

# Lakeside Community Owners' Association

## DESIGN GUIDELINES FOR LOW WATER USAGE LANDSCAPES

1. **Approval for Changes.** Prior to modifying the landscape layout and design of the front yards of any Lot, the Owner must submit an architectural application to the Architectural Review Committee ("ARC"). The request must include an outline of the proposed project, design plan, and details on the types of plants, ground cover, border materials, and hardscape material to be used. Installation of the new landscape shall not commence until and unless the architectural application has been approved. Modifications to the landscape design after installation requires the submittal of a new architectural application, and subsequent approval from the ARC.
2. **General.**
  - A. Landscape changes shall remain consistent with the overall appearance of the Lakeside Community.
  - B. A minimum of 50% of the landscape on a Lot must be of plant materials of various types, height, sizes, and color. This percentage is measured by the amount of the front yard square footage with the proposed plants, versus the total front yard square footage. These plant materials must include both trees and varied plants, without a turf (lawn grass) area.
  - C. Reasonable efforts may be made by the Owner to create a landscape design encouraging the use of low water use trees and various shrubs. Low maintenance and native drought tolerant and native plant materials are encouraged, as recommended by the **California Landscape Architects Association** and Sacramento County.
  - D. Planting areas shall include a layer of mulch, with a minimum thickness of 2 inches, to help reduce soil moisture evaporation.
3. **Non-Plant Hardscape.**
  - A. For the non-plant areas, Owners shall utilize bark mulch and/or small rock materials. Rock color choices shall be black, grey or brown. The total non-plant hardscape shall not exceed 50% of the front yard square footage. Any large area is not to be composed of a single hardscape material without being interspersed with plant material, adding to the minimum 50% plant material goal. Hardscapes may also include large boulders or other natural materials that are used as part of the landscape design. Large rock should be used as an accent material only. Concrete surfaces will be limited to driveways and walkways only.
  - B. Additionally, all non-plant materials must not wash out onto the sidewalk or street, or onto a neighbor's yard.
  - C. Urns, pots, and other man-made ornamentation can add variety, but are subject to ARC approval. Any proposed landscape "decorative items" such as bird baths, statuary, or other similar non-vegetative items must be approved in advance and should be limited in size.
4. **Plants.**

- A. Plant choices must be varied and should complement the overall appearance of the Lakeside Community. Please refer to the Lakeside Declaration of Restrictions (CC&R's) for lists of the original trees and shrubs planted in the lakeside Community for guidance. For information and recommendations on appropriate plants, turf grasses, and trees, Owners are encouraged to visit local nurseries. Plants that are invasive by local nurseries should not be planted.
  - B. 15 gallon trees and 5 gallon shrubs are recommended for new plantings. Consider mature plant heights and widths when positioning plants, with ground cover and low heights nearer the walkways.
  - C. For the purpose of maintaining public safety, no plants with thorns, spikes, or sharp edges can be used within 3 feet of the sidewalk or street. Plants shall not impede over the edge of a street curb or into a sidewalk area designated for pedestrians. For Owners of corner Lots, the plant material shall not obstruct traffic views and shall be kept trimmed from the street or traffic signs.
5. **Turf Grasses.** Owners are encouraged to consider replacing "thirsty" turf grasses that need a high amount of water with a turf that has low water requirements. Good turf grasses for the Lakeside Community can be found at local nurseries. Artificial choices must be approved, and must be in accordance with approved guidelines in Section 6, below.
6. **Artificial Turf.** Artificial turf may be installed on an Owner's lot, subject to the following conditions and restrictions:
- A. Prior to installing any artificial turf, an Owner shall submit an application obtain approval from the ARC.
  - B. Submittals must include all of the following information:
    - a. Plot plan of the Lot being improved;
    - b. A detailed description of the artificial turf being installed, including a copy of manufacturer's warranty for all materials, workmanship, and builders warranty statement for construction;
    - c. Artificial turf material must meet or exceed the current EPA and California requirements;
    - d. A description and proposed plan for the drainage of the affected area, including materials and site plan;
    - e. A minimum 12 inch by 12 inch sample of the exact artificial turf to be used;
    - f. Surfaces must appear seamless and edges must appear natural, and well groomed;
    - g. All job materials used for the surfaces must pass applicable fire-retardant ratings;
    - h. Minimum pile height (individual turf blade height) is 1.5 inches and the maximum is 3 inches; and
    - i. There must be a landscape buffer between any artificial turf and natural turf, especially at a lot line.
  - C. All installations shall appear natural at all times. Any deviation from the original approved look or appearance due to improper installation or a lack of maintenance will be in violation of these Design Guideline, and the Owner shall be required to correct the installation as to maintain the same appearance that was originally approved by the ARC.

D. The ARC will review new products and specifications as they become available and may modify, from time to time, these Design Guidelines.

**7. Planting Area Borders.** Non-turf planted areas shall be bordered to define the groundcover area clearly from turf areas. Borders may consist of iron edging or masonry products. Such borders may include stone, clay brick pavers, or concrete masonry units manufactured as edging shapes. Any proposed masonry edging must receive approval from the ARC. Brick masonry must be approved for color and type. No “standard” concrete block is permitted. If iron edging is used, it must be properly staked and set with top edge not more than 2 inches above grade. Borders must be maintained as a part of the landscaping and must be kept in an attractive and first-class condition.

**8. Landscaping Maintenance.**

- A. All landscape areas must be maintained at all times to ensure an attractive appearance and first-class condition. Owners are responsible for maintaining the landscaping on their respective Lots, including but not limited to the following: (1) mowing lawns, (2) trimming plants, (3) keeping all landscape beds weed-free, (4) promptly removing leaves from the lawn and ground cover, (5) edging all borders.
- B. No plants may encroach onto the sidewalk or street.
- C. Sick or dying plants shall be removed or replaced.
- D. Perennials that die back during winter must be cut back to remove dead material. This includes most ornamental grasses and other flowering perennials which become dormant in the winter season.