LA COSTA OAKS
COMMUNITY
ASSOCIATION

COMMUNITY DESIGN STANDARDS

Revisions adopted April 26, 2011
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OBJECTIVES

These Community Design Standards are a guide for the members of the La Costa Oaks Architectural Committee, hereinafter known as the AC, and the La Costa Oaks homeowners, who are members of the Community Association. It is hoped that these Design Standards will increase homeowner awareness of the ways in which the integrity of the Community Plan is preserved and the responsibilities the homeowners must assume in this process. The standards address exterior improvements for which homeowners most commonly submit applications and are not intended to be all-inclusive.

The specific objectives of these Design Standards are:

A. To provide uniform guidelines to be used by the AC in reviewing applications in conformance to the standards set forth in the legal documents of La Costa Oaks.

B. To assist homeowners in preparing an application to the AC.

C. To increase homeowners' awareness and understanding of the CC&Rs, Bylaws, Articles of Incorporation and Community Guidelines.

D. To maintain and improve the aesthetic integrity of La Costa Oaks.

E. To illustrate basic design principles which will aid homeowners in developing exterior improvements that are in harmony with the immediate neighborhood and the community as a whole.

The intent of these Design Standards are not to inhibit individuality and creativity, but to assure homeowners of continuity of design that will help preserve or improve the appearance, protect property values, and enhance the overall architectural environment of La Costa Oaks.

These Standards are directed only to exterior alteration, including landscaping made by homeowners to their property.

COVENANTS, CONDITIONS AND RESTRICTIONS (CC&Rs)

A. Section 7 of the CC&Rs establishes the La Costa Oaks Architectural Committee (AC). The AC evaluates and approves or denies proposed exterior alterations and improvements for compliance with the standards set forth in the covenants and Community Design Standards. This involves the regular review of all applications for exterior alterations submitted by homeowners.

B. The CC&Rs are binding on all homeowners and every homeowner is encouraged to read the CC&Rs thoroughly for complete understanding of the responsibilities of the community association and its members. Each and every definition set forth in the CC&Rs shall have the
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**

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

4.26.11
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
Ulnus 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

4.26.11
Artemisia californica  California Sagebrush
Artemisia palmeriSan Diego Sagewort
Atriplex canescensFourwing Saltbush
Baccharis pilularis “Twin Peaks”Coyote Brush
Baccharis vanessaeEncinitas Baccharis
Bergenia cordifoliaHeartleaf
Bougainvillea spp.NCN
Buxus microphylla japonicaBoxwood
Calliandra spp.Flame Bush
Camellia spp.Camellia
Ceanothus spp.Natal Plum
Chrysanthemum maximumWild Lilac
Cistus spp.Shasta Daisy
Clivia miniataRockrose
Convulvulus cneorumKaffir Lily
Coprosma spp.Bush Morning Glory
Cotoneaster spp.Mirror Plant
Crassula argentaCotoneaster
Dietes spp.Jade Plant
Dudleya viscosaFortnight Lily, African Iris
Echeveria x imbicataStickyleafed liveforever
Eleagnus PungensHen and Chicks
ElymusSilver Berry
Encelia californicaLyme Grass
Eriogonum spp.California Encelia
Eriophyllum confertiflorumWild Buckwheat
Escallonia spp.Golden Yarrow
Eschscholzia californicaNo Common Name
Euphrydas editha quinocalifornia Poppy
Ferocactus viridescensQuino Checkerspot
Fremontia mexicanumPineapple Guava
Harpagonella palmeriCoast Barrel Cactus
Hedera helix “Hahni”Palmer’s Grapplinghook
Hemerocallis spp.Hahn’s Ivy
Heteromeles arbutifloiaDay Lily
Hypericum spp.Toyon
Ilex vomitoriaSt. John’s Wort
Kniphofia uvariaDwarf Yaupon
Lantana spp.Red-Hot Poker
Laurus nobilisLantana
Lavandula intermediaSweet Bay
Lavatera assurgentifloraLavandaer
Tree Mallow

4.26.11
Leonotis leonurus
Leucophylium frutescens
Leptospermum laevigatum
Ligustrum japonicum texanum
Ligustrum lucidum
Limonium perezii
Liriope muscari
Lotus scoparius
Lupinus arboreus
Lupinus succulentus
Lycaena hermes
Melaleuca armillaris
Melaleuca nesophila
Microlepia strigosa
Mimulus
Miscanthus spp.
Muhlenbergia regens
Muilla clevelandii
Myoporum pacificum
Myrtus communis Compacta
Nephelepis cordifolia
Pennisetum setaceum cufreum
Phormium spp.
Pittosporum spp.
Plantago insularis
Prunus caroliniana Bright and Tight
Quercus dumosa
Rhaphiolepis spp.
Rhamnus Californica
Rhus integrifolia
Rhus spp.
Ribes spp.
Romneya coulteri
Rosa spp.
Rosmarinus Officinalis
Salvia munzii
Salvia spp.
Sambucus mexicana
Selaginella cinerascens
Senicio mandraliscae
Sisyrinchium bellum
Stipa pulchra
Teucrium fruticans
Thymus spp.
Lion’s Tail
Texas Ranger
Australian Tea Tree
Texas Privet
Glossy Privet
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  | San Diego Viguiera
Vinca minor        | Dwarf Periwinkle
Westringia fruticosa | NCN
Zamia furfuracea  | Cardboard Palm
Zantedeschia aethiopica | Common Calla

**VINES**
Bougainvillea spp.  | Bougainvillea
Distictis spp.      | Trumpet Vine
Grewis occidentalis | Lavendar Star Flower
Rosa spp.           | Rose
Parthenocissus tricuspidata | Boston Ivy
Podocarpus Gracilior | Fern Pine
Trachelospermum jasminoides | Star Jasmine
Witeria sinensis    | Chinese Wisteria

**GROUND COVER**
Baccharis pilularis "Twin Peaks" | Prostrate Coyote Brush
Delosperma alba        | White Ice Plant
Dichondra occidentalis | Western Dichordra
Drosanthemum spp.      | Ice Plant
Festuca ‘Ovina Glaucu’ | Blue Fescue
Fragaria chiloensis    | Ornamental Strawberry
Hedera spp.           | Ivy
Melaphora croceum      | Croceum Ivy Plant
Myoporum spp.         | Prostrate Myoporum
Rosemarinus spp        | Prostrate rosmary
Sedum spp.            | Sedum
Vinca spp.            | Periwinkle
Festucia elatior       | Turf (Tall Fescue)

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

**SUCCULENTS AND CACTUS ACCENTS**
Aeonium species        | NCN
Agave species          | Agave
Aloe species           | Aloe
Crassula argentea      | Jade Plant
Crassula falcata       | NCN
Dracena draco          | Dragon Tree
Dracena marginata      | NCN
Echeveria species  
Euphorbia ingens  
Euphorbia "Jerry's Choice"  
Kalanchoe thyrsiflora  
Opuntia Species  
Portulacaria afra  
Sedum Species  
Senecio mandraliscae  
Yucca species  
NCN  
Candelabra Tree  
Dwarf Euphorbia  
NCN  
Opuntia  
Elephant’s Food  
Stonecrop  
NCN

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.
F. The review or approval from the AC does not approve the means nor the method of construction or the installation and guarantee of such construction to the homeowner. This is the sole responsibility of the homeowner and/or his contractor or landscape contractor.

