



Community Association

Design Review Guidelines

Custom Villages 13-17

FINAL APPROVED VERSION  
December 2016

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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 plans including Site, Architectural and Landscape plans for Village 13-17 in Verdera. We ask that you, your Architect and Builder follow these Design Review Guidelines to ensure that the design of each home in Verdera reflects the unique features of the homesite and community. **These Design Guidelines shall be used by the Homeowner for the architecture, as well as front yard and back yard site and landscaping improvements.** The DRC reserves the right to deny any proposed improvements that in their judgment will detract from the property values of the neighborhood.

### **Design Review Committee**

The DRC will use the Design Review Guidelines for the purpose of review, but may also 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, and/or the community as a whole.

Before beginning any site work or construction activity, the Homeowner or appropriate agent must submit for approval of all such work to the DRC. **All Owners of newly built residences are required to submit proposed backyard landscaping plans to the Verdera Community Association within six (6) months after a certificate of occupancy is issued by the City for the Owner's Residence.** Approval by the DRC and the City of Lincoln must be received prior to the start of any clearing, grading, construction or landscaping.

Please familiarize yourself with the Design Review Guidelines prior to beginning the design process. The guidelines outline many basic requirements and processes that the DRC will use to review and approve architectural site and landscape plans.

We encourage you to use professional designers and builders who understand the Design Review Guidelines, and the quality and standards that will be required.

Selecting your Architect/Designer and Builder is as important as selecting your home site. These professionals have demonstrated an understanding and appreciation of the quality and standards that will be required. If an Owner wishes to act as his own Contractor, he/she must be a licensed Contractor in the State of California and meet all other DRC qualifications.

### **Pre Design Conference**

It is the responsibility of Owners to acquaint their building team with the Design Review Guidelines. The City of Lincoln Planning, Building, and Public Works Departments should be contacted at the beginning of the design process to ensure compliance with their respective requirements. Compliance with all governmental regulations is the obligation of the Owner.

To establish the design concept, the Owner or designer may meet informally with a representative of DRC to discuss and consider approaches, ideas and designs, and to review any preliminary design sketches. An Owner may appoint a personal representative to attend the meetings and process the plans. The Committee will review, with the Owner or agent, the design approach to confirm its adherence to the Design Review Guidelines and the appropriateness of the design concept.

### **Preliminary Design Review Application**

Information gathered at the Pre-Design Conference should provide adequate direction for the completion of the Preliminary Design Application. In addition to the general information contained within these Design Review Guidelines, the City of Lincoln Planning, Building and Public Works Departments should be contacted prior to *this* next step to the design review process to confirm all requirements, setbacks, etc.

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Understanding of, and compliance with these Design Review Guidelines, as well as all applicable governmental regulations, is the obligation of the Owner.

At the time of submittal, Owner or their representative will submit the Application for Plan Approval along with review fees made payable to the Verdera Community Association for design review processing (see attached forms) and three (3) copies each of the following:

1. **Site and Grading Plan** (minimum scale of 1" = 20') showing all dimensioned property lines, setbacks and easements, existing trees (**indicating those to remain and any proposed to be removed**), existing 2 foot contours, proposed grading and surface drainage, house and garage footprint and setbacks, finished floor elevation, garage and driveway locations, all porches, patios, decks or pools etc. location, length, height, design of all screen walls, retaining walls and/or fences (these must conform to Master Fencing Plan), and location, height, and design of any other features. In Villages 13, 14, 15, 16, and 17, drainage should utilize existing drainage easements. All plans must recognize those easements and reflect consideration of them. If you plan to remove any trees, you must submit a Certified Arborist Report along with the site plan.
2. **Floor Plan** (minimum scale of 1/4" = 1'0") all four (4) sides in sufficient detail to indicate the proposed Architectural style of the home. If not yet shown, be prepared to discuss and show the fenestration (size and placement of windows). Provide as much detail as possible on trim details, plate heights, eave and fascia details, chimneys and flue cap details, garage doors and trim, existing and proposed grades, retaining walls, decks, columns, posts and railings, vent locations, gutter and downspout style and locations, light fixtures, and address location.
3. **Exterior Elevations** (minimum scale of 1/4" = 1'0") all four (4) sides in sufficient detail to indicate the proposed Architectural style of the home. If not yet shown, be prepared to discuss and show the fenestration (size and placement of windows). Provide as much detail as possible on trim details, plate heights, eave and fascia details, chimneys and flue cap details, garage doors and trim, existing and proposed grades, retaining walls, decks, columns, posts and railings, vent locations, gutter and downspout style and locations, light fixtures, and address location.
4. **Roof Plan** (minimum scale of 1/4" = 1'0") indicating roof pitch and height of all major ridges and eave lines.

