

LAKESIDE PATIO HOMES HOA

LANDSCAPE GUIDELINES

The Landscape Committee, LC, is concerned with visual, maintenance, and safety issues concerning the plantings and landscaping in the common areas of the complex as well as the front yards of homes in the HOA.

Recognizing that these issues need to be dealt with in a fashion that recognizes the rights and wishes of neighbors and trying to promote positive interactions between members of the Community, the LC offers the following guidelines:

1. No plant shall be removed from the common area or homeowner's front yards without the authorization of the LC.
2. No plant can be added to a front yard unless it is on the LC's approved plant list and its placement is approved by the LC. The approved list is attached and may be augmented with the approval of the LC.
3. Recognizing that the CC&Rs do not condone placement of objects in residential yards that are visible from the common areas or other residences, allowance is made for approved trees and shrubs if they are not a nuisance to adjacent properties. If they do become a nuisance or are destructive then appropriate means should be established to address this, but the LC hopes that neighbors could work out issues between them.
4. In homes with a granite ground cover in the front yard, only the same 1/2" pink coral granite may be used to augment that surface.
5. Addition of boulders as a landscape feature in a front yard is acceptable if the landscape design is approved by the LC.
6. In no event will larger rocks be allowed to be placed next to any roadway or walkway and having such rocks near where people walk represents a safety issue should someone step into such a rock border.
7. Each Homeowner should keep all trees and shrubs located inside their fences trimmed properly so there is a nice appearance from the outside. Bushes and trees should be trimmed if they are hanging over any adjoining wall.
8. All citrus fruit dropping to the ground should be disposed of at once. Citrus on the ground is very attractive food and water source for rats and other vermin. All Citrus trees, and non-fruit trees, should be kept clear of buildings to reduce the possibility of vermin reaching the roofs of any unit.
9. The LC may unilaterally remove a plant from a front yard if it is deemed to be dangerous or overly high in maintenance.
10. The LC strongly disapproves of cacti or agave being planted near a driveway or walkway. These constitute a danger to folks exiting cars or simply entering a home.
11. Those neighbors whose homes border a wash are permitted to do landscaping beyond their walls into the wash for esthetic and erosion control reasons. Such plantings are subject to the approval of the LC and should be located beyond the walls to allow access by painters and the Landscape Maintenance Crew hired by the HOA. No new irrigation will be provided in wash areas.
12. The LC committee does not discourage up lighting on trees and shrubs in back and side yards nor path lighting even in front yards.
13. New turf installations in front yards will not be approved because of maintenance costs and environmental concerns.