MANAGEMENT COMPANY

The management company for the La Costa Oaks Community Association is Keystone Pacific located at 7400 Circulo Sequoia, Carlsbad, CA 92009

These Design Standards and procedures may be amended from time to time in accordance with California Civil Code.

MAINTENANCE

Property homeownership includes the responsibility of maintenance of all structures and grounds which are a part of your property. This includes, but is not limited to, items such as mowing of grass, removal of trash, structural maintenance and painting. Maintenance affects the visual character and economic values of the community and the neighborhood and, in some cases, safety.

DISRUPTION OF COMMUNITY ASSOCIATION PROPERTY

Community Association Property which is damaged or disrupted due to the installation or construction of an individual homeowner's improvement shall be restored to its original state by the Association's contractor at the homeowner's expense including, but not limited to, fines and potential legal action. Written authorization must be granted by the Association prior to any entry or work in the Community Association Property and permanent or temporary alterations to fences and walls. In addition, written authorization must be granted prior to entry or work in private property, from the owner of said property.

CITY PERMITS

Approval by the AC for any improvement does not waive the necessity of obtaining required City permits. Obtaining City permits does not waive the need for AC approvals. All approvals must be obtained prior to construction.

ARCHITECTURAL COMMITTEE CRITERIA

The AC evaluates all submissions on the individual merits of the application.

A. 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.
B. The AC will consider the potential effect of the proposed improvements on access, sunlight, ventilation, and privacy (including noise and light) of adjoining houses and the neighborhood.

C. Each neighborhood has individual characteristics and the proposed alteration should be a complement to existing structures and improvements.

D. The AC has the right to decide what is acceptable and what is not acceptable.

**PROCEDURAL STANDARDS**

A. **Application Procedure and Requirements**

Approval of any project by the AC does not waive the necessity of obtaining the required City permits, such as, pools, walls, fencing and building permits. Obtaining a City permit does not waive the need for AC approval.

1. All requests are to be made to the La Costa Oaks Community Association to the attention of the AC on the standard La Costa Oaks Community Association Home and Landscape Improvement application form which is included in these Design Standards. Additional copies may be obtained by contacting the management company.

   If not paid through the close of escrow, the submittal packages should include a check for the plan review in the amount of $250.00 made payable to La Costa Oaks Community Association. Additional fees will be charged to the homeowner if plans are altered or resubmitted, based on a professional consultant's fee of $100.00 per resubmission. Secondary applications submitted after a final inspection is completed and approved will be reviewed by the Sub-Architectural Review Committee. The fee for secondary applications is $75.00 per submission.

   Depending upon the scope of improvements, the AC may require a security deposit or bond from the homeowner. The AC will refund unused deposits after completion of work and final acceptance. Payment will be refunded by US Mail within 30 days after the AC’s final acceptance.

2. All AC submittal packages must include the items listed on the attached Application Procedures form included in these Design Standards. All plans must be drawn to scale, and the scale must be included on the plans. Homeowners must submit detailed cut sheets, showing the colors, height and elevation from all sides of structures and walls. All plants and structures must be called out on the plans. Any deviations from approved plans will result in a failure of the final inspection and a violation of the Community Design Standards and retention of bond proceeds.
Submittal packages will be returned if deemed incomplete. The AC reserves the right to request additional information.

3. Neighborhood Awareness: (Neighbor is acknowledging awareness, NOT approving or disapproving.)

The intent of this requirement is to advise your neighbors, who own property adjacent to your lot. Obtain signatures of neighbor(s) on the application form. The opinions of adjacent neighbors will be considered, however, are by no means dispositive on the ultimate decision.

If a neighboring property has not been sold, it will be necessary to obtain signatures from representatives at the sales office of the appropriate builder.

NO APPLICATION WILL BE CONSIDERED COMPLETE UNTIL THE NEIGHBOR AWARENESS CONDITION HAS BEEN SATISFIED.

4. Right of Entry:

Use of Common Area for construction purposes is strictly prohibited. However, in extraordinary situations, the AC may recommend that the Board of Directors approve temporary access. Upon approval from the Board of Directors, a security deposit or bond, as deemed necessary by the AC, will be required from the homeowner. AC will refund unused deposits after completion of work and final acceptance. The deposits may be used to pay for repairs and/or damages to the common area as a result of the improvements. Payment will be refunded by US Mail within 30 days after AC's final acceptance.

5. Submittal:

a. Within 45 days of the AC's receipt of a complete application a decision will be rendered, either approving or disapproving the application. If the applicant has not been contacted within the 45-day period, it is his/her responsibility to contact the management company regarding the status of the plans.

b. When the plans are approved by the AC, one set of the stamped approved plans will be returned to the homeowner and the other sets will be retained by the management company and the AC.

c. Applicants are prohibited from commencing construction prior to obtaining a written response acknowledging approval of the application by the AC.

6. Disapproval:

In the event that the AC disapproves the architectural application, the owner has thirty (30) days to submit a written appeal to the Board of Directors. The appeal must be submitted by
US Mail, return receipt requested, to insure proof of delivery. Upon receipt, the Board of Directors will schedule the appeal to be heard at the next regularly scheduled or special Board of Directors Meeting. Any appeal will be deemed approved (pending proof of delivery) unless written disapproval, conditional approval, or a request for additional information or materials by the Board shall have been delivered to the applicant within forty-five (45) days after the receipt by the Board of all required materials.

B. **Construction**

1. **Time Period:**

   Work shall be completed in the front yard within six months of the first close of escrow and rear yard within one year of the first close of escrow.

2. **Final Review:**

   Upon completion of the work as indicated on "Approved" copy of the drawings and specifications, the applicant shall notify the AC in writing and request the final review and conformance report. The review and conformance report will be completed within sixty (60) days of receiving the written Notice of Completion.

**GENERAL**

A. **Enforcement**

Improvements that are installed without the necessary approval from the AC will constitute a violation of the CC&Rs and will require modifications or removal of all improvements at the expense of the homeowner. The homeowner will be responsible for all fines, legal action and administrative fees associated with enforcement of these Design Standards and the CC&Rs.