### **Final Design Review Application**

After approval of the Preliminary Design, the Owner or their representative shall submit the Application for Plan Approval – Final, Exterior Finishes, Contractor Representation Form, Construction Security Form and a refundable \$5,000 check made payable to the Verdera Community Association and three (3) copies of the following:

1. **Site and Grading Plan** (minimum scale of 1" = 20') showing all dimensioned property lines, setbacks and easements, existing trees (**indicating those to remain and any proposed to be removed**), existing 2 foot contours, proposed grading and surface drainage, house and garage footprint and setbacks, finished floor elevation, garage and driveway locations, all porches, patios, decks or pools etc. location, length, height, design of all screen walls, retaining walls and/or fences (these must conform to Master Fencing Plan), and location, height, and design of any other features. In Villages 13, 14, 15, 16, and 17, drainage should utilize existing drainage easements. All plans must recognize those easements and reflect consideration of them. If you plan to remove any trees, you must submit a Certified Arborist Report along with the site plan.
2. **Floor Plan** (minimum scale of 1/4" = 1'0") corresponding with the site plan orientation, with room names and dimensions, location of doors and windows, location of air conditioning and electrical equipment, and total square footage by floor level.

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3. **Exterior Elevations** (minimum scale of 1/4" = 1'0") all four (4) sides showing total height, detail elements of all Architectural details indicating size, material and color, color and texture of exterior walls, roof material, location of color or material changes, windows, doors, fascia, eave, gutter and downspout details, location of street address plate, garage doors and trim.
4. **Roof Plan** (minimum scale of 1/4" = 1'0") indicating roof material and color, pitches, overhangs, all penetrations and projections, including chimneys, vents, skylights, and any proposed solar panels.
5. **Preliminary Landscape Plan** (1" = 10' or 1/8 scale) Landscape Plans (see definition of Landscape Plans this sheet) must include detailed information regarding all existing conditions and proposed site amenities to be located in the Homeowner's front yard, side yard and back yard area. Landscape Plans shall indicate 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. Plot the proposed home and all accessory structures home and driveway locations. Include a planting plan with botanical and common names, location and size of all proposed plant material, drainage and other improvements, such as patios, decks, pools, spa equipment and air conditioning equipment, retaining walls, walkways, fences, solar or shade structures, drainage, etc. (The plan shall be submitted no later than ninety (90) days following commencement of construction provided any and all required oak tree mitigation and related mitigation fees have been satisfied with the City of Lincoln Community Development Department). In no event will completion of front yard landscaping and backyard landscaping of golf course lots be delayed more than nine (9) months following completion of construction or move-in provided a landscaping bond had been filed with the City of Lincoln Community Development Department in advance of move-in. Landscaping must include suppression for natural areas. Also refer to the Landscape Plans Submittal Requirements Checklist (Item #e). The Committee shall review the Landscape Plans for conformance with these Design Review Guidelines.

\*Definitions:

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

- a. 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.
- b. 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.
- c. 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/>).

- d. **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

6. **Color and Material Board** with address, lot number, date and Owner's name on the front, and showing type, color, and texture for all exterior walls, trim, doors, windows, and roof, including Manufacturer's name and color or material number. With the color board, submit an envelope with color chips and manufacturer's cut sheets, material samples for all exterior finishes, and a specifications list for all the above, including wall, chimney, and roof flashing, exterior trim materials, and exterior light fixtures and back-lit address detail.

