

same meaning in these Design Standards. Defined terms are capitalized within the text of this document.

## LANDSCAPE THEME

The landscape plays a significant role in defining and supporting the La Costa Oaks character. This character is best exhibited through the use of plant materials that embody a more naturalized riparian character reflecting an agrarian quality, but within an organized framework of landscape treatment to establish a cohesive community image and theme. La Costa Oaks is enveloped by a large expanse of permanent open space set aside by the Habitat Conservation Plan/Ongoing Multi-Species Plan. The overall landscape philosophy is structured to complement the character of adjacent open space. Layers of plantings shall be used to soften building masses and to integrate architectural forms. Hardscape elements shall reinforce the architectural character and emphasize the character of La Costa Oaks. In addition, the goal is to promote an overall consistency of design that will strengthen the character of the neighborhood and the community landscape concept.

The following list of plants reflects the concepts and philosophy of La Costa Oaks and shall be used in the development of landscape plans for individual homeowners.

### LA COSTA OAKS APPROVED PLANT MATERIALS FOR FRONT & SIDE YARDS

(Special conditions will apply for Habitat Preserve Adjacent Areas as well as Fire Suppression Zones. Please refer to additional Exhibits attached hereto. Some large trees also require a 10' set back from the property line. Example of trees that are required to be set back at least ten (10) feet from the property line are noted in BOLD CAPS below. Other than this and the other architectural requirements, there are no restrictions on Rear Yard landscape selections.)

#### TREES

##### BOTANICAL NAME

##### COMMON NAME

Agonis flexuosa	Peppermint Tree
Alnus rhombifolia	White Alder
Archontophoenix cunninghamiana	King Palm
Arbutus marina	NCN
Arbutus unedo	Strawberry Tree
Brachychiton spp.	Flame / Bottle Tree
Brahea armata	Mexican Blue Palm
Brutia capitata	Pindo Palm
Chamaerops humilis	Mediterranean Fan Palm
Comarostaphylis diversifolia	Summer Holly
Cycas revoluta	Sago Palm
Dioon edule	Mexican Cycad
Eriobotrya deflexa	Bronze Loquat

Eucalyptus ficifolia  
Feijoa sellowiana  
**JACARANDA ACUTIFOLIA**  
Jacaranda mimosifolia  
Juglans californica  
Juniperus chinensis spartan  
Koeleuteria paniculata  
Lagerstroemia indica  
Laurus nobilis  
Liquidambar styraciflua  
Magnolia grandiflora  
Melaleuca quinquenervia  
**OLEA EUROPA**  
**PHOENIX CANARIENSIS**  
Phoenix reclinata  
Phoenix roebelenii  
**PINUS SPP.**  
**PLANTANUS SPP.**  
Plumeria rubra  
Podocarpus gracilior  
Populus  
Pyrus calleryana  
**QUERCUS SPP.**  
Ravenala madagascariensis  
Rhapis excelsa  
Rhus lancea  
**SCHINUS MOLLE**  
Sophora japonica  
Syagrus romanzoffianum  
Tabebuia species  
Tristania conferta  
Trachycarpus fortunei  
Ulmus parvifolia "True Green"  
Umbellularia californica  
Zelkova serrata

### **SHRUBS**

Acacia redolens "Prostrata"  
Adophia californica  
Agapanthus spp.  
Agave spp.  
Ambrosia pumila  
Anigozanthos flavidus  
Arctostaphylos spp.

Red Flowering Gum  
Pineapple Guava  
**JACARANDA**  
Jacaranda  
SC Black Walnut  
Juniper  
Goldenrain Tree  
Crape Myrtle  
Sweet Bay  
American Sweet Gum  
Southern Magnolia  
Cajeput Tree  
**OLIVE**  
**CANARY ISLAND DATE PALM**  
Senegal Date Palm  
Pygmy Date Palm  
**PINE TREES**  
**SYCAMORE**  
NCN  
Fern Pine  
Poplar, Cottonwood, Aspen  
Flowering Pear  
**OAK**  
Traveler's Palm  
Lady Palm  
African Sumac  
**CALIFORNIA PEPPER**  
Japanese Pagoda Tree  
Queen Palm  
Trumpet Tree  
Brisbane Box  
Windmill Palm  
Chinese Elm  
California Laurel  
Sawleaf Zelkova

