



*SHADY CANYON COMMUNITY ASSOCIATION*

*Revised Design Guidelines  
for  
The Villas and The Sycamores at Shady Canyon  
Tracts 16154 and 16267*

*August 28, 2003*

*Volume 3 of 3*

**SHADY CANYON COMMUNITY ASSOCIATION**  
**THE VILLAS AND THE SYCAMORES AT SHADY CANYON DESIGN GUIDELINES**  
**Tracts 16154 and 16267**

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## **SECTION I: INTRODUCTION**

### **The Shady Canyon Site**

Nestled in the low, gently rolling hills of Irvine, Shady Canyon has special qualities that make it unique among residential communities in coastal Orange County. A secluded place, Shady Canyon is surrounded on three sides by permanent open space. The natural character of its surroundings, spill into Shady Canyon to create the rural, rustic living environment that is the signature of the Shady Canyon Community.

In planning the Shady Canyon Community, special attention has been given to the natural features of the site that make it so special. Strands of California Sycamore have been preserved and integrated into the design of the Community's open space system so that all can enjoy their rugged beauty. Dramatic exposed rock formations characteristic of the coastal hills have also been protected and are an essential part of the Shady Canyon Community character. Significant natural drainage courses have been preserved and provide important habitat for Shady Canyon's numerous wildlife. Finally, the home sites on the hills that surround Shady Canyon have been sited to fit comfortably in the gently rolling character of the site.

### **A Home in the Country**

Important site elements such as neighboring uses, access, terrain and natural features, as well as other factors, have all been considered during the planning and design of the Community. Roads in Shady Canyon have also been carefully sited to reinforce the Community's rural character. Their alignments bend and weave the way a footpath might gently conform to a natural hillside, while comfortably connecting residential home sites.

As a result of this attention to the integration of home site, landform and landscape, Shady Canyon has a unique, natural visual appeal that is the foundation of the design character of the Community. The Design Guidelines for the residential home sites that are described in this document reinforce this visual character of the Community and create a place of enduring value and natural beauty.

### **Design Standards Protect the Community Vision**

These Design Guidelines ensure residents that the values and vision embodied in the master plan will be protected for the long term, and that every Lot in The Villas and The Sycamores at Shady Canyon will be improved in a way that protects the rural feeling of the Community. Implementing the Design Guidelines will help preserve the visual connection between individual Lots and the overall Community in manner that is flexible and effective, while adapting to the particular situation of each Lot. Any Owner (the "Applicant") desiring to build, construct, plant or otherwise install any proposed Improvements to his Lot in The Villas or The Sycamores must comply with these Design Guidelines.

### **Purpose of the Design Guidelines**

The Design Guidelines set forth specific architectural and landscape design and implementation criteria and procedures that are to be complied with for all Improvements proposed to be made by the Applicant on his Lot. These Design Guidelines in concert with the various provisions and restrictions in the Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Shady Canyon (the "Master Declaration"), they are intended to preserve and maintain the design character, the desirability, and the attractiveness of the Villas and The Sycamores. The Improvements on each Lot must conform to all applicable City, County, State, and Federal building requirements, regulations, ordinances, and laws. In

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those instances where various regulations are overlapping, the more restrictive regulations or requirements shall apply.

These Design Guidelines are intended to be used by the Applicant and his respective consultants in preparing plans and specifications for proposed Improvements and by the DRC in reviewing such plans and specifications to ensure that the Improvements have a high quality of appearance and are compatible in character with the overall Shady Canyon Community.

The Design Guidelines are intended to serve aesthetic purposes only and do not modify or replace applicable laws, ordinances, regulations or building codes. Although every reasonable effort has been made to eliminate errors or inconsistencies, it is the responsibility of each Owner to comply with applicable laws, ordinances, regulations and codes.

**SECTION II: GENERAL NOTES**

**A. Master Association Responsibilities:** One of the more important functions of the Shady Canyon Community Association (the “Master Association”) is the preservation of the architectural character and enhancement of the landscape setting of the Shady Canyon Community. The Master Association is granted the power to administer and enforce architectural controls within the Community. The capitalized terms used in these Guidelines are more fully defined in the Master Declaration, and those definitions apply to terms used herein.

The Master Association administers and enforces all architectural rules through the Design Review Committee (“DRC”). The DRC has the authority to (i) review and approve all plans and specifications for Improvements as described in the Master Declaration; (ii) establish and administer general architectural guidelines; and (iii) assess reasonable fees for review and approval of proposed plans and specifications.

**B. View Restrictions and Privacy Rights:** In accordance with the Master Declaration there are no protected views within the Community and no Lot is assured the existence or unobstructed continuation of any particular view. In its administration of these Design Guidelines, the DRC will consider the specific design criteria herein, and may balance the rights of each Owner to privacy within his or her Lot with the desire to maintain reasonable fields of vision outward from his or her Lot. Views across the side Lot line or prolongation of the wall separating the Owner’s Lot from that of his or her neighbor will not be considered. These considerations may be taken into account in the DRC’s

decisions regarding any Improvement submitted for its approval that may affect any other Owner’s view.

**C. Enforcement and Violations:** Failure to obtain the necessary approvals from the DRC for any Improvements to your Lot constitutes a violation of the Master Declaration and may result in the Master Association requiring a modification or removal of the work (regardless of whether it has been completed) at your expense. All residents have the right and the responsibility to bring to the attention of the DRC any violations of these Design Guidelines, the restrictions set forth in the Master Declaration or any other requirements.

**D. Amendments to Guidelines:** These Guidelines, along with the restrictions set forth in the Master Declaration, form the basis for evaluation of plans and specifications for Improvements submitted by the Applicant to the DRC for review and approval. Any items or issues not addressed in these Design Guidelines or Master Declaration are matters left to the discretionary judgment of the DRC acting in good faith on behalf of the best interests of the Master Association as a whole. The Board may, at its discretion, amend these Guidelines from time to time as it deems necessary or desirable.

**E. Model Complex:** The construction features and landscaping provided by Taylor Woodrow Homes and Greystone Homes at the model complexes are not to be considered an example of these Guidelines. The construction features and landscape materials located at the model complex were provided for sales and marketing purposes only and may not be permitted on all Lots.

**SECTION III: EXTENT OF DESIGN REVIEW COMMITTEE  
REVIEW**

- A. The DRC approval of plans and specifications is required for all architectural and landscape Improvements. The DRC may condition its approval on such changes it deems appropriate and may require submission of additional plans and specifications or other information or materials prior to approving or disapproving plans and specifications.
- B. Upon approval, disapproval or in the event the DRC requests clarification or additional information, all submissions shall be distributed as follows:
1. **Incomplete Plans:** Incomplete plans shall be returned to the Applicant.
  2. **Approved Plans:** One (1) approved plan shall be placed in the Master Association files and one (1) approved plan shall be returned to the Owner to be kept at the work site during the course of construction until a final inspection of the construction has been made on behalf of the DRC.
  3. **Denied Plans:** Disapproved plans or those requiring clarification or additional information shall be returned to the Owner. Said plans shall be included with subsequent submissions.
- C. Inspections of work in progress and issuance of notices of noncompliance may be made by the DRC or its designated representatives. Absence of such inspections and notification during construction does not constitute either DRC approval of the work in progress or compliance with these Guidelines.
- D. The DRC or its designated representatives shall make inspections of completed Improvements once the Applicant has notified the DRC that the Improvements have been completed. This notification should be made promptly after the Improvement's completion. If it is determined that the work was not done in substantial compliance with the final plan approved by the DRC, the DRC shall notify the Owner in writing of such noncompliance within sixty (60) days after its inspection, specifying in reasonable detail the particulars of noncompliance, and shall require the Owner to remedy the noncompliance. (See Exhibit E for Sample Notice of Completion.)
- E. The DRC's review of plans and specifications only extends to conforming to the Master Declaration and these Guidelines. By approving plans and specifications, the DRC, and its' designated representatives, the Declarant, or Board does not assume liability or responsibility for the architectural or engineering design or for any defect in any Improvement constructed from the Applicant's plans and specifications. The DRC is an aesthetic review entity only.

