



Community Association
Residential Production Landscape Design Guidelines for

Village 12 & 23

FINAL APPROVED VERSION
Revised July 2018

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I. Introduction

A. Purpose of the Residential Landscape Design Guidelines

1. The purpose of the Verdera Production Units Residential Landscape Design Guidelines is to give homeowners, homebuilders and their representative design teams a framework for the creation of an exemplary residential community that reflects the high quality landscape standards envisioned by the project's developers. The Guidelines are intended to allow for innovation and creative design expression and to collectively establish a residential landscape theme throughout each residential village.
2. These Landscape Design Guidelines shall be used by the homebuilder for initial front yard landscaping. Additionally, they shall be used by the homeowner for backyard landscaping and/or by the homeowner for changes to original front yard installation.

B. Verdera Design Review Committee (DRC or Committee)

1. The Verdera Design Review Committee has been established in part, to review the residential Landscape Plans submitted by each homebuilder or homeowner, and has the authority to approve or disapprove Landscape Plans.
2. The Committee will use these Landscape Design Guidelines for the purpose of review but consider special circumstances that may exist which will not permit a certain individual residence to comply with all the requirements of the guidelines. In such cases, the landscape design will be reviewed on a case-by-case basis and will achieve the goals of the guidelines to the greatest reasonable extent as determined by the Committee. In some cases it may be required, if determined by the Committee, to transfer the requirements of certain lots to the adjacent lot(s) in order to best achieve the goals of these design guidelines.
3. Owners of homes in Village 12 and 23 are required to supply to the Verdera Owners Association with Landscape Plans of the proposed rear yard improvements and complete construction within six (6) months after purchase date.

II. Design Review and Submittal Process

A. Typical Landscape Plan Submittals: Homebuilder Only

*Definitions:

Landscape Plans: Landscape Plans must include (at a minimum) Layout Plans, Grading & Drainage Plans and Planting Plans. Refer to Section II (A) (2-5) 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) to the DRC which must include detailed information regarding each floor plan to be installed within the community. Each floor plan shall require an interior and corner lot configuration for developer installed front yard landscaping. 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 (Homebuilder Only) Section II (A)(5). The Committee shall review the Landscape Plans for conformance with these design guidelines. Submittal approval by the Committee for the Landscape Plans must be obtained prior to commencing construction.
2. Layout Plans shall indicate and identify the proposed improvements and dimensions of/to all property lines, easements, house location, driveways and walkways, additional hardscape and paving, existing trees, if any, type and size of all site amenities, existing and proposed fences, retaining wall locations and heights. A Fencing Plan showing type, location, layout and details shall also be required for the overall village.

3. Grading & Drainage Plans: Grading Plans shall indicate topographical information including existing and proposed contours including benches 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 the drain lines exit the property and tie into the community drainage structures if applicable. Drainage plans shall also show existing 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 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 (Homebuilder Only)** – 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 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
 - The location and lots used for the Production Front Yard Landscape Plans
 - Locate the home on each lot, indicating single or two story dwellings
 - 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

B. Typical Landscape Plan Submittals: **Homeowner Only**

*Definitions:

Landscape Plans: Landscape Plans must include but are not limited to Layout Plans, Grading & Drainage Plans and Planting Plans. Refer to Section II (B) (2-5) 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 and proposed site amenities to be located in the homeowner's private backyard 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 (Homeowner Only) Section II (B)(5). The Committee shall review the Landscape Plans for conformance with these design guidelines. Submittal approval by the Committee for the Landscape Plans must be obtained prior to commencing construction.
2. Layout Plans shall indicate the layout callouts and dimensions of all property lines, easements, house location, driveways and walkways, additional hardscape and paving, existing trees, if any, 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

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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.

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 lists all botanical and common names, container size and typical spacing. Planting plans shall also provide the water use for each plant based on WUCOLS IV. (<http://ucanr.edu/sites/WUCOLS/>).
5. **Landscape Plans Submittal Requirements Checklist (Homeowner Only)** – The following is a list of items required for all Landscape Plan submittals. Owner 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 other required Documentation
 - Check to DRC for amount as determined by DRC
 - All other items as required by the DRC for the project
 - Draw to an appropriate scale (1" = 10' or 1/8 scale)
 - Name of subdivision and street names
 - Locate the home on the lot, indicating single or two story dwellings
 - 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

C. Pre-Planting, Tree Placement, Review: Homebuilder/Homeowner

1. It is strongly recommended that the Verdera Community Association field representative review the tree planting layout by the Contractor prior to installation in order to minimize changes at time of final acceptance.