B. **Violations**

All homeowners have the right and responsibility to bring to the attention of the Board of Directors any violations of the La Costa Oaks Community Design Standards by contacting the Board of Directors through the management company.

C. **Damage**

Homeowners shall be responsible for any damage caused to the streetscape or open space areas as a result of construction improvements. This includes construction debris and other materials used in making said improvements. All refuse must be removed from the premises to a regulated disposal area.
D. **Storm Drains and Storm Water**

In accordance with Section 7.24 of the CC&Rs, homeowners are specifically prohibited from draining any thing other than rainwater into storm drainage systems, including gutters and streets which drain into storm drains. Homeowners acknowledge that disposal of materials other than rain water may subject the homeowner to substantial penalty fines. Homeowners are directly responsible for any activities of their individual homeowner contractors and/or maintenance personnel. There are no exceptions to this provision. Homeowners are encouraged to access the City of Carlsbad website for additional details concerning SWPPP requirements.

E. **No Waiver of Future Approvals**

The approval, conditional approval, or disapproval, by the AC of any proposals, plans, specifications or drawings will not bind the AC to approve or disapprove the same or similar improvement or matter in the future. The AC specifically reserves the right to reject the same or similar plans, specifications, or proposals subsequently submitted by the same or any other person.

F. **Notice of Completion**

The applicant will forward the Notice of Completion of the approved improvements to La Costa Oaks Community Association, c/o the management company, when improvements have been fully completed. Failure to submit the Notice of Completion will constitute a violation of the Standards and no application will be considered complete until this step is finalized. Homeowners are subject to fines outlined in the Association’s Enforcement Policy for failure to submit the Notice of Completion Form and no installation shall be deemed complete or approved until such Notice has been submitted, the appropriate inspection has been conducted and construction is found to be in substantial conformance with submittal package.

**LANDSCAPE GUIDELINES**

A. **Landscape & Irrigation**

1. Plans for the front, side and rear yard landscaping must be submitted at the same time. There will be an additional fee of $250 for separate submittals.

2. Landscaping for front and side (visible from the street) yards must be installed no later than six (6) months after the close of escrow by the initial purchaser. Rear and side yard landscaping must be installed within one (1) year.

3. Plants are not to encroach on walkways or block walkway lighting, street signs or directional signs.

4. Trees must be planted a minimum of three (3) feet from property lines and buildings.
Trees shall be planted with 'root barrier' type root devices if planted within five (5) feet of hardscape or buildings. Certain trees (including, but not limited to: Pepper trees, Olive Trees, Canary Island Date Palms (15'), Oak trees, etc.) will be required to be set back up to 10 feet depending upon species and proposed location. Please review the architectural approval letter carefully prior to the installation of trees.

5. Any landscaping which is installed shall consist primarily of grass, trees, shrubs and other plant materials. Unless incorporated into an overall landscape theme, rock gardens are not permitted.

6. Homeowners may not fill against existing fences, walls or structures.

7. Irrigation lines must be subterranean except "drip" systems. The irrigation system shall be designed and installed to operate different landscape zones (i.e. sun, shade, lawn and shrubs).

8. Appropriate water drainage shall be installed so as to be directed to the street to prevent runoff onto adjacent or common area properties. There should be a minimum slope/drainage of 2% away from the building and water should be collected in a landscape drainage system.

9. Sprinklers must be adjusted so as to spray landscaped areas of the homeowner's property and cannot impact adjoining Common Association Property or neighboring property.

10. The Association maintains an easement for access over all Lots reasonably necessary for maintaining Perimeter Walls and Fences. Maintenance includes but is not limited to cleaning, painting and trimming any plant material growing over or through the walls and fences. Homeowners should take this easement into consideration when planning to install plants and hardscape adjacent to Perimeter Walls and Fences. Please refer to Section 2.5.6 of the CC&R's for more information.

11. Applications for landscape must include:
   a. Landscape plan must include the proposed locations of all trees, shrubs and groundcovers as well as a complete listing of plant material and size. The La Costa Oaks approved plant list is attached on pages 9, 10 and 11.
   b. Site plan showing house (plot plan) and location of the proposed landscaping (plant materials) drawn to the appropriate scale.
   c. Lot exhibit provided by the builder or previous homeowner at the close of escrow.
   d. Planters and retaining walls - with dimensions, heights, materials, color/finish.
   e. Hardscape, such as concrete, walk and patios, deck, patio covers with elevations (side
views) and construction detail. Include colors and finishes of all hardscape items.

f. Drainage plan including location of drain inlets and water flow direction.

B. Drainage

All surface water must have positive drainage away from the building and be collected in a landscape drainage system. Drain inlets must be located throughout landscape areas including side yards. All slopes or terraces on any lot shall be maintained so as to prevent any erosion onto adjacent streets or adjoining property. The AC is not responsible for installation of proper drainage. This is the sole responsibility of the homeowner and/or his landscape contractor. Homeowners must connect drainage to existing drainage systems and curb cores. If more drainage is required, homeowners must obtain an encroachment permit to enter Community Association Property.

C. Slope Areas

There are slope areas located on certain lots. Each homeowner is responsible for the maintenance, upkeep and irrigation on individual slope areas. Additionally, unless the builder has installed landscaping on the slope areas, homeowners are required to submit plans for the landscaping of such areas in accordance with these Design Standards. Homeowners must adhere to all provisions outlined in Section 7.21 of the CC&Rs.

D. Habitat Preserve Adjacent Areas

Certain lots are located within a Habitat Preserve Adjacent Area. Said homeowners are required to comply, at all times, with the Habitat Preserve Restrictions which are attached hereto and further detailed in Section 7.22 of the CC&Rs.

E. Fire Suppression Zones

Within La Costa Oaks, there are certain lots that are subject to Fire Suppression Zones as mandated by the City of Carlsbad and outlined in Section 7.25 of the CC&Rs. Lots within these zones are subject to very specific requirements that prevent the construction of certain combustible improvements, including but not limited to, trees, shrubs, patios, gazebos and/or any other flammable structure. AC APPROVAL DOES NOT MEAN APPROVAL OF COMPLIANCE FOR THESE EXTRA RESTRICTIONS. IT IS THE OWNERS RESPONSIBILITY TO COMPLY.

F. Sight Distance Corridors

No structure, fence, wall, tree shrub sign or other object over thirty (30) inches above the street level may be placed or permitted to encroach within the areas identified as a sight distance corridor on the Final Maps as specified in the City Standard Public Street Design Criteria (Section 8.B.3). Each Owner shall comply with this restriction. Please refer to the sight distance corridor in the Supplementary Declaration and Lot Exhibit for additional clarification.
G. Association Maintenance Easements

There are certain Lots within La Costa Oaks that have easements for maintenance by the Association. Homeowners may not make any improvements or plant modifications to such Common Maintenance Areas. These areas should be noted on lot exhibits and in written documentation provided during escrow.