**SECTION IV: REVIEW, APPROVAL AND OBSERVATION  
PROCEDURE**

- A. All requests for DRC approval of Improvements must be made on the standard form provided by the DRC and should be mailed or delivered to the DRC through the Property Manager for the Master Association at the following address:

**Shady Canyon Community Association**  
Attn: Design Review Committee  
c/o Keystone Pacific Property Management  
2 San Joaquin Plaza, Suite 225  
Newport Beach CA 92660  
(949) 718-4900

- B. Within two hundred and seventy (270) days after the Close of Escrow for the purchase of the Applicant's Lot, the Applicant must, at his own cost and expense; cause his rear and side yards to be fully landscaped in accordance with plans and specifications approved by the DRC. All landscaping and other Improvements must comply with the Design Guidelines.
- C. As fully set forth in Article IX, Section 7 of the Master Declaration, the DRC has sixty (60) days to notify the Applicant that his submittal was complete and the date, time and place of the DRC meeting on the Applicant's submittal. The failure of the DRC to act within said sixty (60) day period will be deemed a denial of the submittal. In the event of denial due to the inaction by the DRC, within thirty (30) days of such denial of submittal, the Applicant may request by mail notification of the status of the submittal. Failure by the DRC to act within forty-five (45) days of receipt of the Applicant's status request will be deemed approval of the Applicant's submittal.

- D. Approval of the plans relates solely to the architectural design and scheme thereof, and no representations are made nor any responsibility assumed by the DRC regarding the legality or structural quality or soundness of the work proposed. It shall be the sole responsibility of the Applicant, Applicant's architect and Applicant's builder to examine the Lot and to undertake adequate structural design for all Improvements and thereafter to construct and maintain the Improvements in accordance with the approved plans, and applicable governmental codes, laws, ordinances and regulations. Approval of these plans does not alter or modify Applicant's obligation to comply with all established building requirements for the Lot and with all laws, ordinances, rules and regulations now or hereafter made by any governmental authority affecting the Lot. In case of any conflict between the same, the stricter requirement shall apply.
- E. Plans must be clear, complete and prepared in accordance with applicable building codes. Final plans must be submitted to the DRC for architectural remodels and additions, and all exterior hardscape and landscape Improvements.
- F. All packages submitted to the DRC by the Applicant must contain the following items:
1. Completed Design Review Committee Application (Exhibit A).
  2. Completed Neighbor Awareness Form (Exhibit B).
  3. Security Deposit and Review Fees (see below).

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4. Three (3) complete sets of proposed improvement plans.
  5. Proof that close of escrow has occurred.
- G. The management company reviews submittal packages for completeness. Complete packages are forwarded to the DRC. The DRC will not review incomplete submissions. Incomplete submissions will be returned to the Applicant along with a copy of a checklist noting the areas of deficiency.
- H. **Neighbor Awareness:** The intent of this portion of the Architectural Application Form is to advise your neighbors who own property adjacent to your residence of your proposed work in order to avoid future conflicts. This will necessitate your requesting the signature of your neighbor(s) adjoining your property. No application will be considered a complete submission until the neighbor awareness condition has been satisfied. (See Exhibit B) Notwithstanding the above, the DRC may consider an application where the applicant has contacted his neighbor(s) and the neighbor(s) has unreasonably refused to cooperate as to the proposed work.
- I. **Security Deposit:** A security deposit shall accompany the submittal. A check in the amount of \$2,500.00 shall be made payable to the “**Shady Canyon Community Association**”. The purpose of the deposit is to ensure timely completion of proposed Improvements, and that damage has not been done by Owner’s Improvements to the Master Association. An indemnity or restoration Agreement may also be required by the DRC. Upon completion, receipt of the “Notice of Completion”, and the DRC site inspection approval of the requested Improvements, the Master Association will refund the \$2,500.00 deposit or whatever balance remaining from applicable cost of repairs. Should this amount not cover the cost to repair said damage, the Shady Canyon Community Association, retains the right to collect additional funds either through a Compliance Assessment or through legal means as deemed appropriate by the Master Association. Additionally, the Board may amend the security deposit or review fees from time to time as necessary. A public agency and/or Owner may pursue legal remedies for damage to any property owned by such Agency or Owner caused by the Applicant.
- J. **Review and Resubmittal Fees:** A check for review fees shall accompany the submittal in the amounts as outlined below:
1. \$500.00 for DRC review services. This fee includes one submittal and two (2) revised submittals.
  2. \$250.00 for DRC site visits to review installation of Improvements for conformance with the approved plans. This fee includes the initial site visit and one follow-up review.
  3. After initial submission, subsequent plan submissions for additional review will require a \$125.00 fee to the DRC. This fee is non-refundable. The DRC may request an additional fee for any submission whether for initial or subsequent approval if changes are made to approved plans.

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4. The security deposit and review fee for the initial home purchaser and subsequent homeowners will be collected at time of plan submission. The DRC's time for plan approval will not commence until the deposit and review fees have been received. Upon acceptance of the Notice of Completion by the DRC, any unused security deposit shall be refunded to the Applicant.
  5. This deposit and any fees may be amended from time to time as the cost of review varies.
- K. If construction activity requires the use of streets or other Master Association Property for purposes of transporting labor and materials, or for the temporary storage of materials, the Applicant shall obtain written permission from the DRC for "Right of Entry" during the course of construction
  - L. No construction or Improvements of any kind are permitted within the street right-of-way.
  - M. DRC review and approval is for aesthetic purposes only. All necessary building permits and other approvals must be obtained and all applicable laws, ordinances, regulations and codes must be adhered to at all times. After the DRC has approved the Applicant's plans and specifications for aesthetic purposes, the Applicant must contact local regulatory agencies to obtain necessary permits and/or verify compliance with applicable laws, ordinances, regulations and codes. In the event of a conflict between the provisions of these Design Guidelines and any other requirements, the more restrictive requirement shall prevail.
  - N. The DRC may authorize variances as provided in the Master Declaration only. The granting of a variance must be evidenced in writing and must be signed by at least a majority of the DRC.
  - O. The DRC shall give final approval, conditional approval or disapproval of requests within forty-five days from the DRC's notification to the Applicant that the submittal was complete. The review period will not commence until the DRC has acknowledged receipt of a complete submittal.
  - P. In the event the DRC disapproves all of the submittal, a portion of a submittal or requests certain items be resubmitted for final approval, it shall be understood that the forty-five (45) day review period starts over again once the complete or partial submittal package is received for final review and approval.
  - Q. In the event the plans and specifications submitted to the DRC are disapproved by the DRC, the Applicant may appeal in writing to the Board no later than thirty (30) days following the final decision of the DRC. Within forty-five (45) days following receipt of the request for appeal, the Board shall render a written decision. The failure of the Board to render a written decision within the forty-five (45) day period shall be deemed a decision in favor of the Applicant.
  - R. Failure to obtain the necessary approval from the DRC, or failure to complete the Improvements in conformity with the plans and specifications approved by the DRC, constitutes a violation of the Master Declaration and may require modifications or removal of any work of improvement at the Applicant's expense. Pursuant to the provisions of the Master

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Declaration, the Board shall have the right to record a Notice of Non-Compliance that shall identify the reason(s) for such notice. If necessary, the City of Irvine will be contacted to assist in enforcement of this policy.

- S. Within thirty (30) days following the completion of the improvements as indicated on the "Approved" copy of the plans and specifications, the Applicant shall send Notice of the Completion (Exhibit E) to the Design Review Committee and request final inspection and approval. An authorized member of the DRC may, within sixty (60) days thereafter, at any reasonable hour or hours and upon reasonable notice, enter and inspect the subject property as to the completion of the Improvement. Such Entry shall be made with as little inconvenience as possible.

## **SECTION V: SUBMISSION STANDARDS**

All submissions for DRC review shall include, where applicable, the following: Include all working drawings, specifications, exhibits, catalogue cuts and photographs utilized for the DRC's review. Provide sample materials if requested by DRC.

### **A. Landscaping and Lot Improvement Plan:**

1. Plan shall be design not less than 1/8" = 1'-0"
2. Construction drawing submissions shall include all applicable exhibits, as well as information required by the governing jurisdiction for permitting approval and by the contractor for actual construction contract work.
3. Submittal shall include the following:
  - (a) **Landscape Hardscape Plan and Details:**
    1. Show dimensions and all material callouts.
    2. Include all structural amenities including decks, patio covers, stairs, trellises, arbors, and gazebos. All construction details must be drawn to scale.
    3. Provide fence and wall designs. Drawings shall include specifications of materials, color and height. For alterations or additions, note if finish is to match existing finish. Heights of all fencing and walls should be shown in relation to adjacent ground elevations. Any

retaining situations shall be clearly shown along with the height of the retaining walls.