Prostrate Acacia  
California Adophia  
Lily-of-the-Nile  
Agave  
San Diego Ambrosia  
Kangaroo Paw  
Manzanita

Artemisia californica	California Sagebrush
Artemisia palmeri	San Diego Sagewort
Atriplex canescens	Fourwing Saltbush
Baccharis pilularis "Twin Peaks"	Coyote Brush
Baccharis vanessae	Encinitas Baccharis
Bergenia cordifolia	Heartleaf
Bougainvillea spp.	NCN
Buxus microphylla japonica	Boxwood
Calliandra spp.	Flame Bush
Camellia spp.	Camellia
Carissa spp.	Natal Plum
Ceanothus spp.	Wild Lilac
Chrysanthemum maximum	Shasta Daisy
Cistus spp	Rockrose
Clivia miniata	Kaffir Lily
Convolvulus cneorum	Bush Morning Glory
Coprosma spp.	Mirror Plant
Cotoneaster spp.	Cotoneaster
Crassula argenta	Jade Plant
Dietes spp.	Fortnight Lily, African Iris
Dudleya viscida	Sticky-leafed liveforever
Echeveria x imbicata	Hen and Chicks
Eleagnus Pungens	Silver Berry
Elymus	Lyme Grass
Encelia californica	California Encelia
Eriogonum spp.	Wild Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Escallonia spp.	No Common Name
Eschscholzia californica	California Poppy
Euphydryas editha quino	Quino Checkerspot
Feijoa sellowiana	Pineapple Guava
Ferocactus viridescens	Coast Barrel Cactus
Fremontia mexicanum	Southern Flannel Bush
Harpagonella palmeri	Palmer's Grapplinghook
Hedera helix "Hahnii"	Hahn's Ivy
Hemerocallis spp.	Day Lily
Heteromeles arbutifloia	Toyon
Hypericum spp.	St. John's Wort
Ilex vomitoria	Dwarf Yaupon
Kniphofia uvaria	Red-Hot Poker
Lantana spp.	Lantana
Laurus nobilis	Sweet Bay
Lavandula intermedia	Lavendaer
Lavatera assurgentiflora	Tree Mallow

Leonotis leonurus  
Leucophyllum frutescens  
Leptospermum laevigatum  
Ligustrum japonicum texanum  
Ligustrum lucidum  
Limonium perezii  
Liriope muscari  
Lotus scoparius  
Lupinus arboreus  
Lupinus succulentus  
Lycaena hermes  
Melaleuca armillaris  
Melaleuca nesophila  
Microlepidia strigosa  
Mimulus  
Miscanthus spp.  
Muhlenbergia regens  
Muilla clevelandii  
Myoporum pacificum  
Myrtus communis Compacta  
Nephrolepis cordifolia  
Pennisetum setaceum cufreum  
Phormium spp  
Pittosporum spp.  
Plantago insularis  
Prunus caroliniana Bright and Tight  
Quercus dumosa  
Raphiolepis spp.  
Rhamnus Californica  
Rhus integrifolia  
Rhus spp.  
Ribes spp.  
Romneya coulteri  
Rosa spp.  
Rosmarinus Officinalis  
Salvia munzii  
Salvia spp.  
Sambucus mexicana  
Selaginella cinerascens  
Senecio mandraliscae  
Sisyrinchium bellum  
Stipa pulchra  
Teucrium fruticans  
Thynus spp.