D. Integration into the Existing Environment

1. The Verdera development is nestled within a classic California foothill topography of grassy rolling hills dotted with native Oak trees. It is the natural beauty of this setting that attracts future homeowners to Verdera. By embracing and integrating Verdera into the existing landscape, the overall appearance of Verdera's landscape environment shall blend harmoniously into the surroundings.

III. Overview of Landscape Design Concept

A. Street Tree Master Plan Concept

The Street Tree Master List has been developed for use by homebuilders and is contained in Section IV of this document.

1. The design goals of the Street Tree List are to integrate the Verdera streetscape with the natural environment. To do so, the Street Tree List strives to emulate the patterns and natural order or the existing landscape as much as practically possible. The observed hierarchy of the existing landscape is that of secondary and tertiary subordinate vegetation dominated by native Oak trees. Therefore, the dominant tree type of Verdera shall be native Oaks and shall provide the main landscape structural element that will be present in all of Verdera’s villages. A secondary and tertiary layer of subordinate tree species will be introduced to provide additional structural and spatial form as well as variety and seasonal interest for the homeowners.

B. Front Yard Landscape Design Concept

1. The design goal of the front yard landscaping is to integrate the built environment, by means of the Street Tree List, into the natural environment. Informality and simplicity of design is encouraged to reflect the relaxed atmosphere of the foothill environment.
2. Coordinated front yard landscaping will serve to unify the various architectural styles of the housing units as well as provide the opportunity to highlight any architectural features(s) of the individual homes.
3. The design and layout of front yard lawn and/or shrub and/or groundcover areas should "flow" from one lot to another, creating a natural, continuous and fluid landscape experience irrespective of property lines. Plant material shall be arranged in a tiered fashion to create depth with layers of overhead tree canopies and understory vegetation.

IV. Plant Material Types and Lists

A. Native Oaks

1. In keeping with the goals of the Street Tree Master Plan concept, the dominant tree for each individual Verdera village shall be a designated variety of native Oak trees (*Quercus* spp). The use of the native Oaks will also ensure the regeneration and continued presence of the Oak tree in California foothills environment.

B. Native Plant Material

1. The selection and use of native plant material that is appropriate and complimentary to the native Oak tree habitat and surrounding foothill vegetation is suggested. Although use of non-native ornamental plants would be allowed, a native “Design Effect” is desirable. Design and placement of plant material in their natural setting is also encouraged (e.g., riparian vegetation may seem out of place in a dry ridge-like location).

C. Drought Tolerant Plant Material

1. The careful selection and use of plant material that has low water-use characteristics is desirable. Plant material that can tolerate occasional periods of reduced irrigation cycles due to mandated water conservation measures will allow Verdera's landscaped environment the ability to withstand short-lived drought conditions with the least amount of damage.

D. Plant Palette

Primary Street Tree Legend	
<u>Village 12</u>	
<u>Street</u>	<u>Tree</u>
Camino Verdera	Platanus racemosa / California Sycamore
Via Karina	Quercus schumardii / Shumard Oak
<u>Village 13</u>	