4. Include all pools, spas, hot tubs, fountains, ponds, and ornamental rocks with material specifications including gunite, coping and stucco finish and colors. Note: Pools and spas may not be constructed on some lots. See the Master Declaration.
5. Provide locations of all filtering equipment, mechanical devices exposed to the exterior and all solar collectors, racks, storage facilities, and distribution components. Plan should include related safety fencing and gates.

- (b) **Grading and Underground Drainage Plan:** Show proposed and existing contours, flow lines, finish grades and proposed drainage systems. Changes of finish grade may require a grading plan prepared by a registered Civil or Professional Engineer or Landscape Architect.
- (c) **Irrigation Plan:** Include all valve, head, and controller specifications and points of connection to water meter. All irrigation must have "pop up" heads where adjacent to circulation or lawn (Refer to Irrigation System Design requirements contained herein.)

(d) **Planting Plan:**

1. List all planting material including ground cover, shrubs, trees, turf and soil amendments. Provide a plant legend and identify all plant sizes and spacing.
2. All plant material must be in compliance with the approved Project Plant Palette, "Exhibit G" unless otherwise approved by the DRC.
3. Specifically identify the required "on-lot" trees by symbol, callout and size in conformance with the builder installed trees for the Villas in Tract 16154.

- (e) **Lighting Plan:** Include all site lighting with electrical points of connection and product specifications and catalog cuts.

**B. Architectural Improvement Plan:**

1. Plot Plan (at not less than 1/8" = 1'0"):

- (a) Show Lot lines accurately as to length, angles and amount of curve. Show all existing and proposed buildings, structures, fences, walls, sidewalks and other Improvements. Indicate all required setbacks, easements, streets, or right-of-ways and top or toe of slopes.

- (b) Show all dimensions on work to be considered, show distances between existing and proposed work and property lines, setback lines and slopes.

- (c) Include site photos of all surrounding conditions adjacent to the location of the proposed Improvements including neighboring Lots, Master Association Property and Maintenance Areas.

2. Roof Plan (at not less than 1/8" = 1'0"):

- (a) Show all existing and proposed roofs noting slopes, pitches and overhangs.

- (b) Designate existing and proposed roofing material.

- (c) Indicate any unusual conditions and details involved in or resulting from the work.

3. Floor Plan (at not less than 1/4 " = 1'0"):

- (a) Indicate all walls, columns, openings and any condition or feature that will affect the exterior design or appearance of the structure.

- (b) Show dimensions of proposed work and related existing work. Indicate the relationships.

- (c) Delineate all parts of the exterior that cannot be shown on elevation.

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(d) Indicate square footage of proposed and existing work.

4. Elevations (at not less than 1/4"=1'0"):

(a) Provide exterior elevations of all proposed structures.

(b) Delineate all height limits in relation to proposed work.

(c) Note all finish materials, colors and textures of proposed work. For alterations or additions, note if finish is to match existing finish.

5. List materials, quality and finishes together with method of installation or application.

**C. Exterior Colors and Finishes:**

1. Specification samples are required for any proposed improvements and modification of exterior materials and colors.

2. Provide a color sample board or an elevation sheet with color chips attached clearly noting where color is used. All samples must be identified with manufacturer's name, color and/or number.

3. Provide samples of masonry and finish roofing material. Descriptions are acceptable for common materials such as concrete tile.

4. Color and material samples are not required when drawings indicate "color and material to match existing".

**SECTION VI: SITE DEVELOPMENT GUIDELINES -  
ARCHITECTURAL**

The following site development guidelines shall apply to all architectural improvements undertaken by Owners:

**A. Heights:**

1. Residences:

- (a) Second story structural additions to the houses are prohibited.
- (b) All improvements must be compatible with the existing structure with respect to massing and articulation.

**B. Setbacks and Buildable Zone:**

- 1. Minimum setback standards for the Community are established by the City of Irvine in conformance with the applicable building and zoning codes or are set forth herein. The more restrictive requirements shall control.
- 2. All structural additions to the homes and detached living units such as cabanas must have a minimum rear yard setback of ten (10) feet to the property line. Side yard setbacks for structural additions have a minimum seven and one half (7-1/2) foot setback to property.
- 3. Front yard additions to the homes are prohibited.
- 4. In the case of irregularly shaped Lots or flag Lots, the DRC may establish front, side and rear yard setbacks, consistent with the approved minimum guidelines, to

allow alternative positioning of the Improvement.

- 5. Special setbacks may be adopted by the Board and enforced by the DRC.
- 6. The maximum lot coverage of any residential Lot shall be as set forth by the City of Irvine.

**C. Garages:**

- 1. Garages shall be enclosed with an operable door of wood or steel construction.
- 2. Carports are not permitted.
- 3. Applied decorations such as eagles, fanlights, etc. are prohibited.

**D. Exterior Building Walls:**

Exterior veneer materials used on the building walls shall be consistent on all elevations of the existing dwellings in order to achieve a uniform appearance. Predominant veneer materials and accents shall match the original architecture.

**E. Reflective Finishes:**

- 1. No highly reflective finishes (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including without limitation the exterior surfaces of any of the following: roofs, all projections above roofs, doors, trim, pipes, equipment and paving.

**F. Exterior Colors:**

1. Exterior colors of buildings, fences, walls and structures as originally applied and exterior colors pre-approved by the DRC for new construction, additions or alterations shall not be changed or altered without DRC approval.
4. Color is intended to act as a primary theme-conveying element, and reflective of the architectural styles and Shady Canyon setting. Exterior colors of buildings shall match those applied by the original homebuilder and/or comply with the color palette approved by the Board of Directors.

**G. Windows and Doors:**

1. Window and door frames shall be constructed of wood or aluminum clad wood. Window openings within exterior wall surfaces shall be located in a manner consistent with the existing treatment.
2. The maximum width of any single window shall be 4'-6". Existing windows cannot be combined and replaced with a single, wider window.
3. Glass tinting or shading must be compatible with the existing treatment. Mirrored glass, reflective glass film and plastic roll-up shades shall not be permitted.

4. Exterior shades of any type shall not be permitted.
5. Awnings are permitted provided they are consistent with the architectural style of the community.

**H. Chimneys**

1. No chimney may extend higher than the minimum height as required by the Building Code of the City of Irvine.
2. The exterior dimensions of chimneys should be minimized so as to avoid unreasonable massing.
6. Chimney flashing should be colored to match the integral or applied color of the chimney.

**I. Roofs, Fascia Overhangs, and Other Projections:**

1. Cornices, eaves and windows projecting above the perimeter footing of a dwelling may not project more than two and one-half (2-1/2) feet into any front, side or rear yard setback.
2. Fascia shall be compatible with the existing treatment as to material and finish.
3. Principal roof forms shall be gable or hip with pitches to match existing. All pitched roof materials shall be two (2) piece clay tile to match existing roofs with colors from the approved color and material palette to ensure a continuity of textures and colors. Roof overhangs are encouraged with eave detail to match existing.

**J. Accessory Buildings:**

1. All permissible accessory buildings such as detached cabanas must be approved by the DRC and must be compatible in design with the architecture.
2. Storage sheds are not permitted.

**K. Solar Panels:**

1. Solar panels may be installed subject to prior written approval from the DRC. Solar collector panels including racks and distribution components shall be subject to approval as to materials and methods of installation.
2. As part of said approval, the DRC will evaluate the appearance of the proposed solar panel to ensure that said device is integrated into the roof design of the dwelling and flush with the existing roof slope.
3. Frames must be colored to compliment the roof. Natural aluminum frames are prohibited.
4. Support solar equipment shall be enclosed and screened from view. All solar panels exposed to the exterior shall be located in a manner that minimizes visual impact.

**L. Antenna and Satellite Dishes:**

1. The Applicant shall obtain approval from DRC prior to installation of video or television antenna or satellite dishes.
2. Antennae are restricted per the Master Declaration. Any permitted equipment must be approved by the DRC as to location, size and screening from view of adjacent Lots.
3. Satellite dishes having a diameter or diagonal measurement greater than 1 meter are permitted. Satellites should not be visible from the Golf Course Property or Master Association Property.
5. All wiring shall be contained within a structure or underground conduit or reasonably screened from view.