ARCHITECTURAL GUIDELINES

A. Accessory Buildings

All accessory buildings and storage sheds must be compatible in design with the residence, must be approved by the AC and must be in compliance with the following requirements:

a. Structures may not be over 6’ in height.
b. Structures may not be visible from any street.
c. Structures must be set back a minimum of five (5) feet from the property line.
d. Structures constructed out of aluminum or plastic (including plastic composite) are prohibited.
e. Prefabricated sunrooms are prohibited.

B. Air Conditioners

1. Air Conditioning units extending from windows are not permissible.

2. Compressors and equipment shall be screened from public view by fencing or landscaping.

3. If air conditioning was offered as an option and was not installed by the builder at the time of purchase, equipment must be located in the same area in which the optional unit would have been installed, unless otherwise approved by the AC.

4. All roof appurtenances including air conditioners shall be architecturally integrated and concealed from view.

5. The sound must be buffered from adjacent properties and streets pursuant to the City’s Planning Department, to the satisfaction of the City’s Director of Planning and Building.

C. Antennas/Satellite Dish

No television or radio poles, antennae, satellite dishes or technological evolutions shall be installed without AC approval provided however, that this restriction shall not be construed to limit the installation or use of video or television antennas within the Community Association. Satellite dishes shall be of a size and type consistent with provisions of Section 1376 of the California Civil Code and homeowners shall receive architectural approval prior to installation as outlined in Section 8.12 of the CC&Rs.

4.26.11
D. **Barbecues - Permanent**

1. Permanent barbecues are to be located in the courtyard, rear or side yards only and must be set back a minimum of five (5) feet from the property line.

2. Application is to provide the following information:
   a. Dimensions
   b. Material and color
   c. Elevation drawings
   d. Location of barbecue in relation to the house and property lines

E. **Basketball Hoops**

No basketball standards or fixed sports or play apparatus shall be installed or attached on any dwelling or garage or other structure without prior approval by the AC. Portable Basketball Hoops are acceptable; however, the following requirements must be met:

1. Portable hoops must be returned to garage or placed behind side yard fence when not in use and in any case, cannot be left out any later than 8 p.m. or any earlier than 8 a.m. Note: When the design of a home includes a courtyard area then portable hoops may be used and stored in these areas. A courtyard is defined by whether or not the portable hoop can be placed behind a wall, with the based being hidden from view of the street.

2. Portable hoops must be marked with physical address of property homeowner. If not marked, hoop will be subject to removal by the Association.

3. Portable hoops must be properly maintained.

F. **Clotheslines**

Clotheslines are not permitted.

G. **Dog Houses**

Doghouses are to be located in rear or side yards only. Doghouses are also to be located out of sight or screened from surrounding property.

H. **Detached Exterior Fireplaces, Chimneys, Fire pits, Flues & Roofs**

The exterior appearance of a detached fireplace, chimney, fire pit flue or roof must match the existing home. In addition, detached exterior fire places, chimneys and fire pits shall:
a. Be limited in height to eleven (11) feet and meets all City of Carlsbad requirements

b. Be located a minimum of ten (10) feet from any structure, unless associated with a structure

c. Meet all requirements of the City of Carlsbad

d. Not burn wood or propane

e. Be located a minimum of five (5) feet from the property line

f. No exposed metal flues or spark arrestors unless ornamental.

Attached exterior fireplaces (et. al) must meet the same design criteria by matching existing structure, except for tile or stone.

I. Exterior Painting

Exterior repainting of any dwelling or structure will be subject to review and approval by the Architectural Committee, unless the following condition is met:

If the new exterior color is to be the same as the original exterior color, AC approval will not be required.

Alternative colors will be considered as long as samples are provided for consideration and include details regarding stucco, trim, entry and garage door treatments. The master plan for the community requires that the color scheme of adjoining properties be compatible but not the same.

J. Flagpoles

House mounted flags (not to exceed one in number) are acceptable. The installation of all other flagpoles shall require approval by the AC and meet the following conditions:

a. The flag pole must meet all City of Carlsbad requirements.

b. Flag must be flown in accordance with all federal requirements.

c. If the flag is not lit in accordance with federal flag flying laws, the flag must be removed each evening.

d. If the flag is lit, it must be lit in a manner to not disturb any neighbors.

e. The pole cannot be taller than the shortest set-back. For example, a nine foot flag pole must be set back a minimum of nine feet from the property line. The purpose of this requirement is to ensure that the pole will not fall in a manner that can create a health & safety problem for a neighboring property.
K. **Garage conversions**

Garage conversions shall be interpreted as any material or permanent change that prevents utilizing the garage for storage of vehicles as stipulated by Section 7.16 of the CC&Rs. All garage conversions required approval by the AC.

1. Garage conversions for those homes with less than three car garages are prohibited.

2. Any proposed garage conversion shall not alter the exterior characteristic or detail of the home.

3. Homeowners are responsible for obtaining appropriate building permits as required by the City of Carlsbad.

4. Homeowners are obligated to park all vehicles in remaining garage space or individual driveways.

L. **Gutters and Downspouts**

1. Gutters and downspouts must be painted to match approved trim or exterior wall colors unless they are made of copper.

2. Run-off from gutters shall not affect adjacent property, and should be directed to the street.

M. **Lighting - Exterior Walkway and Security Lighting**

Exterior Lighting requires AC approval. Homeowners must submit "cut sheets" or supplier photo of lighting to be utilized. Plans should consider the following guidelines:

1. Lights are to be directed onto applicant's property and screened or "hooded" to prevent light onto adjacent property.

2. Proposed fixtures are to be compatible with applicant's house in style and scale.

3. In addition to other required items, plans including lighting should indicate the following:

   a) Manufacturer, Model Number and picture;
   b) Wattage of lights; and
   c) Location of lights, showing area they will illuminate.

4. All exterior lighting must meet current electrical code(s) at the time of installation. (All exterior lighting fixtures visible from the street must be consistent with the architecture of the home.)
5. "Decorative Lighting" excludes seasonal lighting and includes any lighting installed on a patio trellis, rear yard fencing or plant materials (i.e., trees, shrubs, etc.) that will remain in place for more than sixty (60) days. Lighting in place for more than sixty (60) days must be submitted for architectural approval. Decorative lighting may not be visible from the street. Lighting shall be adequately screened to minimize light projecting onto adjacent properties. The AC reserves the right to request removal of extensive or unattractive decorative lighting displays.

N. Seasonal Lighting and Decorations

Seasonal Holiday decorative lighting and other decorations may be installed without AC approval. Holiday lights shall be permitted not earlier than Thanksgiving and must be removed no later than January 15th. Holiday displays which, in the opinion of the AC, may create traffic congestion or become an annoyance to adjacent property owners, shall not be allowed.