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Corte Ocaso	Quercus rubra / Red Oak
Corte Sendero	Quercus douglasii / Blue Oak
Vista de Madera	Quercus agrifolia / Coast Oak
Village 14	
Camino Verdera	Quercus lobata / Valley Oak
Prado Vista	Quercus rubra / Red Oak
Prado Vista Court	Quercus douglasii / Blue Oak
Village 15	
Rue Esperanza	Quercus virginiana / Southern Live Oak
Village 16	
<u>Street</u>	<u>Tree</u>
Camino Verdera	Quercus lobata / Valley Oak
Senda Roble	Quercus douglasii / Blue Oak
Via Vistoso	Quercus rubra / Red Oak
Village 17	
Camino Verdera	Quercus lobata / Valley Oak
Paseo Tranquillo	Quercus agrifolia / Coast Oak
Village 18	
Bella Circle	Quercus rubra / Red Oak
Camino Verdera	Quercus lobata / Valley Oak
Cresta Court	Quercus agrifolia / Coast Oak
Estrella Court	Quercus rubra / Red Oak
Estrella Place	Quercus rubra / Red Oak
Feliz Way	Quercus douglasii / Blue Oak
Flores Court	Quercus douglasii / Blue Oak
Fuente Place	Quercus agrifolia / Coast Oak
Monteverde Court	Quercus virginiana / Southern Live Oak
Monteverde Drive	Quercus virginiana / Southern Live Oak
Monteverde Lane	Quercus virginiana / Southern Live Oak
Village 19	
Camino Cielo	Quercus virginiana / Southern Live Oak
Village 20	
Corriente Way	Quercus virginiana / Southern Live Oak
Ladera Drive	Quercus agrifolia / Coast Oak
Monte Court	Quercus douglasii / Blue Oak
Valle Court	Quercus douglasii / Blue Oak
Yerba Court	Quercus lobata / Valley Oak
Village 23	
Corte Colinas Verdes	Quercus rubra / Red Oak
Corte Del Valle	Quercus rubra / Red Oak
Paseo Mira Vista	Quercus rubra / Red Oak

Recommended Secondary Street/Backyard Trees	
<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum 'Red Maple'	Red Sunset Maple
Celtis sinensis	Chinese Hackberry
Elaeocarpus decipens	Japanese Blueberry
Lagerstroemia indica	Crape Myrtle
Malus spp.	Crabapple
Nyssa sylvatica	Tupelo
Pinus spp.	Coulter, Italian Stone Eldarica, Nigra
Pistacia chinensis	Chinese Pistache
Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum

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Prunus serrulata 'Kwanzan'	Kwanzan Cherry
Pyrus calleryana	Bradford, Aristocrat Pear
Quercus agrifolia	Coast Live Oak
Quercus chrysolepis	Canyon Live Oak
Quercus douglasii	Blue Oak
Quercus lobata	Valley Oak
Quercus rubra	Red Oak
Quercus virginiana	Southern Live Oak
Quercus wislizenii	Interior Live Oak
Tilia cordata 'Greenspire'	Little Leaf Linden
Ulmus parvifolia	Evergreen Elm
Zelkova serrata	Village Green Zelkova

Recommended Small Accent Trees

<u>Botanical Name</u>	<u>Common Name</u>
Acer palmatum	Japanese Maple (multi-trunk)
Cercis occidentalis	Western Redbud (multi-trunk)
Cornus florida	Flowering Dogwood
Lagerstroemia indica 'Petite Embers'	Dwarf Crape Myrtle (multi-trunk)
Lagerstroemia indica	Crape Myrtle
Magnolia stellata	Star Magnolia (multi-trunk)

Recommended Large Shrubs: 5'-6' Tall

<u>Botanical Name</u>	<u>Common Name</u>
Agave americana	Century Plant
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Camellia japonica	Japanese Camellia
Ceanothus thyrsiflorus 'Skylark'	Compact Blueblossom
Cornus stolonifera 'Baileyi'	Redtwig Dogwood
Cotoneaster parneyi	Parney Cotoneaster
Ligustrum japonicum 'Texanum'	Texas Privet
Photinia fraseri	Photinia
Pittosporum tobira 'Variegata'	Variegated Tobira
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
Raphiolepis indica 'Majestic Beauty'	Majestic Beauty Raphiolepis
Rhamnus californica 'Eve Case'	Coffeeberry
Viburnum opulus 'Roseum'	European Cranberry Bush
Xylosma congestum	Shiny Xylosma

Recommended Medium Shrubs: 3'-4' Tall

<u>Botanical Name</u>	<u>Common Name</u>
Agapanthus africanus	Lily of the Nile
Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese Barberry
Camellia sasanqua 'Cleopatra'	Sasanqua Camellia
Hypericum moserianum	Gold Flower
Nandina domestica 'Gulf Stream'	Dwarf Heavenly Bamboo
Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel
Raphiolepis indica 'Jack Evans'	Jack Evans Raphiolepis