Lion's Tail  
Texas Ranger  
Australian Tea Tree  
Texas Privet  
Glossy Priver  
Sea Lavendar  
Big Blue Lily Turf  
Deerweed  
Lupine  
Blue Annual Lupine  
Hermes Copper  
Drooping Melaleuca  
Pink Melaleuca  
Lace Fern  
Monkey Flower  
NCN  
Deer Grass  
San Diego Golder Star  
NCN  
Dwarf Myrtle  
Sword Fern  
Fountain Grass  
Flax  
Mock Orange  
Plantain  
Carolina Laurel Cherry  
Nuttall's Scrub Oak  
India hawthorn  
Coffee Berry  
Lemonade Berry  
Sumac  
Currant, Gooseberry  
Matilija Poppy  
Rose  
Rosemary  
Munz's Sage  
Sage  
Elderberry  
Ashy Spike-moss  
NCN  
Blue-eyed Grass  
Purple Needle Grass  
Bush Germander  
Thyme

Viguiera laciniata  
Vinca minor  
Westringia fruticosa  
Zamia furfuracea  
Zantedeschia aethiopica

San Diego Viguiera  
Dwarf Periwinkle  
NCN  
Cardboard Palm  
Common Calla

### VINES

Bougainvillea spp.  
Distictis spp.  
Grewia occidentalis  
Rosa spp.  
Parthenocissus tricuspidata  
Podocarpus Gracilior  
Trachelospermum jasminoides  
Wisteria sinensis

Bougainvillea  
Trumpet Vine  
Lavendar Star Flower  
Rose  
Boston Ivy  
Fern Pine  
Star Jasmine  
Chinese Wisteria

### GROUND COVER

Baccharis pilularis "Twin Peaks"  
Delosperma alba  
Dichondra occidentalis  
Drosanthemum spp.  
Festuca 'Ovina Glauca'  
Fragaria chiloensis  
Hedera spp.  
Melaphora croceum  
Myoporum spp.  
Rosemarinus spp.  
Sedum spp.  
Vinca spp.  
Festucia elatior

Prostrate Coyote Brush  
White Ice Plant  
Western Dichondra  
Ice Plant  
Blue Fescue  
Ornamental Strawberry  
Ivy  
Croceum Ivy Plant  
Prostrate Myoporum  
Prostrate rosmary  
Sedum  
Periwinkle  
Turf (Tall Fescue)

\*Lawn and turf areas can be planted with any appropriate species.

### SUCCULENTS AND CACTUS ACCENTS

Aeonium species  
Agave species  
Aloe species  
Crassula argentea  
Crassula falcata  
Dracena draco  
Dracena marginata

NCN  
Agave  
Aloe  
Jade Plant  
NCN  
Dragon Tree  
NCN

Echeveria species	NCN
Euphorbia ingens	Candelabra Tree
Euphorbia "Jerry's Choice"	Dwarf Euphorbia
Kalanchoe thyrsiflora	NCN
Opuntia Species	Opuntia
Portulacaria afra	Elephant's Food
Sedum Species	Stonecrop
Senecio mandraliscae	NCN
Yucca species	

### ARCHITECTURAL COMMITTEE APPROVAL

- A. Any change to the exterior appearance, which includes any architectural modifications, such as awnings, shutters and paint color changes, as well as any landscape improvement of one's property, must be approved by the AC. Further, once a plan is approved, any modification to the approved plan must be approved by the AC prior to installation.
- B. It is important to understand that AC approval is not limited to major alterations such as installing a pool, adding a room or deck to a house, but also includes such items as changes in color and material, etc. Approval is also required when an existing item is to be removed.
- C. Each application is reviewed on an individual basis. There are no "automatic" approvals, except as outlined in the guidelines. A homeowner who wishes to construct a deck, for example, identical to one that has already been approved by the AC, will be required to submit an application and may or may not receive AC approval.
- D. In every case, an application must be submitted and reviewed in order to consider specific implications of location and impact on surroundings.
- E. The AC evaluates on the individual merits of the application, the CC&Rs and these Design Standards. Besides evaluation of the particular design proposal, this includes consideration of the characteristics of the housing type and the individual site, since what may be an acceptable design of an exterior in one instance, may not be acceptable for another.
  - 1. The proposed improvements must be compatible with the architectural characteristics of the applicant's house, adjoining houses, and the neighborhood setting. Compatibility is defined as similarity in architectural style, quality of workmanship, similar use of materials, color and construction details.
  - 2. Beyond compatibility, the other concerns are impacts to adjoining or surrounding property impact, access, sunlight and night lighting.