The DRC holds one meeting per month, at which time the plan(s) will be formally reviewed. The DRC will notify the applicant in writing of its findings following the meeting. Plans which are rejected for any reason may be revised and resubmitted to the DRC for the following month's meeting. Two (2) set of plans will be returned to the Owner, marked "Approved as Submitted" or "Approved with Conditions". Plans needing significant modifications will be rejected, pending resubmittal.

The DRC will retain one (1) copy of the approved plans. If a building permit is not issued within one hundred eighty (180) days after approval, or if construction has not started and the DRC or Developer has not approved an extension, the approval will automatically expire.

### **Construction Plan Approval**

After the final approval by the Verdera DRC, Owner should proceed with the completion and submittal of their construction drawings to the City of Lincoln – Building Department. Contact the City of Lincoln for further information on fees, submittal process and expected time frames.

### **Tree Removal/Mitigation**

Prior to the commencement of any tree removal, grading or construction, the Owner must submit their Verdera DRC approved site plan and Certified Arborist Report identifying the trees to be removed and their relative health (Arborist Report) to the City of Lincoln - Community Development Department. After submittal, a person with the City of Lincoln will walk the lot with the Owner and/or their representative to

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confirm the trees to be removed and the mitigation fee to be paid. Prior to removal of the trees, the tree mitigation fee must be paid to the City of Lincoln.

### **Where to Send Application**

The Preliminary Design Review Application, Final Design Review Application and 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.**

### **Commencement of Construction**

If escrow has closed, site preparation work can begin if Construction Plan approval has been granted by the DRC and the City of Lincoln. Construction on the home can begin only when all the following are done:

1. Issuance of a building permit;
2. The Contractor has provided a Certificate of Insurance naming Developer and HOA as additional insured during the construction process, with minimum coverage of 1 million per occurrence and \$2 million aggregate; and
3. \$5,000.00 Construction Security Deposit has been paid and Construction Security Deposit Form has been executed.

### **Construction Inspections/Plan Changes**

It is understood that plan changes may occur during construction. However, any proposed changes to the plan, whether to elevation or floor plan, which will be visible from outside the house must be reviewed and approved by the DRC prior to implementing the change. Any changes whatsoever require prior City approval. Ongoing 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 to be corrected or approved prior to continuation of construction.

**Building Height**

The maximum height of any home shall be thirty five (35) feet. The height of a home is measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade. More stringent restrictions may be imposed on certain lots where it is deemed necessary by the DRC to reduce the visual impact of a house on others in the community. Some lots may require building only a single-story house.

**Building Setbacks**

The following tables represent the minimum setbacks for main residences, pool houses or other structures and the like:

| <b><u>Village</u></b> | <b><u>Front</u></b>           | <b><u>Side</u></b>                                      | <b><u>Rear</u></b>                       |
|-----------------------|-------------------------------|---|--|
| 13                    | 40'                           | 15' on any side; all windows on a 2 <sup>nd</sup> story | 30' single story                         |
|                       | 50' for garage face           | Split level at least 20'                                | 40' 2 <sup>nd</sup> story/split-elements |
|                       | 50' for lots facing loop road |   |  |

Corner lots shall have a total of 70' setback from both streets, with a minimum of 30' on each side.

| <b><u>Village</u></b> | <b><u>Front</u></b>                            | <b><u>Side</u></b>   | <b><u>Rear</u></b>                            |
|-----------------------|--|--|---|
| 14,15,16,17           | 40'  | 40' total (not less than 15' on any side); all windows level element on the 2 <sup>nd</sup> story split level at least 25' | 40' single story                              |
|                       | 50' for garage face                            |  | 50' 2 <sup>nd</sup> story/split level element |
|                       | 50' 2 <sup>nd</sup> story/split level elements |  |   |
|                       | 50' for lots facing The loop road              |  |   |

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 homesite for any streetlights, street signs, drainage swales, etc., which may not be shown on any exhibit. Easements, setbacks, and facilities located within the 12.5' public utility easement 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**

A great deal of effort had been made to preserve the existing oaks. All planning, construction, landscaping and maintenance shall be done with consideration to the potential impacts on oak trees. Trees within 50' of any construction activity (regardless of whose lot they are on) shall have the outer limits of the drip line(s) fenced with 4' orange mesh material. If at any time the City of Lincoln or the DRC notes that any

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required orange fencing has been removed or is missing, all construction shall cease until such time the Homeowner has installed the proper fence to the satisfaction of the City or the DRC. Landscape plans, including grading/drainage, shall consider potential impacts to the trees. No tree may be proposed to the City for removal without the express written consent of the DRC and the City of Lincoln. It is acknowledged that certain trees may need to be removed from some lots in order to build a home; however, 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. In the event a tree is damaged or removed without DRC and City approval the construction deposit may be used to purchase and plant two oak specimen (36" box) trees in the 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.

