



# LA COSTA OAKS COMMUNITY ASSOCIATION

April 24, 2019

RE: LCOCA Proposed Removal of a Community Design Standard.

Dear Homeowners,

In accordance with *California Civil Code Section 4360(c)*, the La Costa Oaks Community Association (LCOCA) Board of Directors hereby provides you with notice that the below existing Community Design Standard (CDS) for Artificial Turf has been APPROVED to be removed from the policy at the April 23, 2019 Board Meeting. The membership has twenty-eight (28) days to review the proposed change and provide their feedback to the Board of Directors.

At the scheduled meeting of the Board of Directors in May, all feedback will be reviewed and taken into consideration before adopting the rule change. If you would like to submit feedback on this proposed rule change, please send your email to: [csurette@keystonepacific.com](mailto:csurette@keystonepacific.com).

## **LCOCA Proposed Community Design Standard to be REMOVED:**

**Artificial Turf Standard #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 areas 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.**

The purpose and effect of eliminating the specific (CDS) language in paragraph #4 is to allow all homeowners, particularly those with smaller yards to install ARC approved, high quality artificial turf up to their front yard sidewalk and side yard. This will allow for a more unified and aesthetic pleasing design and will assist in reducing water usage.

The Board thanks you in advance for your anticipate cooperation with the adoption of this rule.

Sincerely,

La Costa Oaks Board of Directors

*Professionally Managed by:*

Keystone Pacific Property Management, LLC

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