca spp.	Yucca
Yucca gloriosa	Spanish Dagger

Recommended Ground Covers and Vines	
<u>Botanical Name</u>	<u>Common Name</u>
Archtophylos spp.	Manzanita
Baccharis spp.	Coyote Bush
Campsis radicans	Trumpet Vine
Cerastium tomentosa	Snow in Summer
Cistus spp.	Rockrose
Convolvulus spp.	Ground Morning Glory
Coprosma purnila	Coprosma
Corposma kirkii	Creeping Coprosma
Cotoneaster spp.	Cotoneaster
Ficus repens	Creeping Fig
Gazania spp.	Gazania
Hedera helix	English Ivy
Hypericum calycinum	St. John's Wort
Juniperus conferta	Shore Juniper
Parthenocissus tricuspidata	Boston Ivy
Ribes viburnifolium	Evergreen Currant
Rosmarinus spp.	Huntington Carpet
Tencrium prostratum	Prostrate Germander
Trachelospermum jasminoides	Star Jasmine
Vinca minor	Dwarf Periwinkle
Wisteria sinensia	Wisteria

The following trees and shrubs will be discouraged:

Discouraged Trees	
<u>Botanical Name</u>	<u>Common Name</u>
Acacia spp.	Acacia
Ailanthus altissima	Tree of Heaven
Calocedrus decurrens	Incense Cedar
Eucalyptus spp.	Eucalyptus
Liquidamber spp.	Sweet Gum
Picea spp.	Spruce
Pinus spp.	Pine Trees (Unacceptable in Open Space and Revegetated areas.)

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Robinia pseudocacia	Black Locust
Tamarix aphylla	Athel Tree
Various	All Palm Trees

Discouraged Shrubs and Ground Cover	
<u>Botanical Name</u>	<u>Common Name</u>
Adenostoma fasticulatum	Chamise
Artemisia californica	California Sagebrush
Carpobrotus edulis	Iceplants
Cortaderia spp.	Pampas Grass
Centranthus ruber	Red Valerian
Cytisus spp.	Broom
Lonicera japonica “Halliana”	Hall’s Honeysuckle
Pennisetum setaceum	Fountain Grass
Spartium junceum	Spanish Broom

Landscape Requirements

To achieve the overall theme, the Committee has established minimum landscape requirements for both front yard and back yard installations. These requirements are intended to ensure that a consistent visual thread is sewn through the community.

1. Street Tree Requirements (Front yard setback area)

Street trees shall be planted at an average ratio of one (1) tree per thirty-five (35) feet of lineal street frontage.

The street trees should be located within the first twenty feet (20') (Street Tree Zone) of the front or side (corner lots) yard behind the front property lines. To achieve a natural look, the street trees should be placed in irregular groupings to replicate how they would grow in the surrounding landscape. Planting of street trees in a straight line along street frontages should be avoided.

It is recommended that oaks be blended with accent trees within the setback area and that they also be used in transition into the individual landscape of each homesite. Street trees shall be a minimum 24” box.

2. Minimum Yard Tree Requirements

One (1) tree selected from the approved list must be planted on the site per one thousand (1,000) square feet of lot area where appropriate (in areas not already heavily forested). These trees should be a minimum 24” box size. Tree requirement will be reduced on lots already forested. Since large, mature oaks characterize much of the property, Homeowners are encouraged to plant larger trees.

3. Oak Tree Preservation

The City of Lincoln has an Oak Tree Preservation Ordinance that will be followed for this project. A copy of the ordinance can be obtained from the City of Lincoln, Community Development Department. Homeowners are encouraged to review this ordinance prior to the preparation of their landscape plans.

4. High-Visibility Lot Transition Zone

Lots 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45 and 46 in Village 19 which are high visibility lots, will be required to include in its landscape plan an area in the rear of the lot for a

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transition zone. This area must be landscaped so that it promotes a harmonious transition between the natural terrain and the formal landscaping of the lot.