If three (3) or more trees (or more than 50% of existing trees on a lot) are removed then the removed trees shall be replaced at a value of one for one (each oak tree must be a 24" box or larger).

The City of Lincoln has a tree ordinance, which must be complied with and, in some respects, may be more stringent.

## **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 home sites, common areas, and golf course. Care must be taken to locate landscaping and all structures, whenever possible, so as not to unnecessarily impact or adversely affect the adjacent homes, golf course, or open areas. Proper treatment must be given to the sites natural amenities including existing vegetation, environmentally sensitive areas and stream channels. Driveway access and the height of the structures also will be studied closely by the Committee.

The location of a house is a critical and important design decision. The site plan concept developed for each homeowner should not only reflect functional needs of the homeowner, but be sensitive to the property's unique characteristics and inherent design opportunities.

The open vistas of the community and golf course will result in residences being seen from many different angles and views. It is therefore important that the three-dimensional character of each home be carefully studied and that all four elevations are of consistent design and quality. No elevation should appear to be ignored in the design process.

Site surveys and topographical information are the responsibility of the owner. The owner is required to use a qualified licensed surveyor and Certified Arborist to obtain this information, in order to plot and label all trees larger than 6-inches at breast height, as well as accurately depicting 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. Many of these home sites surround the golf course and require creative architectural design considerations.

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.

To help ensure compliance with this philosophy, a grading plan will be required as part of the final design submittal. Grading approval must be obtained from the Committee and the City of Lincoln before earth is

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moved. Individual lot grading for home foundations should be balanced on site. All plans must include an estimate of the volume of material to be moved. The intent of this requirement is to minimize padding of the naturally contoured lots. Import or export material will be discouraged with the exception of topsoil for landscaping and the disposal of pool excavation materials. Grading that is required for pool, patios, tennis courts, etc. and should incorporate the same design philosophy as that used in siting a residence, and required the same Committee and City authorization. **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 Landscape 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).

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. 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 by the Developer, 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. Water runoff for each individual home site must be handled by adequately sloping all areas so that runoff can be directed to the natural drainage areas or to storm drainage facilities.

All lots within Villages 13, 14, 15, 16 and 17 have side and rear lot drainage easements. However, some lots have additional easements. Always review final maps for easement information.

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 drainage swales, area drains, or street curb and gutter as part of the overall drainage system. Although the DRC will review drainage plans, the Homeowner is fully responsible for appropriate water runoff and drainage control within the homesite. Landscaping may not be installed in any manner that interferes with developer-installed storm drainage improvements, except as approved by the DRC.

Site and Drainage plans shall be closely studied to ensure that proper area drain systems and/or diversion routes are designed to prevent runoff into sensitive areas, the golf course or other home sites. Approval of Site and Drainage plans will not relieve the Owner, Engineering or Contractor of liability for any drainage to their property or adjacent properties. Drainage shall include anticipating needs of neighboring unimproved lots, as well as neighboring improved lots. **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 a front yard drainage system at the Owner's expense.**

Each home shall have its own independent roof downspout drainage system. See Appendix for a drainage system schematic. All roof gutter downspouts should be connected to a subsurface storm drain line. The drain outlet shall be located near the street to provide positive drainage away from the house, walks or driveway and towards the street. The drainage outlet should be located no closer than six (6) feet from the street (back of curb or sidewalk).

### **Driveways and Garages**

Driveways are to be constructed using exposed aggregate or other decorative concrete treatment. A width of 12' at the street is preferred, with the maximum of 16' being allowed, so that the driveway does not become the dominant front yard landscape feature. Depending on the length of the driveway, the Fire Department may require additional improvements and standards such as pull-outs. Narrow widths of concrete, divided by a grass strip, will offset the otherwise bleak appearance of most driveways.