O. Patios and Decks

1. Materials shall be harmonious with applicant's house.

2. In designing the deck or patio, neighbors' privacy should be given every possible consideration.

3. Adequate drainage must be installed to prevent standing water and run-off onto adjacent properties. Drainage must be directed to the street.

4. Wooden decks are to be stained and/or sealed to preserve natural color or painted to match approved color.

5. Railings are acceptable, providing no patio cover is installed. See "Patio Covers" for details.

6. Structures shall be set back a minimum of five (5) to seven (7) feet from the property line and in accordance with City approvals.

7. Application for patio or deck is to include the following information:

   a. Site plan-indicating location of patio or deck in relation to existing house
   b. Listing of materials, colors and finishes
   c. Drainage provisions and flow or run-off
   d. Dimensions
   e. Elevation drawings
P. **Patio Covers**

1. Patio covers may be freestanding or attached to existing structure. Maximum height of the patio cover shall be eleven (11) feet. Patio covers must be set back a minimum of five (5) feet to seven (7) feet from the property line and in accordance with the City requirements.

2. Unacceptable construction materials for structures in this section include the following:
   a. Corrugated plastic
   b. Corrugated fiberglass
   c. Plastic webbing, split bamboo, reeded or straw-like materials
   d. Asphalt
   e. Metal
   f. Plastic
   This list is not all-inclusive.

3. Application for patio covers must include:
   a. Location of cover in relation to house
   b. Materials and color
   c. Dimensions
   d. Elevation drawings

Q. **Room Additions**

1. Room additions must be compatible in scale, materials, and color with the applicant's existing structure and architectural design. In some cases, the master plan of the community may preclude additions. Approval from the City of Carlsbad must be obtained.

2. Location of the addition should not unreasonably impair view, sunlight, privacy or natural ventilation to adjacent properties.

3. Pitched roofs must match or be complementary to the existing structure in slope and form.

4. No improvement (unless second story improvement or chimneys) shall exceed the roof heights of the existing structure.

5. Roofs must be constructed of fire retardant materials and must match the material originally installed by the builder.

6. New windows and doors are to be compatible with existing exterior openings.

7. Changes in grade which will affect drainage are to be indicated in the application. Provisions must be made to prevent run-off to adjacent properties.
8. Materials for construction shall be stored in the least conspicuous area. Excess debris and material shall be removed from the site daily.

9. Major features of the existing house such as the vertical and horizontal lines, projections and trim details, are to be reflected in the design of the proposed addition.

R. Screen Doors and Security Doors

1. Plans and specifications for screen doors and security doors must be submitted to the AC for approval.

2. All screen doors must be installed within the existing doorjamb or a suitable trim provided which matches the existing dwelling unit trim.

S. Security and Realty Signs

1. Security signs shall be no larger than 12" X 12" (one foot square). A maximum of one sign shall be permitted in the front yard. Additional signs may be approved upon written request. Signs shall be freestanding and not attached to the house or the garage.

2. No signs are allowed which can be seen outside any unit or home with the exception of a security sign or a single "FOR SALE" sign or "FOR RENT" sign of customary and reasonable dimensions, not to exceed 18" x 24", and of a professional quality on weather resistant material. "SOLD" signs may not be displayed for more than 30 days after the sale of a lot or unit.

T. Slope Improvements

These slope improvement guidelines were created to help homeowners to fully use, enjoy and improve their property. However, it is the express intent of the Board in allowing rear yard slope improvements to minimize the impact of slope improvements on neighboring lots.

Accordingly, ALL slope improvements and structures must be submitted for AC approval. Structures shall include, but are not be limited to, planting, play equipment, decks or gazebos, shade canopies etc.

1. Maximum height of the usable floor space of a raised deck or patio shall be six (6) feet from current finish grade of lot or the finish floor of the first floor of the residence, whichever is lower. Total height of finish floor for all walls in any rear yard shall not exceed eight (8) feet. Maximum height of any wall is five (5) feet front face. See Elevation B below.
2. Maximum height of any slope improvement (i.e. retaining wall, temporary and permanent structures, patio cover...) on a slope is limited to ten (10) feet from the finished grade of lot above it. Engineering drawings showing requested improvements are required to be submitted as part of the consideration.

3. Multiple (stepped) retaining walls are allowed in accordance with these guidelines.

4. Pool construction is allowed to encroach into slope area. The maximum height of any part of the pool (rock clusters, slides, elevated spas, etc.) shall be no higher than ten (10) feet from the finish grade of the slope above it.

5. All slope improvements shall be built to applicable building codes and with all required permits.

6. In designing slope improvements, a minimum of intrusion upon a neighbors’ privacy should be given every possible consideration. Paths and/or steps are allowed on slopes to allow access for maintenance.

7. Plant material changes and/or additions are allowed in accordance with the Community Design Standards.

8. All structures shall be architecturally compatible with the house and the surrounding community.

9. Five foot (5') side and rear set back areas shall be maintained. The only structures allowed in the set back shall be retaining walls and stairs/steps for access to slope for maintenance areas. Otherwise, only plant material is allowed in this five foot (5') set back area.

U. **Solar Energy Equipment** Please see page 38 for the updated Solar Policy.

1. Plans for solar equipment must be submitted to the AC for approval and must be designed and installed in accordance with Section 6.9 of the CC&Rs. Plans shall include location of roof panels and must conform to the following guidelines:
a. Roof solar collectors are to be placed flush with and in the same plane as the roof slope. If panels can not be flush mounted, then supports must be solid and painted to match the house.

b. Solar collectors installed on a slope shall be installed in conformance with the guidelines for slope improvements (Section “P” above).

c. All plumbing lines from collectors to tank must be concealed.

d. Collectors must be non-reflective in nature.

V. Swimming Pools, Spas and Fountains

1. Permanent aboveground pools are prohibited.

2. Pool, spa and fountain equipment must be placed so as to minimize disturbance to adjacent properties.

3. Spa or pool equipment shall be enclosed by fencing at least 5' in height and screened from view (i.e. plants, fence or wall).

4. Plumbing lines to spa, pool or fountain must be subterranean or such that no piping or equipment is visible from the neighboring properties.

5. Solar heating devices shall be reviewed and approved by the AC. Solar panels shall be integrated into the roof design and be flush with the existing roof slope. Frames must be colored to complement the roof. Natural aluminum frames are prohibited. Please refer to the Solar Energy Section in the Declaration for additional information.

6. Application for a spa, pool or fountain must include the following information:

   a. Location of the spa or pool in relation to the existing structure
   b. Dimensions of pool or spa
   c. Drainage detail
   d. Material for decking
   e. Location of equipment and screen (noise and view) detail
   f. Detail on fencing to surround pool or spa

W. Walls and Fences

1. Any modification to a fence that creates a boundary between two residential lots must be approved by the owners of both lots.