5. Minimum Shrub Requirements

One-third of shrubs shall be a minimum of 5-gallon size. The remaining two-thirds can be 1-gallon or 2-gallon size. All specified sizes must comply with recognized standards for plant materials established by the American Nursery Association. Within shrub/groundcover planting areas shrubs shall be planted at a ratio of at least one (1) shrub per eight (8) square feet of the total square footage of planting area.

6. Cut/Fill Slopes

Landscaping for cut/fill slopes within lot lines should be installed and maintained by the Homeowner. An erosion control ground cover, trees and shrubs should be installed so as to enhance and stabilize the slope areas.

Maintenance

It is the Homeowner's responsibility to keep landscaping well maintained and to promptly replace any dead or dying plant material. The minimum tree requirement must be maintained. It is required that fallen branches, debris and all other foreign material will be removed and all non-irrigated, natural grasses within individual lots must be mowed to four (4) inches or less by June 1st. Failure to maintain a homesite in an acceptable condition will result in the Verdera Community Association having the work performed at the expense of the Homeowner.

General Rules for Contractors and Service Personnel

It is the responsibility of the Owner to present their Builder, Contractor or Sub-Contractor(s) with a copy of these rules and to make sure that they are understood and obeyed. The DRC and the Verdera Community Association will enforce these rules and pursue any necessary remedies to the full extent of the law.

1. All Contractors' shall enter and exit through the main gate.
2. Contractors are required to keep their job sites neat and clean. Trash and discarded materials shall be removed daily as required. All trash stockpiled for removal is to be contained, and shall be located in the least conspicuous location on the lot until removed. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by the Association and billed to the responsible Contractor, sub-contractor or Homeowner.
3. Contractors will use only the utilities provided on the site on which they are working.
4. Any damage to streets and curbs, drainage inlets, streetlights, street marker, mailboxes, walls, etc. will be repaired by the Association's sub-contractor and charged to Owner with a 15% surcharge. Owner's Contractor must clean streets daily.
5. The established speed limit within the Community is 25 miles per hour, unless otherwise posted.
6. If spillage of a load occurs, operators are responsible for cleanup. Clean up done by the Association sub-contractor's personnel will be billed to the responsible Owner with a 15% surcharge. Please report any spills as soon as possible.
7. If any lines are cut, such as telephones, cable television, electrical, water, etc., it is the Contractor's responsibility to report the accident to the Verdera Community Association and resolve to the Association's satisfaction.
8. Loud radios or noise loud enough to be heard on neighboring properties will not be allowed within the subdivision.
9. No vehicles (trucks, vans cars, etc.) may be left in the subdivision overnight. Construction equipment may be left on the site while needed but may not be kept on the street at any time.

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10. The Contractor's attention is called to the fact that certain areas on the site exist as natural habitat and are to remain as such. Therefore, the following restrictions apply to all construction operations performed in these existing natural environments:
 - a) Existing plant material to remain untouched and unharmed.
 - b) No construction activities are to take place in these designated areas unless directed by the Committee.
 - c) All earth removal from excavations must be placed where designated on the grading plan.
 - d) The dumping of trash, changing of oil, lumber, concrete, mortar, etc. in these areas is strictly prohibited.
 - e) The storage of all construction material shall be designated on the Landscape Plans and approved by the DRC.
11. Construction will be limited to daytime hours from 7:00 a.m. to dusk (or no later than 7:00 p.m.), Monday through Friday. Saturday from 8:00 am to 5:00 pm. **Construction is prohibited on Sundays and Holidays.**
12. The Verdera CC&Rs do not allow sub-contractors and/or vendors to display signs.
13. Verdera is located within a high fire hazard area. All construction areas should be cleared of brush and weeds and no open flame should be used within forty-five (45) feet of open space or other fuels.

Each project shall comply with all rules, policies, standards, ordinances and laws of the DRC, the City of Lincoln, Placer County, and the State of California.