The Developer has made a concerted effort to avoid the redundant, garage-dominated appearance. However, not every home site will accommodate a side-facing garage. For those lots, which must have garages facing the street, single decorative doors may be required. Variety can also be provided by placing the garage toward the rear of the lot, or by placing the third car garage separate from the main garage. Topography and tree cover will also help minimize the potential monotony. The DRC may require additional screening of a garage using either landscaping, wing walls or a combination of both.

At least a three-car garage is required for all homes.

### **Walls and Fences**

Owners will be encouraged to screen private spaces or boundaries 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. Rear yard fencing may be required to be consistent with other homes, if visible from the golf course or other public areas.

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. Wood fences are not allowed.

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 (10) ten 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 (if applicable)**

One of the items that the DRC will control is the selection, location and construction of all mailboxes for residences within Verdera, subject to post office approval. Mailboxes are required to be clustered. Individual mailboxes are to be maintained by the Homeowner. Once installed, 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 that may be used to accent the architecture of the home or featured trees must be approved as part of the Landscape and architectural house plans and meet State and local agency energy and lighting codes. Exterior lighting must not impact adjacent properties, thus security lights must direct light downward. Exterior lighting should utilize low-voltage fixtures, and 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 structures such as gazebos, storage sheds, detached garages, guest houses, pool houses, and patio covers, 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 of 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. The structures shall meet all setback requirements.

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

### **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 and be 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 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. Exterior shutters also require DRC review/approval.

### **Solar Energy**

All solar items (electrical, hot water, pool) located on the roof of the house do not require DRC approval. All exposed piping or conduits shall be painted to match the roof or wall colors of the structure (as applicable). 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. No other commercial signs will be permitted including contractor signage.

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 (and hot tubs) 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, as well as the golf course, particularly the tee and green areas. 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 sitting of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements. Swimming pools, therapy pools and spas (and hot tub) equipment enclosures must be architecturally related to the house and other structures in their placement, mass and detail. Pool decks at or within two feet of grade may encroach into rear yard setback areas, but not closer than ten (10) feet to any property line. No encroachment of pool or deck is permitted into golf course easement without a variance from the Committee and the golf course owner. The Landscape Plans must show the location of all items as well as any and all proposed grading and screening. Swimming pools, therapy pools and spas (and hot tubs) 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 (front, side and rear). The edge of pool/coping cannot encroach within ten (10) feet of any property line.

All swimming pools, therapy pools and spas (and hot tub) 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 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.**

Gas fireplaces and pits shall be acceptable as long as they apply with the above standards. 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, common areas and the golf course. 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, all proposed sports equipment 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') of any property line.

**Playground Structures & 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 or side yards in front of fencing. Structures taller than the fence (6 feet), (excluding swings and trampolines) must be placed a minimum of twenty feet (20) feet from the side and back property lines. Homes that back or side to a street or common areas may require additional setbacks as determined by the DRC. 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 or side yard in front of the fencing. Trellis and espaliers may be located 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 a minimum of five (5) feet from the side and backyard property lines as well as a minimum of five (5) feet from all other items except the house.

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Storage sheds shall blend with the home color. 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 around the 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, sculptures etc. do not require DRC approval unless they extend above the height of the rear or side yard fencing. These items shall not be installed in the front yard.

Landscape Rocks: Landscape rocks, boulders, or stepping stones 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**

A strong emphasis is placed on landscaping in the design review process. 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 Committee will take into account the various relationships between the home, the site, and adjacent homes, views, golf course, 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, golf course 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.

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.

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The outdoor surfaces, such as walks, decks, patios, driveways, courtyards, etc. also shall be specified. If spas, pools, retaining walls are to be installed, architectural drawings or installations should be provided with an articulation of the materials to be used.

All natural areas must adhere to the Twelve Bridges Wildfire Management plan requirements concerning fuel modification zones.