**M. Additional Items:**

1. Diverters/Downspouts/Gutters: Galvanized steel or aluminum diverters, downspouts or similar equipment, if attached to the Dwelling or Improvement, shall be painted to match adjacent building surfaces. Copper diverters, downspouts, gutters are prohibited. All downspouts shall be connected to the Lot drainage system.
2. Flashing, Sheet Metal and Vents: All flashing, sheet metal, vent stacks and pipes shall be painted to match adjacent building surfaces.
3. Skylights: Skylights are to be designed as an integral part of the roof. Their form, location, and color should be compatible with and relate to the building. All skylight

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glass shall be bronze colored. White or clear glass is not acceptable. "Bubble" skylights are not permitted.

4. Screen Doors: All screen doors for front entry doors must be approved by the DRC.

SECTION VII: SITE DEVELOPMENT GUIDELINES  
LANDSCAPE ARCHITECTURE

**A. Heights:**

1. Patio Structures:

(a) Maximum height of the occupiable area of all patio structures including trellises and gazebos shall be limited to eleven (11) feet in height.

(b.) All portions of proposed structures that are decorative and un-occupiable and exceed the height limit are subject to review of the DRC and may not be permitted.

**B. Setbacks:**

1. Minimum setback standards for the Community are established by the City of Irvine in conformance with the applicable building and zoning codes or are set forth herein. The more restrictive requirements shall control.
2. Pools, spas, trellises, patio covers, gazebos, recreation equipment, barbeques, and fireplaces and fire pits shall have a rear yard and sideyard setback of five (5) feet from the property line.
3. Free standing patio structures shall be setback five (5) feet from the house.
4. In the case of irregularly shaped Lots or flag Lots, the DRC may establish front, side and rear yard setbacks, consistent with the approved minimum guidelines, to

allow alternative positioning of the Improvement.

5. Special setbacks may be adopted by the Board and enforced by the DRC.

**C. Hardscape and Flatwork:**

1. The visual compatibility of hardscape, softscape, and the adjacent architecture is the most important factor in creating visually pleasing, harmonious environments. The hardscape must be balanced with the softscape. Excessive hardscape is discouraged and will require mitigation with overhead tree canopies.
2. Due to the need to preserve the integrity and consistency of the Villa site street scene, only minor modifications to the design of the Merchant Builder installed front yard driveways and walkways are permitted in the front yard. Such changes are only permitted provided the changes are consistent with character, form, and materials of the community and must be approved by the Design Review Committee.
3. All exterior driveways and walkways exposed to streets and right-of-ways at The Villas, Tracts 16154 or 16267 shall be one of the following:
  - (a) Stone – “Columbia Gold” Flagstone as supplied by Valley Building Materials
  - (b) Brick – Endicott Brick Danish Hand mold in Copper Tone - or Match in color and texture (tumbled) with the existing house brick veneer.

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- (c) Exposed Aggregate Concrete – Integral Color “DG” Concrete Textured 3/8” Mojave Seeded Finish - Grey.
  - (d) Combinations of the above.
4. All exterior driveways and walkways exposed to streets and right-of-ways at the The Sycamores, Tract 16267 shall be one of the following:
- (a) Stone – “Columbia Gold” Flagstone as supplied by Valley Building Materials
  - (b) Brick – Boral Brick per Thompson Building Supply or Match in color and texture (tumbled) with the existing house brick veneer.
  - (c) Exposed Aggregate Concrete – Integral Color “Miami Buff” by Davis Colors, Del Rio Aggregate 3/8” or less.
  - (d) Combinations of the above.
5. Exterior hardscape within courtyards and rear yards are encouraged to be consistent with the materials as noted above Section VII, Item C.3 and C.4. However, alternate materials are permitted provided they are consistent with character of the Community.
6. Due to the shrinking/expanding character of the prevailing soils, concrete flatwork (walks, patio slabs, swimming pool decking, etc.) will crack. The DRC recommends that only licensed professionals be used for the design and installation of these landscape features.

Pre-soaking the flatwork area, steel reinforcement, and inclusion of expansion joints at frequent intervals will accommodate soil volume change and reduce the potential for excessive cracking. Wider cracks which may allow excessive localized moisture infiltration (such as around pool side) should be cleaned out and sealed with a flexible joint filler. The potential for flatwork cracking can be further reduced by underlying the slab area with a layer of sand or gravel (usually four (4) to six (6) inches thick) prior to placement of concrete. Performance is also enhanced if the sand blanket is drained. In addition, concrete flatwork or other rigid Improvements are not recommended near or within ten (10) feet of the top of slopes, as soils in this area tend to relax and may experience downslope creep over time. Special design by a geotechnical consultant and/or structural engineer may reduce the potential for distress to such Improvements.

7. Concrete quality is extremely important. Concrete deficient in cement content and is high in water content is more susceptible to cracking. Uniformity of the ground that receives the gravel or sand blanket and concrete is also important. If swale areas are filled to create a nearly level area under concrete walks or decking, the new fill should be compacted to be uniform with adjacent areas and proper drainage provided.

**D. Fences and Walls:**

1. The walls, fence and the property line curb surrounding any portion of the Shady Canyon Community (“Master

*The Villas and The Sycamores at Shady Canyon Design Guidelines*

Association Wall”) shall not be removed, reconstructed or modified (whether as to structure, finish or color). Fences and gates located in the front yard area installed by the Merchant Builder may not be altered or removed.

2. In order to minimize structural massing as viewed from the Golf Course Property in accordance of the Master Developer, the Applicant may not build, construct or erect any party walls or fencing that adjoins the Golf Course Property. Party walls and fencing includes wrought iron or wood fencing, masonry or glass walls, netting, wire and other barriers (other than landscaping). Additionally, no Owner may install any gate in any fencing that adjoins the Golf Course Property. Applicants may, however, construct low freestanding stone walls and/or retaining stone walls along portions of the rear yards of Lots 1 through 14 of Tract 16154, which adjoin the Golf Course Property. These walls are limited to thirty (30”) inches in height above the lower of the two finish grade elevations on each side of the wall. These walls must be constructed with the Community ledge stone veneer (Columbia Gold as supplied by Valley Building Materials). The Applicant may not build, construct or erect any other walls or fences on the portions of the Lots that adjoin the Golf Course Property. Side yard walls from the rear yard pilaster to the Golf Course Property line wall constructed by an Owner are also limited to thirty (30”) inches in height.
3. Fences, walls and hedges which will abut any existing wall or fence shall not exceed the height of the existing wall, unless otherwise required by building codes for protection of swimming pools or spas.
4. The height of all fences, walls and hedges shall be measured vertically from the average finished grade at the base of the fence or wall. Tops of all fencing, walls or hedges installed on level ground shall be level. Tops of fencing or walls shall be stepped. Tops of hedges may be parallel with sloping surfaces.
5. Retaining walls are subject to the approval of the DRC. Such approval shall be as to the aesthetic appearance of the wall, only and shall not be deemed to warrant or approve in any manner the engineering or structural design of the wall.
6. Standard garden walls are generally sufficiently rigid to accommodate soil volume change from back to front (in a well-drained lot) without excessive cracking. However, within close vicinity (generally 5 to 10 feet) of the top of slopes, some tilt of the wall should be anticipated. Inclusion of deepened foundation and constructions joints at closely spaced intervals generally, and (in particular) walls that are constructed near the top of slopes, may diminish the potential for unsightly cracks and tilting.
7. All tubular steel is to be zinc metalized or bonderized prior to finish color, due to the Coastal exposure. All tubular steel adjacent to the Master Association Property shall match the Community tubular steel color. All walls on the side and rear property lines must match the existing plaster veneer masonry unit walls and finishes provided by the Merchant Builder. Side yard return walls must match existing walls provided by the Merchant Builder. Tubular steel fencing color to be a chip match of

## *The Villas and The Sycamores at Shady Canyon Design Guidelines*

Sherwin Williams SW 2140 'Sealskin' Semi Gloss Finish.  
If a powder coat application is used, RAL 8019 may be substituted as a color.

8. Side yard gates that enclose or screen trash, equipment or utility areas must be of solid, opaque construction of metal or wood. Open tubular steel will not be approved where screening function is required.
9. All rear and side yard walls shall not exceed six feet (6') maximum height above finish grade.
10. Where raised planter walls (or other hardscape elements) are adjacent to property walls, there must be a four (4) foot minimum height difference from the top of the raised planter wall to the top of the property line wall or there must be three (3) foot minimum horizontal clearance between the property wall and the raised element.
11. Soil level may not be raised against existing perimeter and side yard walls as these types walls are not structurally designed for retaining conditions. If raised soil level is required, a secondary waterproof retaining wall will be required with subterranean perforated drainage line (French drain). Refer to condition above regarding raised planter walls for restrictions.
12. Exterior veneer materials used on the site walls shall be consistent on all elevations of the existing dwellings in order to achieve a uniform appearance. Predominant veneer materials and accents shall match the original architecture.

