

- 4) A list of plants that are going to be used. This list should include the container size, and the spacing in which it will be planted.
- 5) A diagram layout of the planting location of each plant type. If the plants are going to be grouped by type into a mass, indicate the massing.
- 6) The square footage of the area being renovated.
- 7) What irrigation modifications will be made, include general manufacturer information.
- 8) Indicate if and where cobble and or other stone materials will be used.
- 9) Indicate if and where decomposed granite (DG) will be used, as well as if will be installed with a bender-board type edge.
- 10) If mulch is to be installed, please indicate where, what type and color.
- g. One (1) set of plans should include a site plan, detailed specifications; dimensions; materials; elevation drawings; plant list; color brochure, color photos.
- h. No Application Fee is required for Subordinate Maintenance Corporation submittals.
- i. Completion Notice and color photos must be submitted 30 days after completion.
9. The ARC shall give final written approval or disapproval of the request within thirty (30) days from receipt of a complete submittal (including all the required supporting information and documentation). In the event the ARC fails to respond within thirty (30) days from receipt of the complete submittal, the request shall be deemed to be approved.
10. Proposed Construction Schedule - Indicate start date and estimated completion date. Allowed Construction Hours (as per the City of Rancho Santa Margarita's Municipal Code):
 - a. 7 a.m. - 8 p.m. Monday through Saturday.
 - b. No construction access on Sundays or Federal Holidays.
11. Architectural submittals may be delivered to:

SAMLARC Architectural Review Committee
 22342A Avenida Empresa, Suite 102A
 Rancho Santa Margarita, CA 92688

IV. ARCHITECTURAL AND MATERIAL STANDARDS

A. LANDSCAPING

Landscaping can be effectively used to accent entryways, define space, and create "soft" privacy screens. Since landscaping is a design element, the same consideration should be given to the relationship of the applicant's Residence to adjacent Residences.

All landscaping and plantings shall remain aesthetically consistent and harmonize with the Mediterranean design intent and plan of the community. Mediterranean theme is preferred as it is harmonious and consistent with the building architecture. Desertscapes are discouraged.

Submitted landscape plans must provide the location and size of all proposed plants, including ground cover, vines, espaliers, shrubs and trees.

Trees, hedges, shrubs and the like must be maintained so as to not block street signs, mail boxes, or utility boxes; pose danger to the community; be a fire hazard or encroach upon others' property.

Hedges, shrubs and the like must be maintained so as to not overhang above any streets, sidewalks, Community Property or Public Right-of-Way. Trees that extend beyond the property line shall be reasonably maintained and pruned.

Trees must be planted with a minimum three (3) foot setback from all property lines. To accommodate the mature growth size of plantings and roots, an increased setback may be required accordingly. All trees planted within three (3) feet of Community Property, walls, or property lines must include a root barrier device.

Any live plant material, including trees and shrubs, planted to create a visual barrier/privacy screen will be reviewed by the ARC on a case-by-case basis. Artificial shrubs, flowers, trees, and vines in lieu of living plant material are prohibited.

Planting Palette - May include seasonal plants and flowers. Particular care should be taken when planting Invasive plants due to their nature in our climate. Invasive Plants shall not be planted in proximity to a property line nor shall be maintained in a manner to allow growth over a property line into an adjacent lot.

1. Water-Wise Low Maintenance Landscape / Hardscape

Front yard is defined as the square footage of open space bounded by the front of the home and the property line, street, or sidewalk excluding any driveway paving. Driveways are not considered in the calculation for the low maintenance landscape requirements.

SAMLARC is dedicated to the preservation of its vegetation and landscaping that has matured since the establishment of the community. At the same time the community is sensitive to the Residents and the State's efforts in supporting water conservation.

The Water-Wise Landscape Page on the Rancho Santa Margarita Landscape and Recreation Corporation (SAMLARC) website at <http://www.samlarc.org/> provides a list of recommended plant material to assist Owners in selecting their landscape enhancements.

The following Standards have been set forth to maintain SAMLARC's splendor while being receptive to alternative forms of landscaping.