Recommended Low Shrubs: 1'-3' Tall	
Botanical Name	Common Name
Agapanthus 'Peter Pan'	Dwarf Agapanthus
Artemisia 'Powis Castle'	Artemisia
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush
Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry
Camellia sasanqua 'Shishi-Gashira'	Shishi-Gashira Camellia
Ceanothus griseus horizontalis 'Yankee Point'	Yankee Point Ceanothus
Chaenomeles 'Stanford Red'	Flowering Quince
Felicia amelloides	Blue Marguerite
Hemerocallis hybrid	Evergreen Daylily
Heuchera S. 'Santa Ana Cardinal '	Coral Bells
Liriope muscari 'Big Blue'	Big Blue Lily Turf
Mahonia aquifolium 'Compacta'	Dwarf Oregon Grape
Nandina domestica 'Nana'	Heavenly Bamboo
Rhaphiolepis ballerina	Dwarf Rhaphiolepis
Ribes viburnifolium	Evergreen Current
Salvia greggi	Autumn Sage
Santolina virens	Santolina
Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spiraea

Recommended Groundcovers		
Botanical Name	Common Name	Spacing 1 or 2 gallon
Coprosma pumila 'Verde Vista '	Coprosma	36" o.c.
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	36" o.c.
Trachelospermum asiaticum	Asian Jasmine	24" o.c.
Trachelospermum jasminoides	Star Jasmine	24" o.c.

Turf
<p>Premium 95/5 Sod grown by Delta Bluegrass Sod shall be a blend of:</p> <p style="text-align: center;">35% Crossfire Dwarf Fescue 30% Mini-Mustang Dwarf Fescue 30% Leprechaun Dwarf Fescue 5% Newstar Bluegrass</p> <p>*Installation of turf shall comply with all current local and state codes including the State Model Water Ordinance.</p>

The following trees will be discouraged:

Discouraged Trees	
Botanical Name	Common Name
Various	All Palm Trees

E. Prohibited Plant Palette

1. The following plants are prohibited, unless approved by the DRC, since they are inconsistent with the major planting themes established for Verdera. Other trees and plants may be prohibited upon review of the landscaping plans, depending on species, location and quantity proposed.

Trees		Shrubs	
<u>Botanical Name</u>	<u>Common Name</u>	<u>Botanical Name</u>	<u>Common Name</u>
Acacia sp.	Acacia	Adenostoma fasticulatum	Chamise
Ailanthus altissima	Tree of Heaven	Artemisia californica	California Sagebrush
Calocedrus decurrens	Incense Cedar	Cortaderia spp.	Pampas Grass
Eucalyptus spp.	Eucalyptus	Centeranthus ruber	Red Valerian
Picea spp.	Spruce	Cytisus spp.	Broom
Robinia pseudocacia	Black Locust	Pennisetum setaceum	Fountain Grass
Tamarix aphylla	Athel Tree	Spartium janceum	Spanish Broom

V. Landscape Design Guidelines

A. Design Strategies and Standards

1. Special attention for safety shall be required in the design of the planting plan to:
 - a. Maintain visual sight lines for traffic safety at street corners and intersections.
 - b. Provide tree canopy free zones of fifteen (15) feet on both sides of street light standards so as not to impair street illumination.
 - c. Provide landscape free zones around utility equipment and enclosures as required by the governing agency or purveyor.
 - d. Maintain a minimum set back of six (6) feet from driveways or walkways for all tree plantings.
 - e. Design defensible spaces. A void creating "hiding spots" in front of windows, walkways, at front doors and/or side yard gates.
2. Design water-conserving landscapes by:
 - a. Grouping plant material with similar water needs so they can be irrigated together (hydro-zones) and/or placing higher water-use plant material in protected areas shielded from drying summer winds.
 - b. Use a 3" layer of mulch (or as otherwise required by current local or state code) in all non-turf planter areas to reduce water evaporation and minimize weed growth.

B. Street Tree Guidelines

1. Street tree species shall be designated from the Primary Street Tree Legend provided in this document.
2. All street streets shall be a minimum of 24" box.
3. There shall be a minimum of three (3) street trees and one (1) small accent tree per lot corner lots 70 feet or larger in street frontage.
4. No small accent or secondary trees shall be planted along street frontage within an area of ten (10) feet from back of curb or sidewalk.
5. Planting of street trees in a straight line shall be prohibited.