### **E. Vehicular Driveway Gates:**

1. Decorative Porte Cochere (Plan 3, Shady Canyon Villa's) and Portico gates are encouraged. Porte Cochere and Portico gates are to be designed in iron or wood and must be aesthetically compatible with the architectural style and the neighborhood setting. All other types of vehicular gates are prohibited.
2. Porte Cochere gates shall not exceed a vertical height of seven feet (7') as measured from finish driveway surface elevation, and shall be an average of six feet (6') tall.

### **F. Patio Structures, Sun Shades, Gazebos and Trellises:**

1. Patio structures, trellises, gazebos, pergolas and other exterior structures shall be designed to reinforce the existing architectural style and overall garden design concept. The structure shall be in proportion with the overall size of the yard. All structures are reviewed by the DRC on a case by case basis.
2. Materials, finishes and colors shall be consistent with the existing architecture. Structures shall comply with City of Irvine ordinances and the following requirements:
  - (a) Maximum area of 225 SF. measured from centerline of post to centerline of post.
  - (b) Maximum height of 11'.
  - (c) Minimum setback of 5' from property lines.

*The Villas and The Sycamores at Shady Canyon Design Guidelines*

(d) Freestanding structures must be setback a minimum of 5' from the house.

3. Attached patio covers must be designed as an integral part of the architecture.
4. All structures must be accented/screened from offsite views with trees (36" box minimum size) and evergreen vines.
5. Side elevations of structures shall not be enclosed in any manner, except in the case where a wall of a dwelling forms a natural enclosure to some or all portions of a side elevation.
6. No objects such as urns, pots or planters shall be placed on top of any structure or wall. All such "adornment" shall be located under, around or suspended within the structure.
7. Sundecks are prohibited at single story structures.

**G. Fireplaces:**

1. Fireplaces are reviewed on a case by case basis. Following are the requirements:
  - (a) 8' maximum height limit for freestanding fireplaces.
  - (b) 5' minimum setback from rear and side property lines.
  - (c) The back of the fireplace must be screened with trees or a tall hedge.

(d) Must be consistent with the architecture.

**H. Pools, Spas, Hot Tubs, Ponds and Fountains:**

1. All pools must be setback 5' clear of the rear and side property lines.
2. Pools and spas may be constructed on Lots 15 through 24 of said Tract 16154 subject to prior approval by the DRC and must be in compliance with all applicable building codes and other requirements of the City.
3. Due to the rear yard fence and wall limitations as noted in Section VII, Paragraph D.2, pools and spas are specifically prohibited in the rear yards of Lots 1 through 14 of Tract 16154. Notwithstanding the foregoing, a "Spa Cabana" as constructed by the Merchant Builder may be constructed on certain Lots to provide the homeowner with the opportunity to install a small spa within the enclosed cabana.
4. Some of the yards within the Shady Canyon Community are sufficiently large to accommodate a pool and/or spa. Considering that the prevailing soils undergo a volume change with an associated change in moisture, it is imperative that a licensed professional perform pool construction. A reputable pool company should be employed and they should be informed that the prevailing soils are low to highly expansive and they should research the expansion potential of the prevailing soils and design accordingly. Most pool contractors have specifically designed pools for expansive soils (some referred to as "heavy duty", "hillside" or "floating" pools). The design of these pools is such that the pool shell is

## *The Villas and The Sycamores at Shady Canyon Design Guidelines*

tolerant to a higher level of earth pressures and differential support. A properly designed pool may be able to undergo minor amounts of tilting with no loss of integrity and function.

5. It should be recognized that the earth pressures active on the outside of the pool shell are partially counteracted by the water pressure within the pool. Each time a pool is drained, the lateral pressure provided by water is removed and the pool shell is subjected to additional stress. It is therefore imperative to undertake an adequate maintenance program so that the need for pool draining is kept to a minimum.
6. Extensive differences in soil supporting capacity near the top of a slope where a creep condition may prevail could induce stresses beyond what a “heavy duty” pool can withstand. It is therefore prudent to have the backyard layout designed such that the pool structure is kept from the top edge of slopes. Alternatively, you should seek the advice of a geotechnical consultant and have your pool contractor utilize a special design and specification provided by the geotechnical engineer. It is strongly recommended that a geotechnical consultant review the pool/spa excavation prior to gunite placement.

### **I. Mechanical Equipment:**

1. Pool, spa, and fountain equipment shall adhere to all required City setbacks.
2. All mechanical equipment including pool, spa, and fountain must be insulated for sound attenuation and

screened so that they are not visible from the street or neighboring Lots including 2<sup>nd</sup> story views.

3. Acceptable methods of screening may be accomplished by any one of the following means:
  - (a) A masonry wall of sufficient height. The treatment of the wall must match the architectural treatment of the residential building, or the walls and/or fences that are the integral part of the garden design.
  - (b) Permanent landscape planting of evergreen hedges, shrubs, trees or vines of sufficient mature height, density, and breadth to completely conceal all equipment from view.
  - (c) Overhead trellis with a height not exceeding six (6) feet above rough grade or the property line fence. The trellis should be foliated with evergreen vines.
  - (d) Subterranean vault with a non-reflective cover. The non-reflective cover is subject to DRC approval.

### **J. Playground Equipment / Recreational Equipment:**

1. All equipment shall be screened from adjacent Lots and the Master Association Property. All recreation or play equipment shall not exceed a maximum of eight (8) feet above grade.
2. All recreation equipment shall conform to all setback requirements contained herein.

## *The Villas and The Sycamores at Shady Canyon Design Guidelines*

3. The Applicant must submit catalogue cut or photograph with dimensions and colors provided to the DRC for review and approval.
4. The DRC may consider privacy when reviewing proposed outside recreational use or activity areas. Such review may also include potential noise and light intrusion.
5. **Basketball Backboards:** No fixed basketball backboards or other sports apparatus shall be constructed or maintained on any Lot, so as to be visible from any other lot or street within the Community. Portable backboards are not permitted on the streets and may not overhang sidewalks or streets. Backboards must be stored out of site after sunset.

### **K. Additional Site Development Items:**

1. **Trash Containers:** Trash containers must be completely screened from streets and adjacent properties. 2.
2. **Flagpoles:** Flagpoles are not permitted.
3. **Air Conditioners:** Air conditioners may be installed subject to prior written approval from the Design Review Committee. Any such equipment shall be screened from view from adjoining Lots and streets.

### **L. Drainage:**

1. In those areas where planters will be isolated by walks, walls, etc., provision should be made for the inclusion of drainage outlets; i.e., catch basins in each planter.

2. Planters should be graded to drain towards the drainage outlet at 2% (minimum) to 5% grade.
3. All drainage must connect to the Merchant Builder installed underground drainage system. Emphasis must be placed on the importance of good drainage with expansive soils. When in doubt, provide more drains.

### **M. Landscape Planting:**

The overlying landscape theme for The Villas and The Sycamores is expressed as an extension of the existing landscape character of Shady Canyon. The natural landscape of the surrounding open space extends into the Community along roads, on slopes, in Community open space areas and on the edges of home sites to create the informal, rustic atmosphere that is so important to Shady Canyon's environment.

Homeowners are encouraged to use plant materials that are ornamental in nature that are compatible with the overall Shady Canyon site. The use of Mediterranean and Australian plant materials that require low water are well suited to complement the regional landscape of the area. These plants are ideal for courtyards and feature plantings in residential gardens. Many of these plants also have long flowering seasons and their unique forms and textures make this a colorful and stimulating plant palette.

#### 1. **General Notes:**

- (a) The landscape plays a significant role in establishing the overall character and values of the Community. Layers of planting are used to soften building masses

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and integrate architectural forms. Landscaping shall also reinforce the architectural character by the use of garden walls to define outdoor spaces.