- a. A majority of the total front yard landscaping must consist of vegetation, grass, plantings, and/or trees. In the case of Synthetic / Artificial Turf this standard may be adjusted by the Architectural Review Committee on a case-by-case basis.
- b. Front Yards – Front yards are not allowed to consist of dirt only.
- c. Rear Yard and Side Yard Maintenance Exclusion – SAMLARC monitors all rear yard and side yard landscape, and hardscape excluding items that are below the fence height.
- d. Rock, gravel, bark, decomposed granite, and large rock or boulders may be incorporated into front yard landscaping; however, may not be used as a main

component of the landscaping. No more than 30% of the landscape as measured by the square footage of the softscape may be exposed rock, gravel, bark, decomposed granite or large rock. Colors must be of natural earth tones and must harmonize with the existing landscape and architecture. White rock is not permitted.

- 1) Trailing Ground cover, plant material, is preferred to rock, gravel, bark, decomposed granite or large rock. Within 12 months of installation, areas where ground cover or shrubs have been planted should grow and spread to cover 75% of the intended area. This Standard does not include areas covered by turf.
- e. Plants should be selected that respect soil conditions and water use and that contribute to the overall appearance of the community. The use of a simple palette of long-lived plants that are water-wise, or have low water requirements is encouraged. Plant materials are expected to be consistent with those compatible with the Southern California coastal climate.
 - 1) Rancho Santa Margarita falls within ZONE 23 of the Sunset Western Garden Book: Thermal belts of Southern California's coastal climate
"One of the most favored areas in North America for growing subtropical plants, Zone 23 has always been Southern California's best zone for avocados. Frosts don't amount to much here, because 85 percent of the time, Pacific Ocean weather dominates; interior air rules only 15 percent of the time. A notorious portion of this 15 percent consists of those days when hot, dry Santa Ana winds blow. Zone 23 lacks either the summer heat or the winter cold necessary to grow pears, most apples, and most peaches. But it enjoys considerably more heat than Zone 24—enough to put the sweetness in 'Valencia' oranges, for example—but not enough for 'Washington' naval oranges, which are grown farther inland. Temperatures are mild here, but severe winters descend at times. Average lows range from 43 to 48°F (6 to 9°C), while extreme lows average from 34 to 27°F (1 to -3°C)."
 - 2) The Zone number is used when looking up a specific plant. The Sunset Western Garden Book will indicate, specifically, in which zones the plant will survive and thrive.
 - 3) Consistent with the architecture of the buildings in SAMLARC, landscape should be of the Mediterranean theme. The Natural Vegetation that occurs in the area is as follows:
 - 4) The native vegetation of Mediterranean climate lands must be adapted to survive long, hot summer droughts and prolonged wet periods in winter. Mediterranean vegetation examples include the following:
 - i. Evergreen trees: such as pines, cypresses, and oaks
 - ii. Deciduous trees: such as sycamores, oaks, and buckeyes
 - iii. Fruit trees such as olives, figs, citrus, walnuts and grapes
 - iv. Shrubs: Bay laurel, ericas, banksias, and chamise
 - v. Sub-shrubs: such as sages, artemisias, and sagebrush
 - vi. Grasses: grassland types, Themeda triandra, bunchgrasses; sedges, and rushes
- f. Plant material is to be planted in accordance with grower's instructions.
- g. An ornamental, yet water-wise landscape can be created with plant materials that are compatible with our sub-Mediterranean climate.
- h. Succulents can only be used as an accent, accessory to, or to complement the plant-life landscaping features and not as a major component of the

landscaping. As an accent, succulents can be no more than 5% of the total planter bed area.