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6. Create diversity in the streetscape design by the use of deciduous and evergreen plant material in a balanced, layered and clustering combination.
7. Achieve continuity of design through the use of repetition of similar trees and consistent planting arrangements (i.e. massing and/or clustering).

C. Accent Tree, Shrub and Groundcover Plant Material Guidelines

1. Plant material shall be selected from the recommended plant material palette provided herein.
2. Plantings with a mature height over six (6) feet shall be placed a minimum of five (5) feet from property lines and fences.
3. A minimum of 50% of the total quantity of shrubs shall be five (5) gallon size.
4. Large shrubs shall be minimum five (5) gallon size. Medium shrubs, small shrubs and groundcover shall be a minimum of one (1) or two (2) gallon in size.
5. Groundcovers shall be one (1) or two (2) gallon and shall be planted on-center per the spacing recommended in the plant palette provided herein.
6. When developing a shrub and groundcover planting design, a layered, tiered arrangement is encouraged. Consider the use of a foreground groundcover (6" - 12" high), in front of a small shrub (1' - 3' high), followed by a medium shrub (3' - 4' high), or backed by a tall shrub (5' - 6' high).
7. Provide a harmonious variety of deciduous and evergreen shrubs. Place shrubs with showy flowering habits and/or interesting colored or shaped leaves adjacent to the home's front entry area.
8. Place at least one (1) specimen or small accent tree adjacent to the home's front entry area. Accent trees shall be selected from the recommended list provided herein.
9. Design and coordinate the front yard landscaping between adjacent homes to blend and relate to each other. Planting beds and lawn areas should not be defined by property lines but rather flow from front yard to front yard creating an uninterrupted visual experience.
10. Use the landscape to help bridge the void between the architectural masses of adjacent homes. Take into consideration the spatial and landscape design needs for conditions created by topographic elevation changes between the home lots.
11. Strategically place landscaping between the homes to screen and soften exposed interior side yard and rear yard fencing.
12. 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.
13. The proper spacing of trees, shrubs and groundcover to allow adequate room for the plant material to grow into its natural form and ultimate size at maturity is important. Consult the Sunset Western Garden Book for guidelines regarding the growth characteristics of plant material you are considering using.
14. The proper installation of trees and shrubs helps increase the odds in favor of plant survival and establishment. Recommended tree and shrub installation details have been included in the Appendix for reference.
15. Ornamental trees should be planted at least 5' from the fence.

16. Fruit trees should be located so their branches do not grow across the fence at maturity.

D. Lawn Area Guidelines

1. Installation of lawn areas shall comply with all current local and state codes including the State Model Water Ordinance. Lawn areas may not be allowed depending on the current local and state codes in effect at time of design and construction. In the event that lawns are allowed, the following conditions shall be followed:
 - a. Lawn areas shall be sodded. Sod shall be drought tolerant, 95% Dwarf Fescue and 5% Bluegrass blend as specified in the plant list provided herein.
 - b. The lawn area shall be properly soil amended, compacted, finish graded and rolled prior to the laying of the sod.
 - c. Slopes within lawn areas shall not exceed a slope of 25% (4:1) and shall have a minimum slope of 2% (50:1) unless otherwise noted in local or state codes.
 - d. Lawn areas shall be designed such that they are easily accessible to landscape maintenance crews and mowing equipment from the street. Where trees are planted in lawn areas, remove lawn from around trunk to create a 2'-0" diameter basin.
 - e. Redwood Headers or concrete mowband shall be installed to separate lawn areas from shrub planting areas. Install redwood headers or mowbands on a continuous curve; angles or sharp changes in curves are not acceptable. See Appendix for redwood header and concrete mowband detail.

E. Erosion Control Guidelines

1. Planting areas with slope gradients of 33% (3:1) or steeper shall be stabilized to prevent soil erosion.
2. Soil stabilization shall be accomplished by the use of groundcover plant material and artificial (jute mesh, terracing, etc.) means. Jute mesh shall be installed on slopes 3:1 or steeper.
3. Regrade to eliminate angular, engineered slope cuts into rounded, rolling and naturally contoured slopes that smoothly transition from a higher to lower elevation.