- (b) In general, the landscaping of each Lot should reinforce the architectural style and character of the Lot in order to create a comprehensive, integrated setting. The design of hardscape features, creation of spatial use access, selection of construction materials and plants materials should be considered as a single entity in the creation of the residential setting.
- (c) No trees, shrubs or other plants shall not exceed the twenty-five (25') feet in height on Lots adjacent to the Golf Course Property (Lots 1-14 of Tract 16154). All trees must be maintained to the twenty-five (25') foot limitation. There are no tree height limitations on Lots 15-24 of Tract 16154. The tree height limit for The Villas and The Sycamores in Tract 16267 is 30'.
- (d) The planting plan must show the proposed locations and installed sizes of all trees, shrubs, vines, and groundcovers. Include spacing where applicable.
- (e) Applicant agrees to provide routine maintenance for all trees in the rear, side, and court yards, including, but not limited to, annual pruning and lacing. The DRC may require a homeowner to shape and thin trees for wind resiliency and appearance. If the DRC deems trees a nuisance, Applicant shall bear the expense of tree removal.
- (f) In addition to selecting landscape plants based upon aesthetic characteristics, consideration must be given to relative drought tolerance, solar aspect and soil type within the Community. Pre-approved trees, shrubs and ground cover and turf are shown on the attached "Exhibit G". Others may be used upon approval of the DRC.
- (g) All trees planted with four (4) feet of hardscape (sidewalk, driveways, etc.) shall have a root barrier device installed adjacent to hardscape areas. Trees with invasive root systems should not be proposed.
- (h) Trees that may reach large proportions or may have invasive roots will be considered on a case-by-case basis. Such trees may require a 10-foot setback from the property line and a root barrier will be required.
- (i) Trees shall not overhang into adjacent property in excess of thirty percent (30%) of the tree canopy. Side yard screening trees must be evergreen.
- (j) The DRC will not be responsible for adjacent homeowner complaints resulting from trees that overhang into adjacent property (either neighboring property or Master Association Property). All neighbor complaints must be remedied between the neighboring parties involved.
- (k) Owner assumes all liability and responsibility for any root damage from roots of trees planted in their yards including but not limited to fencing, walls and

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structures, utility lines, drainage and to adjacent neighbor improvements and party walls.

- (l) A Landscape Easement Area extends approximately fifteen (15) feet on Lots 15-24 of Tract 16154 from the rear property line of the Lot and in the side yards of Lots 38, 50, and 67 of Tract 16267. The Merchant Builder shall install a concrete mow strip on the side and/or at the rear property line to delineate the location of the rear property line and the Landscape Easement Area and/or the Master Association Property. The mow strip may not be removed. If the mow strip is removed or substantially damaged during the course of installing any Improvements to your rear yard, you must replace it and provide the Master Association with a civil engineer's certification verifying the location of the replacement strip.
- (m) If your Lot includes a Landscape Easement Area, you may not build, construct, erect, plant or install any Improvements of any kind on such Area, other than landscaping (and related irrigation system) and decorative metal fencing that is consistent with the Design Guidelines and approved by the DRC. Additionally, you may not modify the landscaping installed by the Merchant Builder in the Landscape Easement Area.

2. Builder Provided Rear Yard Tree Requirements:

- (a) In some lots, thematic trees in the rear and side yards have been provided by the Merchant Builder in the rear and side yards. The Merchant Builder installed trees shall be maintained by the Owner and shall be

incorporated into the site development and landscape planting plans. These trees are to be protected in-place during construction and replaced at the Owner's expense if damaged or relocated.

- (b) The builder provided rear yard trees must be shown on the landscape planting plan.
- (c) Should an Owner remove the Merchant Builder provided trees within his Lot, then the trees are to be replaced with trees of equal size and variety in the original location as installed by the Merchant Builder.

3. Front Yard Association Maintained Landscaping:

- (a) The Merchant Builder installed front yard landscaping is the maintenance responsibility of the Shady Canyon Community Association. Under no circumstance can the front yard landscaping be modified or removed by a homeowner **without the approval of the DRC. Modification of the front yard builder installed landscape will be reviewed by the DRC on a case by case basis. All proposed modifications must be consistent with the existing streetscape palette.**
- (b) All DRC approved landscape modifications in the front yard shall be installed by the Homeowners Association Landscape Contractor.
- (c) Any damage to the front yard or common area Master Association maintained irrigation or landscaping during the course of a homeowner's lot improvements

## *The Villas and The Sycamores at Shady Canyon Design Guidelines*

shall be repaired by the homeowner. The Homeowners Association landscape contractor must accept all repairs to the landscaping, as they are responsible for the maintenance of the front yard landscaping.

- (d) Master Association maintained front yards are depicted on the Notice of Annexation recorded for such lot.

#### 4. Lot Requirements:

- (a) All lot side yards that are adjacent to a street or common drive shall be planted with the equivalent to a minimum of one (1) thirty-six inch (36") box size tree per fifteen (15) lineal feet of the side yard, property line. Wherever possible, the tree selection should reinforce any tree species that are existing in any common lot landscape lot beyond the property line. Tree selections must be selected from Exhibit G.
- (b) All internal (lot to lot) side yards shall be planted with the equivalent to a minimum of one (1) twenty-four inch (24") box size tree, per thirty (30) lineal feet of side yard opposite the architectural elevation (Building Footprint). Tree selections must be selected from attached Exhibit G.
- (c) Rear architectural elevations without door, window, balcony articulations (Blank Elevation Sections) shall receive planting treatments. At a minimum, two (2) 36" box trees shall be planted at the corners of the house to provide and 'anchor' to the architecture. In

addition, two (2) 24" box minimum size trees shall be located to accent the architecture and screen areas of high activity. Patio covers will also require trees and vines to screen the structures from offsite views.

- (d) Trees and shrubs shall be planted to screen all utilities, air condensers, pool/spa equipment, dog runs, trash storage, play equipment, etc. from all Master Association Property, street scenes and adjacent residential second story windows and balcony areas.
- (e) Shrubs and vines shall be planted to screen or visually modulate walls.

#### **O. Irrigation:**

- a) A variety of irrigation methods may be used, although water conservation systems such as drip and micro-spray techniques are encouraged.
- b) Tie-ins to existing Master Association maintain front yard irrigation is prohibited. All damage to existing HOA front yard irrigation shall be repaired at the expense of the applicant.

**P. Exterior Lighting:**

1. Any exterior lights must be screened from direct view from adjacent streets, Golf Course Property, Open Space and dwellings. All direct rays shall be confined to your respective Lot, so that adjacent Lots and open space areas are protected from substantial light spillage and glare. Mercury vapor lamps or lamps that emit light of a similar character, exposed fluorescent lamps, flashing lights, color lights, unshielded exterior lights and lights which result in excessive glare are prohibited.
2. Pole lighting is not permitted.

## **SECTION VIII: GENERAL CONDITIONS OF APPROVAL**

The following are conditions of any approval by the DRC and shall be deemed incorporated by reference in all plans and specifications approved by the DRC. It shall be the responsibility of the Applicant to ensure that these conditions are enforced upon all persons or firms used, engaged or employed in carrying out any operation or trade in conjunction with the Improvement.

- A. **Pre-Construction Conference:** Prior to commencing construction, the Applicant and the Applicant's Contractor may request a meeting with the Design Review Committee or its designated representatives to review construction procedures and coordinate the Applicant's activities. The Applicant and Contractor shall provide a detailed plan as to the areas to which all construction activity will be confined, including without limitation; size and location for construction material storage, limits of excavation, parking, chemical toilet location, temporary structures, if any (subject to DRC approval), dumpsters and utility trenching, and methods for protection, such as fencing, barricades, or other means, to be set up prior to commencement of construction.
- B. **Occupational Safety and Health Act ("OSHA") Compliance:** All applicable OSHA regulations and guidelines must be strictly observed at all times.
- C. **Signs:** No signs shall be displayed on any lot other than a sign advertising the property for sale as permitted by the Master Declaration. This limitation applies to tradesmen's, contractors' and installers' signs of any type, including the signs identifying the Lot as the site of their activities or operations.
- D. **Hours of Operations:** All operations shall be carried on between the hours of 7:00 a.m. and 6:00 p.m. on Monday through Friday and 9:00 a.m. and 4:00 p.m. on Saturdays. In the event City ordinances are more restrictive, the City ordinances shall prevail. No construction shall be permitted on Sundays or Federal holidays.
- E. **Temporary Structure:** No structure of a temporary character will be permitted to remain on any Lot without the written approval of the DRC.
- F. **Sanitary Facilities:** Each Applicant and Contractor shall be responsible for providing adequate sanitary facilities for their construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the lot itself in a location approved by the DRC.
- G. **Debris Removal:** The Lot must be cleaned of debris at least once a day during construction. Debris must be moved from the site, not merely hosed onto the next property.
- H. **Unightly Items:** All rubbish and unsightly material or objects of any kind shall be regularly removed from the Lot and will not be allowed to accumulate thereon. Removal shall be made weekly, preferably on Friday and rubbish will not be allowed to accumulate on streets or Common Areas. The Owner will be responsible for the cost of any trash cleanup work performed by the Master Association. Owners are prohibited from dumping, burying or burning trash anywhere with the Community.