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.

| <b>Recommended Secondary Street/Front Yard/Backyard Trees</b> |   |
|---|---|
| <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, |

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

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

| <b>Recommended Ground Covers and Vines</b> |                      |
|--|----------------------|
| <u>Botanical Name</u>                      | <u>Common Name</u>   |
| Archtostophylos 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:

| <b>Discouraged Trees</b> |                    |
|--------------------------|--------------------|
| <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             |

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|                     |  |
|---------------------|--|
| Pinus spp.          | Pine Trees (Unacceptable in Open Space and Revegetated areas.) |
| Robinia pseudocacia | Black Locust   |
| Tamarix aphylla     | Athel Tree   |

| Discouraged Shrubs and Ground Cover |                      |
|-------------------------------------|----------------------|
| Botanical Name                      | Common Name          |
| 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 shall 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.

| Primary Street Tree Legend |  |
|----------------------------|--|
| <u>Village 13</u>          |  |
| <u>Street</u>              | <u>Tree</u>                            |
| Corte Ocaso                | Quercus rubra / Red Oak                |
| Corte Sendero              | Quercus douglasii / Blue Oak           |
| Vista de Madera            | Quercus agrifolia / Coast Oak          |
| <u>Village 14</u>          |  |
| Camino Verdera             | Quercus lobata / Valley Oak            |
| Prado Vista                | Quercus rubra / Red Oak                |
| Prado Vista Court          | Quercus douglasii / Blue Oak           |
| <u>Village 15</u>          |  |
| Rue Esparanza              | Quercus virginiana / Southern Live Oak |
| <u>Village 16</u>          |  |

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|                   |                               |
|-------------------|-------------------------------|
| Camino Verdera    | Quercus lobata / Valley Oak   |
| Senda Roble       | Quercus douglasii / Blue Oak  |
| Via Vistoso       | Quercus rubra / Red Oak       |
| <u>Village 17</u> |                               |
| Camino Verdera    | Quercus lobata / Valley Oak   |
| Paseo Tranquillo  | Quercus agrifolia / Coast Oak |

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 large 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. Golf Course Transition Zone

Each lot abutting the golf course or open space will be required to include in its landscape plan an area in the rear of the lot for a transition zone. This area must be landscaped so that it promotes a harmonious transition between the golf course/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 area.

7. Completion of Landscaping

All front yard and backyard landscaping for golf course homes must be completed, in accordance with the approved landscape plan prior to occupancy or bonded in an amount of not less than \$5,000.00 with the City of Lincoln Department of Community Development. The landscape bond shall provide for the landscaping to be completed within 90 days of occupancy. Backyard landscaping for homes not on the golf course must be completed within nine (9) months of occupancy.

In the case of a "spec" home (a home built for sale to a future purchaser) prior approval of landscaping and fencing plans may be delayed with the filing of a landscape installation performance bond with the City of Lincoln Community Development Department in an amount

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acceptable to the Community Development Director until such time as the individual lot owner has been identified. The Owner will be required to commence front yard landscaping within 30 days of occupancy and to complete within ninety (90) days, subject to weather. Backyard landscaping is to be installed within nine (9) months of occupancy. Backyard landscaping for golf course homes must be completed within ninety (90) days of occupancy or completion of the home.

### **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 1<sup>st</sup>. 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.

### **Vacant Home Sites**

Some Homeowners may not elect to begin construction immediately after purchasing. While natural grasses are expected to grow during the spring and die during the summer, it is required that fallen branches, debris, and all other foreign material will be removed from the home site. The home site is to be kept in a near natural condition. To prevent fires, all natural grasses must be moved back 50 feet in the front and rear and thirty-five (35) feet on each side by June 1<sup>st</sup>. Failure to maintain a home site in an acceptable condition will result in the Verdera Homeowners Association having the work performed at the expense of the Homeowner.

Any removal of trees must be reviewed by the DRC and the City of Lincoln with the required Arborist Report prior to applying to the City of Lincoln for a tree removal permit.

## **IV. Architecture**

### **Architectural Requirements**

It is the intent of the DRC not to dictate specific architectural styles that must be used within the community, but rather to give owners, their architects, or designers a set of guidelines that will make the entire community a more attractive place to live. These guidelines are created to encourage a community of individually outstanding architectural statements that, when viewed together, produce a pleasant environment.