F. Soil Preparation and Soil Amending

1. All shrub, groundcover and turf areas shall be properly prepared and amended in conformance to the recommendations of a professional soil fertility analysis on the condition of the soil and as required by local and state codes. The homebuilder shall obtain soil samples for fertility analysis testing as required by local and state code.
2. Planting backfill mix for trees and shrubs and groundcovers shall be six (6) parts rock free native soil and four (4) parts nitrogen stabilized wood shavings.
3. Provide each tree, shrub or groundcover with Agriform (or equal) 20-10-5 planting tablets. For a 24" box provide four (4) tablets, fifteen (15) gallon shrubs provide three (3) tablets, for a five (5) gallon shrub provide two (2) tablets and for a one (1) gallon shrub or groundcover provide one (1) tablet.
4. Eradicate and remove weeds by means of a post emergent herbicide. Apply herbicide as per manufacturer's recommendations.

G. Bark Mulch Guidelines

1. All shrub beds shall receive a 3" 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

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- permitted. Bark mulch color and type shall be consistent with the existing community (for uniformity).
- 2. The use of crushed rock and lava rock for general planting area mulch is not permitted.
- 3. The use of native stone or gravel as a design element may be permitted subject to the review of the DRC.
- 4. The use of impermeable plastic weed barriers is not permitted.

VI. Oak Tree Preservation Guidelines

A. Existing Native Oak Trees

1. In keeping with the landscape concept for the Verdera development, every effort should be made to preserve as many existing native Oak trees within the project area as practically possible. The following Oak tree preservation guidelines are recommended.
 - a. Oak trees to be saved shall be tagged in the field with surveyor's tape. Do not use spray paint or other methods that may harm or permanently mark the tree.
 - b. Install protective fencing/barriers around the Oak tree(s) to be saved. The fencing shall be 5'-0" high and placed at least 1'-0" outside the dripline of the tree.
 - c. Parking of construction vehicles, storage of construction materials or conducting any construction activities within the dripline of the Oak tree to be saved is prohibited.
 - d. Do not alter the existing natural grade within the dripline of the Oak tree to be saved.
 - e. Do not perform trenching operations within the dripline of the Oak tree to be saved.
 - f. Do not place any fill dirt within the dripline of the Oak tree to be saved.
 - g. Do not compact the existing soil within the dripline of the Oak tree to be saved.
 - h. Do not alter the existing drainage pattern of the grade adjacent to the Oak tree to be saved.
 - i. Do not irrigate within 10'-0" of the base of the trunk or allow water to stand within that area.
 - j. Retain a certified Arborist to assess the health of the Oak tree(s) and perform any pruning operations if necessary to remove dead or diseased limbs.
 - k. Do not install lawn or turf within the dripline of the Oak tree to be saved.
2. Do not install over-head spray irrigation systems within the dripline of the Oak tree to be saved.

B. Landscaping Beneath Existing Oak Trees

1. Plant material may be installed beneath the canopy of Oak trees. However, caution must be exercised in the selection of the plant material and irrigation methods employed.
 - a. Select plants that do not demand a lot of water and can survive in filtered sunlight.
 - b. Plant simply and sparingly.
 - c. If irrigation is needed, use a low volume drip irrigation system.

VII. Landscape Grading & Drainage System

A. Landscape Grading

1. 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 and leave the finish grade as close as possible to the existing pad grades. 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). Grading design shall incorporate the individual home site location, terrain, soil conditions, cuts and fills and proposed drainage as

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shown on the lot plot plans. 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.

B. Retaining Walls (**Homeowner Only**)

1. An effort should be made in the grading design to minimize the use of retaining walls in the backyard 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 4 (four) 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 by the homebuilder as part of the lot pad grading, must be reviewed and approved by the DRC prior to any work being performed.

C. Roof and Landscape Drainage

1. Site drainage must be detailed on the grading plan. All sheet flow should be directed into drainage swales as shown on the lot plot plans or proposed drainage grates that connect to the front yard 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.
2. Each home shall have its own independent roof downspout drainage system. The drainage system shall be contained within the home lot's property lines and shall not cross over or discharge drainage water onto the adjacent property. See Appendix for drainage system schematic.
3. All roof gutter downspouts draining onto the front yard area should be connected to a subsurface storm drain line. The downspout drain line shall drain and discharge out of the adjacent planting area and into the lawn. 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.
4. The downspout drainline shall have a minimum pipe slope of one half percent (.005).
5. The downspout drainline shall have a minimum trench backfill coverage of 1' -0" and shall be compacted to 85% relative density in lawn and shrub planting areas and 90% relative density beneath concrete paving.
6. The downspout drainage system shall be constructed with materials as recommended in the downspout drain system materials list as provided herein.
7. The color of the drain inlet grate shall be standard black.
8. All drain inlet covers shall be removed for cleanout and maintenance proposes. Do not glue or solvent weld the grate cover to the drain inlet body.