- i. Proper maintenance of the area is critical for its continued acceptability. Preventative measures should be taken to prohibit weed growth. Bubblers or drip systems for trees and substantial shrubs are recommended.
 - j. The ARC will review any proposed landscaping that deviates from these Standards on an individual basis.
 - k. Approval by Santa Margarita Water District of plant selections from their SustainaBlue plant list does not constitute SAMLARC architectural approval. Although SMWD can provide a recommendation, ARC approval is still required.
2. Community Property Landscape Areas
- a. Installation of paths, walkways or gates leading to SAMLARC Community Property is not permitted.
 - b. Construction or alteration of Improvements on or within SAMLARC Community Property by Members or Subordinate Maintenance Corporations, or any other entity not expressly authorized by SAMLARC to perform such construction or alterations, is strictly prohibited.
 - c. SAMLARC areas with trees, shrubs and/or ground cover are not intended for pedestrian use ingress or egress. Slopes, planter and ground cover areas are not to be used as a pathway or a means of accessing public or private walkways, streets, parks, schools, shopping centers or trails. Only persons specifically authorized by SAMLARC (e.g. landscapers, inspectors, etc.) are allowed on slopes and planter areas. Persons using the slopes and planter areas do so at their own risk. All owners and residents, and their tenants, guests and invitees are instructed to stay off of the slopes and planter areas.
 - d. SAMLARC Members and Subordinate Maintenance Corporations may be liable for any damage caused to Community Property by the owner, tenants, guests and invitees (including without limitation slope or planter vegetation, irrigation, and drainage improvements).
3. Artificial Turf
- Synthetic Grass / Artificial Turf must be installed in accordance with manufacturer's instruction, and may be used in frontage landscape. Applications submitted as a "like-for-like" replacement of existing turf can be approved as "over the counter" approval at the SAMLARC Business Office.
- a. Synthetic Grass / Artificial Turf must be approved by the ARC prior to installation.
 - b. Synthetic Grass / Artificial Turf can be used as a "like-for-like" replacement of existing turf areas.
 - c. Synthetic Grass / Artificial Turf cannot be used to expand existing turf areas.
 - d. Submit a minimum of 1x1 sq. ft. sample showing engineering/quality to the ARC for review.
 - e. Provide an adequate base and drainage system as defined by the Manufacturer under the Synthetic Grass / Artificial Turf.
 - f. Synthetic Grass / Artificial Turf must be adequately secured, with no visible ripples or seams.
 - g. Synthetic Grass / Artificial Turf must be kept free of weeds, debris, tears, holes, dents, stains, discoloring, and be regularly maintained to ensure an attractive appearance. Any Synthetic Grass / Artificial Turf that does not meet these standards must be promptly repaired or replaced.
 - h. Synthetic Grass / Artificial Turf must be separated from other adjacent neighbor's front-yard landscaping by mow strips or other approved barriers to

prevent intrusion of living material into the area(s) of Synthetic Grass / Artificial Turf.

- i. Synthetic Grass / Artificial Turf must have finished edges.
 - j. Synthetic Grass / Artificial Turf is not permitted on slopes steeper than 4:1 maximum.
4. Driveway Expansions are not permitted, except for a maximum of twenty-four (24) inch wide bands on each side of the original driveway, so long as the Improvement is in harmony with the surrounding structures and will not detract from the beauty and attractiveness of the Development. If an adjacent walkway leading to the front door is proposed or existing, the planting area between the expanded driveway and walkway must be a minimum of twenty-four (24) inches wide for the length of the driveway.
 5. Continuous Buffer Zone - A minimum twenty-four (24) inch continuous buffer zone of plant material must be maintained between the driveway / hardscape and the property line or median.
 6. Pools, Spas, Water Elements, Rock Formations and Pool Water Slides
 - a. Pools, spas, fountains, waterfalls, water slides, ponds and the like must comply with the following:
 - 1) Pools, spas and water slides must be located in the rear yard and must be screened from view.
 - 2) Setback from property line must be in compliance with the City of Rancho Santa Margarita Guidelines.
 - b. Rock formations and water slides will be reviewed on a case-by-case basis. Rock formations and water slides must not exceed the fence height and must be screened from view. The color must be of natural, earth tones and must be setback a minimum of three (3) feet from the fence.

B. DRAINAGE

Drainage must be shown on plans. All drainage from Improvements shall be constructed so as to return runoff to the front street. Coring of any sidewalk or curb must be in accordance with the City of Rancho Santa Margarita's regulations or guidelines. There shall be no interference with the established drainage patterns over any Lot, or Community Property.

C. FENCES / WALLS / GATES

1. Owners may not modify SAMLARC Community Property or walls or fences that SAMLARC has a maintenance responsibility for, without prior approval of the ARC.
2. The structural framing or unfinished side of a fence or wall shall not be exposed to any street, sidewalk, Community Property, or neighboring Lot.
3. No double fences shall be allowed along adjoining property lines.
4. Unless otherwise approved by the ARC, fencing shall not exceed six (6) feet in height from ground level. Wood, vinyl or plastic lattice or solid panels may not be installed to extend the height of fencing beyond six (6) feet.
5. All property line fences are not required to be the same height.
6. Fences comprised of more than one (1) material must complement each other and harmonize with the Dwelling and the surrounding neighborhood.
7. Fences, walls, and gates proposed on a flag lot will be considered on a case-by-case basis. The proposed fencing and/or gate must be harmonious and architecturally consistent with the community and neighboring properties. Adjacent neighbor(s) approval is required.
8. No gates shall be used to enclose driveways.

CONCLUSIONS

U.S. Treas.

GENERAL FENCE AND WALL PLANNING GUIDE