Architectural designs should be customized for each home site to maximize the natural features that exist.

The following sections give some examples of the essential elements of a limited number of architectural styles, which we anticipate will be proposed for *Verdera*. Neither the list nor the elements discussed is complete. The examples are given to provide some insight into the DRC concern for detail.

### **English Country**

#### **Primary Elements:**

- Stucco and brick are predominant: some use of timber is expected.
- Colors shall be muted: contrast minimized.
- Details include steep roofs, flat tile/slate roofs, end gables, detailed chimney work and dormers.
- Windows shall have multi-pane divided lites and windows & doors shall have wood or stucco trim elements on the head, jamb and sills.

**French Country**

**Primary Elements:**

- Stucco walls with brick, stone, and timber as restrained additive elements.
- Details include very steep roofs, flat tile/slate roofs, hip and half hips, and gables.
- Towers, dormers and gables are used to break up large roof forms.
- Casement windows are often used. Windows and door shall have stucco or precast stone/concrete sill elements. Stucco or precast stone/concrete jamb and head elements are also encouraged.

**Mediterranean**

**Primary Elements:**

- Walls are generally stucco, smooth and in warm earth tone colors.
- Roofs are typically barrel tiles and 4/12 pitch.
- Doors and windows are generally recessed into thick walls. Window and door trim & accents include tile surround, precast stone/concrete, wrought iron and turned wood.

**Italian Villa**

**Primary Elements:**

- Symmetry in massing, hipped roofs and low pitched roofs express formality. Roofs are typically barrel tiles
- Smooth walls with stone elements and stucco dominant.
- Doors and windows and porches are commonly framed by an arch.
- Window and Doors shall have stucco or precast stone/concrete trim or accents elements at the sill

**Craftsman**

**Primary Elements:**

- Low pitched roofs with overhangs and exposed rafter tails. Flat tile/slate roofs.
- Clapboard siding is most common wall material. Stone and brick are used as accents at porch column bases, porch surrounds and chimneys.
- Porches are covered.
- Windows are multiple sash/divided lites. Windows and doors shall have wood or stone accent/trim elements at the sill. Windows and doors shall have wood accent/trim elements at the head and jambs.

**Monterey/Spanish Colonial/Eclectic (encouraged)**

**Primary Elements:**

- Roofs are simple with barrel tile.
- Walls are stucco and wood with stone or brick used as accents.
- Balconies, courtyards and verandas are typical elements of the basic form. And shall have wrought iron or metal railings.
- Windows and doors shall be recessed or shall have stucco or wood accent/trim elements at the sill & stucco accent/trim elements at the head & jambs.

**Design Features**

1. The main roof pitches should be consistent with the architectural style of the home. As an example, more traditional architectural styles such as French Country should have a minimum of 8 vertical to 12 horizontal pitched roof, either gabled, hipped or a combination of the two. Roof forms should be well organized and demonstrate the same character on all sides of the residence. Shed

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roof forms are discouraged. Eave lines should align whenever possible. Eaves and rake should be articulated by multiple fascia boards, cove and crown molds or gutters. Gutters and down-spouts shall be used at all eave lines unless deemed inappropriate. All roof structures such as attic vents, plumbing vents, gutters, etc., should be painted to match the roof colors and be positioned behind the roof crown (if possible).