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9. Drainage system maintenance is the responsibility of the homeowner, not the Verdera Community Association.

D. Drainage System Materials List

1. Drain pipe: ADS 4" diameter Corrugated non-perforated pipe.
2. Downspout Adapter: styrene downspout adapter 2"x 3"x 4".
3. Drain inlets (planter areas): 4" PVC tee with a 4" round atrium plastic grate.
4. Drain outlets (turf and planter areas): 4" PVC tee with 4" round, flat plastic grate.

VIII. Additional Owner Installed Improvements (Front Yard or Back Yard)

The Verdera Design Review Committee (DRC) recognizes the desire of individuals to enhance their home and landscape by appropriate custom measures. The DRC encourages such improvements if, in the judgment of the DRC, the changes do not mind detract from the aesthetics of the community. With this goal in mind, the DRC has adopted the following Design Guidelines for members wishing to make exterior home or landscape improvements. Additional restrictions may also be found in the Covenants, Conditions and Restrictions (CC&Rs) for the project at Verdera Community Association. Owners must also comply with local building codes and receive building permits from the City of Lincoln as required. Application for Design Review Committee approval for exterior home and landscape improvements can be made by submitting three (3) professionally prepared plans to:

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

The Verdera Community Association Design Review Committee meetings occur once a month. Landscape plans shall be submitted a minimum of nine (9) days prior to the meeting date in order to be considered at that month's meeting.

A. Front Yard Landscapes

In addition to already stated requirements in these Design Guidelines, the following additional requirements apply to front yard landscapes.

1. Front Yard Shrub Additions: Owners wishing to have shrubs or small accent trees added to their yards must first make an application to the DRC. The Committee will consider each request based on the following criteria:
 - The proposed planting must be consistent with the recommended plant palette provided in these Design Guidelines and there must be adequate space to accommodate the mature growth of all plantings.
 - The location and quantity of plantings must not cause the landscape to appear out of character with the adjacent properties.
2. 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.

3. Site amenities including but not limited to statuary, bird baths, fountains, etc. are not permitted in the front yard if they extend above the height of the back yard fencing. For site amenities proposed in the front yard that were not part of the production home front yard landscaping at time of home construction, the homeowner must contact the DRC for review and approval prior to installation.
4. Landscape Rocks: Landscape rocks, boulders, or stepping stones may not be used in the front yard without prior written approval by the DRC and installed by the Association's Subcontractor.
5. Concrete Flatwork and Enhanced Paving: Paving other than that which is provided by production homebuilders may be allowed if approved by the DRC. Such pavement may include, but not limited to concrete paving adjoining the existing three car garage, interlocking concrete pavers, or stabilized decomposed granite. The Owner may hire their own Contractor for flatwork or paving.
6. Basketball standard 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. Portable standards shall be treated the same as fixed standards.

B. Backyard Landscapes

In addition to the already stated requirements in these Design Guidelines, the following additional requirements apply to back yard landscapes. Backyard landscapes are always maintained by the homeowner. Noted setbacks are for structures up to sixteen (16) feet in height.

1. Playground Equipment: Prior to installation of playground structures or equipment, Homeowners shall submit the proposed type and location to the DRC for review and approval. Playground structures are defined as those which attach to the ground and/or a footing. Equipment such as swings or trampolines that rest on grade and are temporary in nature are not considered structures. Playground structures and equipment are not allowed within the front yard. Structures taller than the fence (6 feet), (excluding swings and trampolines) must be placed a minimum of five (5) feet from the side and ten (10) feet from back property lines. Homes that back or side to a street or common areas 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.
2. Prior to installation of playground equipment, homeowners shall submit the proposed equipment and proposed location to the DRC for review and approval. Equipment that is taller than the fence (6 feet) must be placed a minimum of five (5) feet from the side and ten (10) feet from back property lines. Homes that back or side to street or common areas 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 and common areas when not in use.
3. 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.