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- I. **Streets and Sidewalks:** No construction debris or materials is permitted to remain on the streets or walks. All items of such nature must be stored on the Applicant's lot. In the event that any materials are delivered or deposited on the streets or other Master Association Property, the Applicant will be held responsible for the costs involved in cleaning and/or restoring the Master Association Property.
- J. **Construction Equipment:** Trucks, concrete mixers, trailers, trash bins, compressors and other types of construction equipment, as well as private vehicles of construction crew members, shall be parked only in areas designed by the DRC and only for such periods of time as approved by the DRC. The Applicant shall be financially responsible for any equipment removal or necessary repairs required by the DRC.
- K. **Dust and Noise:** The Applicant shall be responsible for controlling dust and noise from any construction on his lot.
- L. **Excavation:** Excess excavation materials must be hauled away in a legal manner.
- M. **Restoration or Repair of Other Property Damaged:** Damage to other property, including without limitation, other Lots, Master Association Property or other Improvements shall be repaired or restored promptly at the expense of the Applicant where the construction activity is taking place. Upon completion of construction, the Applicant shall cause the construction site to be cleaned and all damaged property to be repaired and restored, including without limitation, restoring grades, and repairing streets, driveways, sidewalks, drains, culverts, ditches, signs, lighting, fencing, irrigation and planting.
- N. **Maintenance of Improvements:** The repair and maintenance of any work or improvements will be the responsibility of the installing Owner and subsequent Owner.
- O. **Workmanship:** All improvements shall be constructed with a standard of workmanship consistent with the existing structures. Any work deemed by the DRC to be of inferior quality shall be reworked or removed and the building restored to its original condition prior to commencement of the work by the Applicant. If the Applicant refuses to rework or remove and restore as called for above, the DRC shall request the Board of Directors to cause such rework, removal or restoration and the cost thereof shall be a Compliance Assessment against the Applicant as provided in the Master Declaration.
- P. **Enforcement:** Failure to obtain the necessary prior approval from the DRC constitutes a violation of the Master Declaration. Violations will be enforced as provided in the Master Declaration.
- Q. **Violations:** All owners have the right and the responsibility to bring to the attention of the DRC any violations of the Master Declaration and these Design Guidelines.
- R. **Amendments:** These Design Guidelines, along with the provisions set forth in the Master Declaration, form the basis and criteria for evaluation of plans and specifications submitted for review and approval by the DRC. The DRC

*The Villas and The Sycamores at Shady Canyon Design Guidelines*

rules may be amended or supplemented from time to time as provided for in the Master Declaration.

- S. **Maintenance of Improvements:** The repair and maintenance of any work or improvements will be the responsibility of the installing Applicant or subsequent owner.
- T. **Conditions Not Covered:** Any matter not specifically addressed in the Master Declaration, or in the applicable laws, ordinances, regulations, or codes shall be a matter of discretionary judgment on the part of the DRC acting in good faith on behalf of the best interest of the Master Association as a whole.
- U. **Inapplicability to Merchant Builder and Declarant:** In accordance with the Master Declaration, nothing in these Design Guidelines shall limit the right of the Declarant or Merchant Builder to construct Improvements on any Lot or Maintenance Association Property. No approvals shall be required from the DRC for any construction by the Declarant or Merchant Builder.

**EXHIBIT A  
DESIGN REVIEW COMMITTEE APPLICATION**

Applicant shall complete this application, the application checklist, Neighbor Awareness Form and attach three (3) complete copies of your proposed improvement plans including three (3) copies of all exhibits. **Incomplete applications will not be considered and will be returned.** To assure prompt consideration, review all submittal materials for completeness before sending them to the Design Review Committee.

Mail or Deliver to:  
**Shady Canyon Community Association**  
Attn: Design Review Committee  
Custom Home Architectural Office  
2 San Joaquin Plaza, Suite 225  
Newport Beach, CA 92660

\_\_\_\_\_  
NAME OF APPLICANT

\_\_\_\_\_  
DATE

\_\_\_\_\_  
MAILING ADDRESS

\_\_\_\_\_  
CITY

\_\_\_\_\_  
ZIP

\_\_\_\_\_  
HOME PHONE NUMBER

\_\_\_\_\_  
BUSINESS PHONE NUMBER

\_\_\_\_\_  
PROPERTY ADDRESS

\_\_\_\_\_  
LOT #

\_\_\_\_\_  
TRACT #

\_\_\_\_\_  
PLAN TYPE

\_\_\_\_\_  
PROJECT NAME (SYCAMORES OR VILLAS)

**EXHIBIT A**  
Page 2 of 2  
**DESIGN REVIEW COMMITTEE APPLICATION**

Architect, Engineer or Applicant's Representative (if applicable):

\_\_\_\_\_  
NAME OF APPLICANT

\_\_\_\_\_  
COMPANY

\_\_\_\_\_  
MAILING ADDRESS

\_\_\_\_\_  
CITY

\_\_\_\_\_  
ZIP

\_\_\_\_\_  
BUSINESS PHONE NUMBER

PROJECTS BEING SUBMITTED: (Please check appropriate items)

<b>ARCHITECTURAL</b>	<b>LANDSCAPE/HARDSCAPE</b>	<b>EQUIPMENT</b>
____ DECK	____ DRAINS	____ PLAY EQUIPMENT
____ GAZEBO	____ FENCE(S)/WALL(S)	____ POOL & EQUIPMENT
____ PATIO COVER	____ GATE(S)	____ SPA & EQUIPMENT
____ ROOM ADDITION	____ HARDSCAPE	____ LIGHTING
____ PAINTING	____ IRRIGATION	____ BARBEQUE/COUNTER
____ CHIMNEY	____ TREES/PLANTS	____ SATELLITE DISH
____ OTHER	____ OTHER	____ OTHER

**EXHIBIT B  
DESIGN REVIEW NEIGHBOR AWARENESS FORM**

Today's Date: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Property Address: \_\_\_\_\_

Lot #: \_\_\_\_\_

Signature: \_\_\_\_\_

Project Name: \_\_\_\_\_

The Neighbor Awareness Form must be completed and attached to the Design Review Committee Application. This application and plans shall be considered for information purposes only. Failure to complete and include this form constitutes an incomplete submittal. All incomplete submittals will be returned without review by the Design Review Committee.

**NEIGHBOR AWARENESS** - The intent is to advise your neighbors who own property that is contiguous to your Lot. Neighbors must sign this form to indicate they are aware of your DRC Application and may add their comments in the space provided below. Each neighbor must also initial each set of plans. For purposes of these Design Guidelines, "contiguous" means only those Lots which abut the sides of the Applicant's Lot.

**CONTIGUOUS NEIGHBOR:**

NEIGHBOR NAME \_\_\_\_\_ LOT # \_\_\_\_\_

ADDRESS \_\_\_\_\_

DATE: \_\_\_\_\_

SIGNATURE \_\_\_\_\_

AGREE: \_\_\_\_\_

DISAGREE: \_\_\_\_\_

COMMENTS:

**EXHIBIT B**

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**DESIGN REVIEW NEIGHBOR AWARENESS FORM**

**CONTIGUOUS NEIGHBOR:**

NEIGHBOR NAME \_\_\_\_\_ LOT # \_\_\_\_\_

ADDRESS \_\_\_\_\_

\_\_\_\_\_  
SIGNATURE \_\_\_\_\_ DATE: \_\_\_\_\_

AGREE: \_\_\_\_\_

DISAGREE: \_\_\_\_\_

COMMENTS:

**EXHIBIT C  
DESIGN REVIEW RESUBMITTED PLANS APPROVAL FORM**

**DESIGN REVIEW COMMITTEE DATE RECEIVED:** \_\_\_\_\_

Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

Lot Number: \_\_\_\_\_ Plan Type: \_\_\_\_\_

Rear Yard \_\_\_\_\_ Hardscape Only \_\_\_\_\_ Planting Only \_\_\_\_\_ Other: \_\_\_\_\_

- \_\_\_\_\_ APPROVED
- \_\_\_\_\_ APPROVED WITH CONDITION NOTED BELOW
- \_\_\_\_\_ RESUBMIT
- \_\_\_\_\_ DISAPPROVED

\_\_\_\_\_ Unless otherwise noted herein, all previous Design Review Committee approval checklist comments remain applicable.