2. Windows and doors should reflect restraint in the number of types, styles, and sizes. Consistency of detailing on all elevation should be maintained. All openings should be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds. Windows should be located on all elevations and be properly spaced and proportioned. Shutters, if incorporated, should be sized to the opening and be located on all elevations. Shutters should be traditional in design and in keeping with the architectural style.
3. The main entrance should have a sense of prominence that is reflected in the design. It should include either a pair of doors with or without sidelights or a single door with sidelights. The main entrance should contain more detail than other openings but be consistent in styling.
4. A raised deck and its support should incorporate materials which relate to the residence such as brick, stucco, or stone. If wood posts are used, they should be minimum of 6" by 6" with base and capital detailing. Exposed areas under raised decks on sloped lots are encouraged to be covered with wall materials that relate to the architecture of the house so that the support structure is no visible
5. Quoins, when utilized in the design, should be expressed on the side elevations as well as the front and on all elevations when used and wrap around corners.
6. In most instances, bay windows should be carried down to grade or express visual support of a cantilevered condition. When bay windows are stacked in a 2-story condition, the back panel between all facets should be articulated.
7. Masonry or stone facing used as a veneer material on the front of a residence should return around a corner to a logical point of termination, such as an inside corner. Ending the veneer at an outside corner which would expose the edge of the material is not acceptable. It would be preferable to carry the material completely around the residence.
8. Flue pipes are required to be encased with a chimney enclosure of masonry or an approved ornamental material that is in keeping with the architecture of the residence and supported by a foundation at grade. Roof vents and skylights should be on the rear side of the roof ridge (if possible). Skylights should be flat so as not to protrude from the roof surface. All roof vents should be painted to match the roof color.
9. Chimneys should be properly located and in correct proportion to the mass of the home. Chimneys should be designed with appropriate breaks for character.
10. Dormers should be designed in keeping with the architectural style. Dormers must be correctly located on the roof and not be too large or out of proportion.

### **Materials**

1. Exterior walls may incorporate any of the following: brick, stucco, stone, or wood. Bricks should be earth tone in color. Brick textures should not have contrived surfaces.
2. Acceptable roofing materials are: slate, concrete or clay tile (flat or barrel), standing seam or copper. Any substitute roofing material must be approved by the Committee and the Community Development Department. All roof materials must be rated Class A fire retardant or better.
3. Windows and doors should be made of wood, vinyl, vinyl clad wood, or vinyl-clad aluminum. Alternate window materials will be considered on a case by case basis. Glazing shall be clear or grey tinted only. Reflective glass will not be accepted.
4. Siding should be constructed from natural woods such as redwood and cedar. Aluminum, Masonite or composition board will be subject to careful review.
5. Decorative driveways are encouraged.
6. All colors and materials selections will be reviewed during final design review. Warm earth tones colors including creams, rusts, buffs, rose, beige, ocher and terra cotta are preferred. Trim colors can be bright to accent but must be appropriate. Visible elements such as gutters, trellises and down-spouts should match the color of the architectural element they are attached to, or be a

complimentary color. Stark white, bright pastels or bright intense colors in large expanses will be discouraged.

7. Because of the visibility of roofs on hillside terrain, roof color and design will be closely monitored. While variations will be allowed, the range of variation will be restricted. Individual roofs colors that draw significant attention will be prohibited.

## **V. General Rules**

### **General Rules For Contractors and Service Personnel**

It is the responsibility of the Homeowner to present their Builder, Contractor or SubContractor(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 and sign in with attendant.
2. The construction gate will be open during normal construction hours as designated by the Association.
3. Contractors are required to keep their job sites neat and clean. Contractors are encouraged to have a dumpster on site trash and discard materials. Trash and discarded materials shall be removed daily as required. Otherwise 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, sub-contractor or Homeowner.
4. Contractors will use only the utilities provided on the site on which they are working.
5. Any damage to streets and curbs, drainage inlets, street lights, 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.
6. The established speed limit within the Community is 25 miles per hour, unless otherwise posted.
7. 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.
8. 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.
9. Loud radios or noise loud enough to be heard on neighboring properties will not be allowed within the subdivision.
10. No vehicles (trucks, vans cars, trailers, 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. The parking of vehicles or erecting of storage sheds or construction offices will only be allowed in such locations designated by the Committee in writing. Driving of vehicles will only be allowed in designated access roads. Construction equipment may be left on the site as needed; but must not be kept on the street. The storage of any materials on the street may result in the shutting-down of the project by the City of Lincoln Building Inspectors, Code Enforcement Officers, Fire and Police Departments until such time the Homeowner permanently remedies the situation.
11. Contractor personnel will not be permitted to bring pets on property.
12. 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.

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- e) The storage of all construction material shall be designated on the Landscape Plans and approved by the DRC.
- 13. 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.**
- 14. The Verdera CC&Rs do not allow sub-contractors and/or vendors to display signs.
- 15. 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.**