

# ALTAMIRA MANAGEMENT ASSOCIATION NO. 1

## Front Yard Xeriscape Policy

Adopted by the Board of Directors on July 20, 2016

### LANDSCAPE THEME

The landscape plays a significant role in establishing Altamira Management Association No. 1's character. This character is best exhibited through the use of plant materials that are rich in color and texture. Layers of plantings shall be used to soften building masses and integrate architectural forms. Hardscape elements shall reinforce the architectural character of the dwelling. The overall design theme shall emphasize the overall environment of Altamira Management Association No. 1 and its architectural character. Landscape themes such as desert landscapes which are largely devoid of living plants and over emphasizes the use of rock, gravel and decomposed granite are not considered to be compatible with the style or character of the Community. The overall landscape philosophy is to emphasize the character of Altamira Management Association No. 1 and to create a community framework within which xeriscape and highly drought tolerant landscapes and exterior architectural treatments are utilized as accents to a mix of evergreen and deciduous trees and shrubs. In addition, the goal is to promote an overall consistency of design that will strengthen the character of the neighborhood.

### A. XERISCAPE

Because of the ever-increasing concern for water conservation and the increased cost of water, residents may consider using the principals of xeriscape or "California Friendly" landscaping in their yards. Xeriscape, which comes from the Greek word Xeros, meaning dry, is an alternative to conventional, high water use landscapes. Xeriscape or California Friendly landscapes are not cactus or rock gardens that are appropriate in desert regions such as Palm Springs, California, or Phoenix, Arizona. Rather, they can include "lush" landscaping consisting of native and Mediterranean plants that provide a garden of greenery which are maintained using water efficient practices, such as drip irrigation. Residents should consider using a professional Landscape Architect or Designer to assist with developing a landscape plan that is compatible with the character of Altamira Management Association No. 1. The San Diego County Water Authority website has ideas and links to numerous resources that may be of interest when considering installing drought resistant landscaping. All proposed Xeriscape or California Friendly landscape is subject to Architectural Control Committee review and approval.

#### **The following standards will apply for all front yards:**

1. The Association's existing CC&Rs require that the Association maintain the Front Yard Residential Landscaping, including: Mowing, Edging Spot Seeding, Irrigation of Front Lawn Only, not Beds and Plantings. To the extent that an owner seeks to remove and/or replace any landscaping and/or an irrigation component maintained by the Association in that owner's front yard

area, the owner must have obtained prior written approval from the Association and must enter into the Association's Maintenance and Indemnity Agreement which will be recorded against that owner's property.

2. Visible front and side yard planter areas shall receive sufficient planting to provide 100% coverage to all planter areas within one (1) year of installation. Rock gardens, of any kind, are not permitted. No more than twenty-five percent (25%) of the front and visible yard area (excluding the driveway) may remain unplanted. This area may be covered with cobble or decomposed granite (DG). All cobble or decomposed granite used in visible yard areas shall be integral to the design theme of the yard and complementary to the architectural style of the dwelling. Only natural, earth tone colored cobble, stone and decomposed granite can be used. Artificially colored cobble or decomposed granite are not permitted. If one hundred percent (100%) coverage of planter area is not achieved within two (2) years of installation, the Association reserves the right to require additional plantings to effectively cover bare areas.

If installing Artificial Turf, the same requirements apply regarding planted and unplanted areas, plant coverage and the use of cobble and decomposed granite. Refer to the Artificial Turf Policy regarding the installation of artificial turf in front and visible yard areas.

3. Upon installation, all planter areas shall receive natural mulch (not mineral, decomposed granite or cobble mulch) so that no visible bare soil remains. The mulch shall be maintained and replenished until plants reach maturity and achieve one hundred percent (100%) coverage. All mulch shall be naturally colored. No artificially colored or artificially produced mulch (such as rubber mulch) products are permitted. As stated in Standard Number 2 (above), the remaining (up to) twenty-five percent (25%) of the yard that is not planted with plants, may remain as cobble or decomposed granite.
4. Rock Gardens are not permitted. No more than twenty-five percent (25%) of the total front yard area, excluding existing driveway, may be covered with "natural" rock features such as stream beds or pathways. Gravel of any kind is expressly prohibited in visible yard areas.
5. Any proposed use of stone, cobble or boulders in the front yards shall be submitted with exact specifications of material type, size and location. All stone, cobble and boulders shall be natural in appearance and a natural earth tone color that compliments the color of the existing dwelling. No artificially colored stone, cobble or boulders are permitted. All proposed use of stone, cobble or boulders in visible yard areas must be used in a manner that is integral to the theme of the yard.
6. Dry stream beds must include living plant materials in order to soften the appearance of the rock.
7. When designing front yard improvements, special consideration should be given in those instances where front property lines abut and only one owner is

changing their front yard. This “edge” condition should be thoughtfully landscaped in a style that softens the transition between the new landscape and the existing landscape and utilizes a style that blends in with the rest of the Altamira Management Association No. 1 community.

## **B. SUBMITTAL REQUIREMENTS**

1. A detailed and accurate front yard landscape plan, drawn to appropriate scale, indicating all existing plants, lawn and/or other permanently installed elements to be removed.
2. A detailed proposed front yard landscape plan, drawn to appropriate scale, indicating all proposed plants, lawn and/or other permanent elements proposed to be installed that shows types, sizes and locations of all proposed trees, shrubs, ground covers, and other improvements.
3. The plan must include percentages of planted area and rock areas.
4. Details of any proposed hardscape features such as retaining walls, mow curbs, fountains, etc.
5. Samples or photographs of any proposed stone, cobble, boulder, decomposed granite or mulch products.
6. If artificial turf is used, the plan must show the area covered with artificial turf and the plan must also meet all requirements listed in the Artificial Turf Policy.
7. As a condition of any approval of front yard landscaping improvements, owners will be required to agree to allow access to the Association and to make and/or undertake any necessary accommodations to the Association or its vendors, at the owner’s sole expense, in order for the Association to undertake any necessary maintenance or repairs, including, but not limited to, maintenance and repairs to any utility lines, pipes, or other improvements of any kind which may be situated, without limitation, beneath the surface of or adjacent to the front yard area of the owner’s lot. Such accommodations may include, without limitation, the owner’s obligation to undertake the temporary removal of the front yard landscaping improvements at the owner’s sole expense to the extent necessary for the Association to perform its maintenance obligations. The Association’s Board shall have the sole discretion to determine what owner accommodations shall be necessary in order for the Association to perform its maintenance obligations, including, but not limited to, the owner’s temporary removal, reinstallation, and restoration of any front yard landscaping improvements (including, but not limited to, trees and artificial turf) at the owner’s sole expense.
8. As a condition of any approval of front yard landscaping improvements, owners shall be solely responsible for the cost of any additional maintenance, repair, or replacement necessitated in the Association’s common area and/or common area components, or to any component for which the Association is responsible

to maintain, or to adjacent properties, or any damage or destruction to the same, which results from or is made necessary due to, or is in any manner connected with, the installation, maintenance, repair, or existence of the owner's front yard landscaping improvements, including, but not limited to, trees or artificial turf, installed in the owner's front yard by the owner and/or any predecessor in interest to the owner's lot.