2. Fence style, materials and finished color are to be compatible with the neighborhood.

3. Placement of the fence and support structures may not interfere with adjacent Community
Association sprinkler systems, nor shall fences be constructed over irrigation lines.

4. Structural framing or an unfinished side or a fence varying from existing fence standards shall not be exposed to any public street, sidewalk, walkway, park, recreation area or neighboring lot.

5. Material for side yard fencing will be given special consideration depending on its exposure to the neighborhood.

6. Stepped fencing is permissible where the grade slopes.

7. Fences are required to surround pool and spa area. Minimum height requirement per City codes.

8. Community Association owned and maintained walls and fences shall not be altered or otherwise modified without specific written permission from the Association.

9. Acceptable materials for fencing and walls:
   a) Stained Wood (no dog-ear tops);
   b) Wrought iron (vertical bars). Color must be dark green or match approved house trim;
   c) Landscaping materials;
   d) Masonry or stucco is acceptable, if materials conform to type, quality, color and character of masonry or stucco used elsewhere in the respective homes;
   e) Glass panels consistent in design with builder installed fencing.

Unacceptable fencing/wall materials:

a) Aluminum or sheet metal;
 b) Chicken wire or wire mesh;
 c) Galvanized, vinyl-coated or plastic chain link;
 d) Plastic webbing, bamboo, reeded or straw-like materials;
 e) Corrugated or flat plastic or fiberglass sheets or panels;
 f) Rope or other fibrous strand elements;
 g) Miniature type fencing;
 h) Glass or plexiglass;
 i) Split-rail;
 j) Barbwire;
 k) Natural wood.
 These materials are not all inclusive.

10. Finish: All new wood perimeter fencing and fence returns shall be painted with Sherwin Williams Mushroom Basket (A SW 2026).
11. Side yard and rear yard fence heights shall not exceed six (6) feet and must meet the following guidelines.

a) Fences which intersect with Community Wall pilasters shall intersect at a minimum of eight (8) feet below the cap level of the pilaster and at a certain distance from the pilaster, not even with the top of the pilaster. Owners are not permitted to extend sideyard fences with different material—it must match the existing fence in color and material.

b) Side yard fences must intersect at an equal or lower height than existing rear and/or front fences. For example, if you have a five (5) foot rear wall you are limited to a five (5) foot side yard fence. Gates must intersect at an equal height with the connecting wall or fence, although the gate may be higher or lower past the point of connection. All wrought iron gate designs must be reviewed and approved by the Architectural Committee.

c) Side yard fences may not extend more than 42” forward from the front face of the dwelling unit and may be extended only for the purposes of constructing a single side entry gate. Single side yard gates must meet all requirements pertaining to acceptable materials for fencing and walls and are subject to architectural review and approval.

12. Front yard walls or pilasters shall meet the following guidelines:

a) Except as provided in 11(c), no freestanding walls shall exceed forty-two (42) inches in height in the front yard under any circumstance. If adding wrought iron bars or gating to the top of a wall, wall and ironwork shall not exceed five (5) feet total in height. All iron design work shall be reviewed and approved by the Architectural Committee.

b) Front yard walls or any other structures like stairs and pilasters shall be no closer than three (3) feet to rear of front sidewalk. Any structure located within an easement area is subject to encroachment removal restrictions of the applicable utility or jurisdiction.

c) All front yard walls shall be screened with shrubs and landscape materials.

d) Front yard pilasters shall not exceed 4’ in height if closer than ten (10) feet from the backside of the sidewalk. If located more than ten (10) feet back from the side of the sidewalk, pilasters shall not exceed 6’6” in height. Pilasters associated with stairs need not be setback (limit of 2 pilasters adjacent to sidewalk). Pilasters adjacent to the sidewalk may not exceed 2’ in width and 42 inches in height. Any pilasters located within an easement area is subject to the encroachment removal restrictions of the applicable utility or jurisdiction and is the owners responsibility. Stairs are permitted only between the pilaster and the first riser and must be set-back a minimum of one (1) foot from the sidewalk.
X. **Windows and Window Treatment**

1. No reflective materials may be used to create a mirror effect from the outside. No materials such as sheets, paper, or foil will be permitted.

2. Window Coverings are required within Garages and shall be installed within 90 days of close of escrow.

Y. **Consideration for Views**

There is no representation that any view exists from any Lot. Please refer to Section 7.14 of the CC&Rs for more information.

Z. **Other Conditions**

Any condition or material not included within these standards shall become a matter of judgment on the part of the Architectural Committee and the La Costa Oaks Community Association Board of Directors.
La Costa Oaks
Home and Landscape Improvement
Application and Procedures

Please include the following information, as applicable on your plans:

1. Location of residence on lot and the dimensions from lot lines.

2. Complete dimensions of proposed improvement. Provide a dimensioned plot plan utilizing one inch equals ten feet (1” = 10’) or more detailed as necessary to adequately depict the improvement.

3. Description of all materials, fixtures, and color scheme. Indicate the color of stain or paint by manufacturer's number respective to building parts or surfaces. Color samples must be provided if they deviate from the original color used. Note accordingly if color is intended to match existing surface. Samples of materials having inherent colors such as in masonry will be required if they are to be used in their natural finish.

4. Show affected elevations.

5. Plant inventory (type, size and location), per the community Design Standards Approved Plant List.

6. Photographs of front and rear of house.

7. Detail of any and all slopes on property.

8. Please include a check for the plan review fee in the amount of $75.00 made payable to La Costa Oaks. Additional fees, up to $175, will be charged to the homeowner if plans are altered, re-submitted, or require the use of an outside professional consultant.

9. Please send the completed application, drawings/plans, and check to:

   cweise@keystonepacific.com or
   LA COSTA OAKS
   7400 Circulo Sequoia Carlsbad, CA 92009

10. If you have any questions please contact onsite management at (760) 943-6650.

NOTE: Please do not commence work prior to obtaining the approval of the Architectural Review Committee (ARC). The ARC will respond to your request within forty-five (45) days from the time of submittal. If you do not receive a response within forty-five (45) days, please notify onsite management and a response will be forthcoming. If you do not receive a response within forty-five (45) days, you may not assume that your plans have been approved.
La Costa Oaks
Home and Landscape
Improvement Application

Homeowner: ___________________________________________ Date: __________
Address: ____________________________________________
Email: ________________________________________________
Telephone: ___________________________________________________________________

Descriptions of improvements:


Proposed start date: ___________________________________________
Proposed completion date: ___________________________________

*Projects should be completed within 6 months of approval. Please provide management with a “Notice of Completion” once your project is complete.