4. **Shade Structures:** Owners who desire to construct a shade structure must first receive approval from the DRC and the City of Lincoln. Shade structures shall be located five (5) feet from the side yard and backyard setbacks and five (5) feet from all other items except the house (unless otherwise restricted by City code).
5. **Trellises/Espaliers:** Trellises/espaliers to support vines should be free standing, not attached to the fence. Vines may not be attached to fence.
6. **Swimming Pools, Spas and Accessories:** 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. Swimming pools, therapy pools, spas and hot tubs should address the relationships between indoor and outdoor features, setbacks, wind, sun, and lot terrain. The size, shape, and sitting 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, accessories and enclosure shall have a minimum five (5) setback from all property lines within Village 12 and three (3) foot setback from all property lines within Village 23. 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 three (3) feet of any property line within either Village.
7. **Sports Courts:** The location of sports courts shall be reviewed and approved by both 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 standard 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, 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. The 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 five (5') for any property line.
8. **Outdoor Fireplaces:** As a part of the Twelve Bridges environmental 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.
9. **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 back yard fencing.

C. Exterior Additions to the Home

1. 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.
2. 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 Phifer glass fine mesh in silver gray, black, or smoke gray or a DRC equivalent. Awnings require application to the DRC for approval.
3. 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.
4. Plaques: Plaques are not permitted to be installed on the front of the house. Plaques may be installed on the back of the house.
5. Lighted Address Panels: Lighted address panels are required by Placer County Code. Address panels are to be located on the fronts of all homes, visible to the primary street which the drives its address, and to the satisfaction of the reviewing/approving agency and the DRC.
6. Flags are not permitted except for the United States flag of reasonable size and in good condition may be displayed from an in-ground mounted flag pole. Location of the flagpole to be approved by the DRC.
7. 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.

D. Front Courtyards

Owners of homes with front courtyards must submit all proposed improvements of the courtyard to the DRC for approval. Front courtyards must be entirely maintained by the homeowner.

E. Construction Compliance Deposit

1. 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. See Section X(D) for final inspection procedure.

IV. Processing Approvals

Submittal: The owner is responsible for obtaining written approval from the Committee prior to the start of any work on the exterior of the building or lot. Application for Design Review Committee approval for exterior home and landscape improvements can be made by submitting three (3) professionally prepared plans to:

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

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A. Submittal

1. Along with a complete application form, the Verdera Community Association Design Review Committee will respond to all applications within ten (10) days of the monthly meeting date.

B. Fees

There is a review fee that may be charged at the time of submittal. Please contact the Verdera Community Association for a current fee schedule.

C. Deposits

The Committee will require a Construction or Landscape Compliance Deposit prior to the start of any construction. Please see current deposit and fee schedule for applicable pricing. A compliance deposit will be charged for rear yard landscaping which requires the fence to be taken down or if landscaping materials or equipment will be stored outside of the fenced yard. Deposits will be returned at the completion of the job following final inspection, absent any compliance problems.

D. Final Inspection

Once improvements are complete owner must submit photographs of 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.

E. Approvals

Approval by Verdera Community Association does not replace the need to receive approval from the City of Lincoln, when applicable.

X. Contractor's General Requirements

A. Homeowner's Responsibilities

It is the responsibility of the homesite owner to present their builder Contractor or Subcontractor(s) with a copy of these rules and to make sure they are understood and obeyed. The Committee and the Homeowner's 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 and sign-in with the attendant on duty.
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 shall 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, Subcontractor, 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, street lights, street marker, mailboxes, walls, etc. will be repaired by the Association's Subcontractor 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 Subcontractor's personnel will be billed to the responsible owner with a 15% surcharge. Please report any spills as soon as possible.

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7. If any lines are cut, i.e. 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.
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 p.m. **Construction is prohibited on Sundays and Holidays.**
12. The Verdera CC&Rs do not allow Subcontractors and vendors to display signs.

The Design Review Committee and these Landscape Design Guidelines are evidence of Verdera Community Association's commitment to quality, environmental preservation and the Verdera homeowners. Adherence to these standards is your assurance that the Verdera community will reflect the natural grace and beauty of the surrounding property. Together we can create a lifestyle of elegance and distinction that is unmatched anywhere.