Neighbor Awareness

1. Verify with onsite management which neighbor awareness signatures are required.
2. The intent is to advise your adjacent neighbors of your proposed improvements. This would include side, front, and rear yard neighbors. Any neighbors who may reasonably be affected by the improvements must be notified. The opinions of adjacent neighbors will be considered; however, are by no means dispositive on the ultimate decision of the Architectural Review Committee (ARC). The ARC shall convene to discuss proposed improvements.
Property Address: ________________________________

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Check #: __________   Received: __________

____ Approved by Architectural Review Committee
____ Approved Subject to conditions outlined below
____ Denied for reason(s) listed below

__________________________  
Date

__________________________  
Date
Artificial turf may be installed in front and/or rear yards after approval by the Architectural Committee (ARC). Any installation without prior approval and compliance with the following requirements is prohibited.

The term “artificial turf” shall apply to any synthetic turf product that is in the form of turf grass. Artificial turf shall occupy no more than fifty percent (50%) of the total landscape area of the yard, excluding such hardscape features as walkways, driveways, patios and pools.

All requests for the installation of artificial turf shall be accompanied by a plan that clearly indicates the location and area, in square feet, of the total landscape area and the total proposed area of artificial turf installation. The plan shall include all other landscape areas and all other proposed improvements.

Artificial turf product specifications, warranty, installation details and product samples shall be provided that clearly indicate the quality of the product, installation techniques and proper drainage and to document compliance with the adopted standards.

Artificial turf shall be installed as a permanent improvement and shall be integral to the landscape theme of the yard. The artificial turf product shall have a porous backing and shall be installed on a layer of compacted aggregate (such as decomposed granite) in order to facilitate drainage. It shall be regularly maintained, repaired if damaged, and replaced when no longer serviceable in the judgment of the ARC.

The artificial turf shall be lead and toxic chemical free and meet all of the requirements of the State of California Proposition 65. Artificial turf installations that do not meet these requirements shall not be permitted.

Artificial turf, like real turf, requires regular maintenance. Organic matter such as leaves shall be regularly removed. Debris and animal waste shall be regularly removed and the turf shall be hosed or washed off in order to eliminate odors. Raking of the turf and replenishing of infill material shall occur as recommended by the manufacturer or if required for the turf to maintain a “natural” look.
LOCATION:
1. Artificial turf shall not be used on any slopes that exceed 5 to 1 (20%) (twenty percent) in steepness.

2. The original grade and drainage must be maintained.

3. Artificial turf may not constitute over half of the landscaped area. Landscaping of the remaining yard area shall consist of living plant material or other natural products such as boulders, cobble or bark mulch. Artificial plants of any other kind are prohibited in the front yard and other visible yard areas.

4. When used in the front yard, artificial turf shall not be installed directly against the front sidewalk. A minimum of a 3 (three)-foot wide planter area shall separate the artificial turf from the front sidewalk and side yard property boundaries. This area shall be planted with living plant material, and can be accented with natural boulders, cobble or mulch.

5. Only naturally colored boulders, cobble or mulch shall be used. Artificially colored boulders, cobble or mulch are not permitted. Gravel of any kind is expressly prohibited in visible yard areas.

MATERIAL REQUIREMENTS:
The components of an artificial turf grass system consist of a base layer, the artificial turf, and infill material to hold the fibers in an upright position.

BASE LAYER:
1. The compaction of the granulated aggregate base material shall be at a minimum of 95% (ninety-five percent) in accordance with the Modified Proctor procedure (ASTM D1557).

2. The surface tolerance shall not exceed 0-1/4 (zero to one quarter) inch over 10 feet and 0-1/2 (zero to one half) inch from design grade. This insured that the original grading and drainage plan is retained.

TURF
1. The construction of the artificial turf shall consist of a monofilament, polyethylene fibers tufted into a fibrous, non-perforated, porous backing.

2. The minimal pile weight is 77 (seventy-seven) ounces.

3. The primary backing shall be a double-layered polypropylene fabric treated with UV inhibitors.

4. The secondary backing shall consist of an application of porous, heat-
activated urethane to permanently lock the fiber tufts in place.

5. Fibers shall be tufted into a primary backing with a secondary backing.

6. The turf shall be 100% (one hundred) permeable. A perforated (with punched holes) backing shall not be acceptable.

7. The fiber shall be minimum 8,000 (eight thousand) denier, low friction, UV-resistant fiber, measuring not less than 1 3/4 inches (one and three quarters inches) high.

8. Grass blades shall be of multiple color blends that consist of green hues and brown thatch.

INFEIL MATERIAL:
1. Infill material shall comply with the manufacturer’s requirements but be no less than a controlled mixture of graded sand, 20 (twenty) grit dust-free silica sand, or acrylic coated sand placed at 2-3 (two to three) pounds per square foot.

INSTALLATION REQUIREMENTS:
1. The surface area shall be prepared by qualified/trained personnel and shall meet or exceed the all minimum requirement set forth by all local state and county building code requirements in the installation area.

2. Install in accordance with Manufacturer’s instructions. The turf contractor shall strictly adhere to the installation procedures outlined under this section. Any variance from these requirements must be accepted in writing, by the Manufacturer’s onsite representative, and submitted to the Owner, verifying that the changes do not in any way affect the warranty. Infill materials shall be approved by the Manufacturer and installed in accordance with the Manufacturer’s standard procedures.

3. The surface to receive the synthetic turf shall be inspected by the installer, and prior to the beginning of installation, the installer must accept in writing the sub-base surface planarity and compaction. The surface must be perfectly clean as installation commences and shall be maintained in that condition throughout the process.

4. The compaction of the aggregate base shall be 95% (ninety-five percent), according to the Modified Proctor procedure (ASTM D1557), and the surface tolerance shall not exceed 0-1/4 (zero to one quarter) inch over 10 feet and 0-1/2 (zero to one half) inch from design grade.

5. The carpet rolls are to be installed directly over the properly prepared aggregate base. Extreme care should be taken to avoid disturbing the
aggregate base, both in regard to compaction and planarity. It is suggested that a 1-5 (one to five) ton static roller is on site and available to repair and properly compact any disturbed areas of the aggregate base.

6. The full width rolls shall be laid out across the area. Utilizing standard state of the art sewing and seaming procedures each roll shall be attached to the next.

7. The fiber tufts shall be fanned or unfolded prior to installation. Rolling or spiraling is not acceptable.

8. Seaming glue shall be as recommended by the synthetic turf manufacturer all glues and or adhesives shall meet the minimum compliance so as to meet the local air quality standards set forth in the installation area.

9. After final trimming, the turf shall be secured to the ground using a minimum 6 (six) inch long screw, nail or staple every 5 (five) feet and a minimum 3 (three) inch screw, nail or staple every 6 to 12 (six to twelve) inches depending on the edge form of the area.

10. The infill materials shall be installed to fill the voids between the fibers and allow ½ (one half) inch of the fibers to remain exposed, vertical and non-directional.

11. Infill materials shall be applied in numerous thin lifts.

12. The turf shall be brushed as the mixture is applied.

13. The infill material shall be installed at 2-3 (two to three) pounds per square foot, to a minimum depth of 1 1/4 (one and one quarter) inches.

14. The infill shall be placed in sufficient amounts to expose ½ (one half) inch of the top of the fibers.

**WARRANTY REQUIREMENT:**
1. The turf manufacturer shall provide a warranty to the owner that covers defects in material of the turf for a minimum period of 8 years and shall warranty labor and workmanship for 2 (two) years from the date of substantial completion.

2. The Manufacturer’s Warranty shall include general wear and damage caused from UV degradation.

3. The Turf Contractor shall provide a Warranty to the owner that covers defects in the installation workmanship, and further warrant that the installation was done in accordance with both the Manufacturer’s recommendations and any written directives of the Manufacturer’s onsite representative.
MAINTENANCE:
1. Maintenance shall occur at regular intervals based on manufacturers recommendation.

2. Owner agrees to repair or replace artificial turf to comply with Residential Design Guidelines to address damage or significant fading.

Verification of Compliance:
1. Owner shall attach to application the following:
   a. Required application fees.
   b. Contractor’s bid with sufficient detail to confirm that all requirements are met.
   c. Copy of warranty.
   d. Sample of the artificial turf to be used measuring at least a six by six inches.
   e. Agreement to maintain and replace as needed.

1. Plans for solar equipment must be submitted to the AC for approval and must be designed and installed in accordance with Section 6.9 of the CC&R’s. Plans must conform to the following guidelines:

a. Photovoltaic (PV) Solar Installations:
   1. All installations must be professionally installed.
   2. City Permits are required. (Carlsbad City requires HOA approval prior to permitting, therefore the permit is not required at the time of application, but must be obtained and given to La Costa Oaks Community Association management office with the notice of completion (NOC). The NOC cannot be approved unless the permit is received by the management office. Failure to provide NOC and permit, will result in the homeowner being placed in violation status.)
   3. Roof panels are to be mounted flush to the roof panel they are attached to. (No tilted panels, unless they are proven to be compliant with CA Civil Code 714 (d) (1) (b)). If non-flush mounted panels are approved, they must be designed and installed in a manner to provide the least amount of visual impact by having any mounting hardware, posts, brackets and underside of panels to be finished in black.
   4. Specification sheet, with image of the panel to be installed, must be submitted.
   5. Panels must be non-reflective.
   6. Panels must be black and have black framing.
   7. Panels must not be mounted on a first story roof that is front facing.
   8. All panels must be roof mounted.
   9. No panels shall be installed on the lot or slopes.
   10. Conduits must be color matched to the adjacent surface.
These plants have been selected because they are attractive, often available in retail nurseries, non-invasive, easy to maintain, long term performers, scaled for residential landscapes, and of course, once established — drought tolerant. In some cases, there are so many excellent water smart plants in a particular group, like salvias, that we chose the group, and gave several examples.

### Shrubs

1. **Manzanita**
   - *Arctostaphylos species & hybrids, N*

2. **California Lilac**
   - *Ceanothus species and hybrids, N*

3. **Western Redbud**
   - *Cercis occidentalis, N*

4. **Geraldton Waxflower**
   - *Chamaelirium uncinatum*

5. **Rockrose**
   - *Carmel Creeper*

6. **Geovillea**
   - *Grevillea species and hybrids*

7. **Toryon**
   - *Geovillea species and hybrids*

8. **Texas Ranger**
   - *Helianthemum arbustum, N*

9. **Oregon Grape**
   - *Mahonia aquifolium, N*

10. **Common Myrtle**
    - *Myrtus communis*

11. **Rosemary**
    - *Rosmarinus officinalis*

12. **Coast Rosemary**
    - *Rosmarinus officinalis 'Huntington Carpet'*

13. **Live Forever**
    - *Dudleya species and hybrids, N*

14. **Agave**
    - *Agave species and hybrids*

15. **Rock Purslane**
    - *Calandrinia grandiflora*

16. **Hens-and-Chickens**
    - *Echeveria species and hybrids*

17. **California Wild Grapes**
    - *Vitis californica, N*

### Groundcover

18. **Carmel Creeper**
   - *Carmel Creeper*

19. **Silver Carpet**
   - *Dymondia margaritacea*

20. **Trailing Lantana**
    - *Lantana montevidensis*

21. **Rosemary**
    - *Rosmarinus officinalis*

22. **Ice Plant**
    - *Leucophyllum species*

23. **Pink Muhly Grass**
    - *Muhlenbergia capillaris*

24. **Huntington Carpet Rosemary**
    - *Penstemon heterophyllus, N*

25. **Red Fountain Grass**
    - *Penstemon heterophyllus, N*

26. **ROSEMARY**
    - *PENSTEMON, Native species*

27. **Stonecrop**
    - *Sedum species and hybrids*

28. **Wooly Thyme**
    - *Thymus pseudolubricus*

29. **Sedum species and hybrids**
    - *Sedum species and hybrids*

30. **Showy Penstemon**
    - *Penstemon spectabilis, N*

### Grass*

31. **Kazanora Puya**
    - *Agave species and hybrids*

32. **Texas Ranger**
    - *Euphorbia californica, N*

33. **California Sunflower**
    - *Euryops californicus, N*

34. **California Wild Grapes**
    - *Vitis californica, N*

35. **Bush Penstemon**
    - *Penstemon heterophyllus, N*

36. **Parry’s Beardtongue**
    - *Penstemon parryi, N*

37. **Fourmile Penstemon**
    - *Penstemon heterophyllus, N*

38. **Dune Sage**
    - *Salvia chamaedryoides*

39. **Gernander Sage**
    - *Salvia leucanthus*

40. **Copper Canyon Daisy**
    - *Tagetes lemmonii*

### Parennial

41. **Shawill Sage**
    - *Salvia greggi*

42. **Mimulus, Native species**
    - *Tagetes lemmonii*

43. **Autumn Sage**
    - *Salvia leucanthi*

44. **Peppermint Verbena**
    - *Tagetes lemmonii*

45. **Crape Myrtle**
    - *Carmel Creeper*

46. **Sweet Bay**
    - *Carmel creeper*

47. **Fruitless Olive**
    - *Carmel Creeper*

48. **Desert Matthew Palo Verde**
    - *Carmel Creeper*

49. **Chinese Pistache**
    - *Carmel Creeper*

50. **Coast Live Oak**
    - *Carmel Creeper*

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*Includes Ornamental Grasses & Grass-like Plants*