*The DRC has reviewed the proposed Improvements to determine whether it is aesthetically compatible with the architectural scheme of the Community. These plans have not been reviewed for construction, safety, function, views, plant material survivability, privacy, or any and all engineering requirements including soils, geotechnical, drainage, structural, mechanical or electrical. You understand that you must comply with the Shady Canyon Community Association Design Guidelines. The Design Review Committee has not considered whether, and its approval does not indicate, the proposed Improvements are in compliance with applicable laws, ordinances, regulations and codes. You must obtain all necessary building permits for applicable structures from the applicable public agency. By approving such plans and specifications the Design Review Committee, the members thereof, the Master Association, the Board, the Declarant, the Merchant Builder and their respective agents, employees, attorneys and consultants of any of the foregoing do not assume any liability or responsibility relating thereto (including, w/o limitations, any defect in any Improvements constructed from such plans and specifications, or any obstruction or impairment of view caused or created as the result of any Improvements approved by the DRC).*

DESIGN REVIEW COMMITTEE

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**EXHIBIT D  
DESIGN REVIEW APPROVAL FORM**

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Re: Shady Canyon Community Association

The Design Review Committee (“DRC”) has reviewed your plan submittal and recommends it for approval. You agree to comply with the DRC’s conditions of approval, the Design Guidelines and the Master Declaration. You understand that the failure to comply with such documents constitutes a violation of the Master Declaration.

Please be advised that plans and specifications are not approved for (a) engineering design, (b) compliance with zoning and building codes, and other applicable statues, ordinances or governmental rules or regulations, (c) compliance with the requirements of any public utility, (d) consistency with easements or other matters of record, or (e) preservation of any view. By approving such plans and specifications the DRC, the members thereof, the Master Association, the Board, Declarant, the Merchant Builder and their respective agents, employees and consultants do not assume any liability or responsibility relating thereto (including, w/o limitations, any defect in any Improvements constructed from such plans and specifications, on for any obstruction or impairment of view caused or created as the result of any Improvements approved by the DRC).

Sincerely,

SHADY CANYON COMMUNITY ASSOCIATION

\_\_\_\_\_  
Design Review Committee Signature

**EXHIBIT E  
DESIGN REVIEW NOTICE OF COMPLETION FORM**

Date: \_\_\_\_\_

***I hereby certify that all work has been completed and done in compliance with the approved plans and conditions.***

Property Address: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_ Signature : \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_

Type of Work: \_\_\_\_\_ Landscape \_\_\_\_\_ Hardscape \_\_\_\_\_ Pool/Spa/Water Feature \_\_\_\_\_

(Please check one or more)

\_\_\_\_\_ Patio Cover \_\_\_\_\_ Lighting \_\_\_\_\_ Other

(DO NOT WRITE BELOW THIS LINE)

---

The Design Review Committee observed the Improvements and recommends the following:

\_\_\_\_\_ APPROVED: Final inspections is complete and the Improvements are in substantial conformance with the approved plans. Applicable conditions of approval noted below to be completed by DRC only.

\_\_\_\_\_ DISAPPROVED: The Improvements are **not** in substantial conformance with the approved plans and specifications. The Applicant must complete/modify/remove the items noted below. After all items have been corrected, submit to the Property Manager a second request for final inspection.

Shady Canyon Design Review Committee

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**EXHIBIT F  
DESIGN REVIEW SUBMITTAL NON-CONFORMANCE FORM**

DATE: \_\_\_\_\_ LOT #: \_\_\_\_\_

TO: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Design Review Committee has performed a site review of your property and determined that the Improvements are not in substantial conformance with your application and the plans and specifications approved, dated \_\_\_\_\_.

Please note the following comments :

These items must be resolved within 45 days of the date of this letter. Please be advised that the site review is for the purpose of determining substantial conformance with the approved plans and specifications and is given without any representation or warranty that the installation is in conformance with your plans or specifications whatsoever. By conducting such site review the DRC, the members thereof, the Master Association, the Board, Declarant, and the Merchant Builder, and their respective agents, employees, and consultants do not assume any liability or responsibility related to the plans and specifications or to the Improvements.

Design Review Committee  
SHADY CANYON COMMUNITY ASSOCIATION

\_\_\_\_\_  
Signature

**EXHIBIT G**  
Page 1 of 8  
**PLANT PALETTE**

**TREES**

**ACCENT TREES**

**Botanical Name**

Aesculus californica  
Agonis flexuosa  
Albizia julibrissin  
Alnus cordata  
Alnus rhombifolia  
Angophora costa  
Brahea edulis  
Cercis occidentalis  
Chamaerops humilis  
Calodendrum capense  
Citrus "thornless" spp.  
Cupressus sempervirens  
Eucalyptus nicholii  
Eucalyptus torquata  
Ficus rubiginosa  
Hymenosporum flavum  
Jacaranda mimosifolia  
Koelreuteria bipinnata  
Lagerstroemia indica  
Leptospermum spp.  
Maytenus boaria  
Metrosideros excelsus  
Phoenix canariensis  
Phoenix dactylifera  
Phoenix reclinata  
Pistachia chinensis  
Platanus acerifolia  
Platanus racemosa  
Pyrus calleryana  
Schinus molle  
Schinus Terebinthifolius  
Trachycarpus fortunei  
Tabebuia avellanadae

**Common Name**

California Buckeye  
Peppermint Willow  
Silk Tree  
White Alder  
California Alder  
Australian Willow  
Guadalupe Palm  
Western Redbud  
Mediterranean Fan Palm  
Cape Chestnut  
Citrus  
Italian Cypress (Two Story Elev. Only)  
Nichol's Willow  
Coral Gum  
Rusty-leaf fig  
Sweetshade  
Jacaranda  
Chinese Flame Tree  
Crape Myrtle  
Tea Tree  
Mayten Tree  
New Zealand Christmas Tree  
Canary Island Palm  
Date Palm  
Senegal Date Palm  
Chinese Pistach  
London Plane Tree  
California Sycamore  
Callery Pear and cultivars  
California Pepper  
Brazilian Pepper Tree  
Windmill Palm  
Trumpet Tree

**EXHIBIT G**  
Page 2 of 8  
**PLANT PALETTE**

**BACKGROUND TREES**

**Botanical Name**

Arbutus unedo  
Avocado spp.  
Ceratonia siliqua  
Eucalyptus ficifolia  
Eucalyptus lehmanii  
Eucalyptus microtheca  
Eucalyptus nicholii  
Eucalyptus sideroxylon  
Eucalyptus spathulata  
Geijera parvifolia  
Juglans californica  
Olea europea  
Pinus halepensis  
Pinus pinea  
Quercus agrifolia  
Quercus dumosa  
Quercus engelmannii  
Quercus ilex  
Quercus kelloggii  
Quercus suber  
Quercus virginiana  
Tipuana tipu  
Tristania conferta  
Ulmus parvifolia  
Zeklova serrata

**Common Name**

Strawberry Tree  
Avocado  
Carob Tree  
Red-flowering Gum  
Bushy Yate  
Coolibah  
Nichol's Willow  
Red Ironbark  
Narrow-leafed Gimlet  
Australian Willow  
So. California Black Walnut  
Olive  
Aleppo Pine  
Italian Stone Pine  
Coast Live Oak  
Scrub Oak  
Mesa Oak  
Holly Oak  
California Black Oak  
Cork Oak  
Southern Live Oak  
Tipu Tree  
Brisbane Box  
Evergreen Elm  
Sawleaf Zelkova

**VERTICAL ACCENT & SPECIMEN ACCENT TREES**

**Botanical Name**

Aloe bainesii  
Chamaerops humilis  
Cupressus sempervirens  
Dracena draco  
Juniperus chinensis 'Spartan'  
Prunus caroliniana  
Trachycarpus fortunei  
Strelitzia nicolai

**Common Name**

Mediterranean Fan Palm  
Italian Cypress  
Dragon Tree  
Carolina Laurel Cherry  
Windmill Palm  
Giant Bird of Paradise

**EXHIBIT G**  
Page 3 of 8  
**PLANT PALETTE**

**SHRUB LEGEND**

**SHRUBS & GROUND COVERS**

**Botanical Name**

Acacia spp.  
Agave spp.  
Aloe spp.  
Anisodonteia  
Arctostaphylos spp.  
Artemesia 'Canyon Grey'  
Artemesia pycnocephala  
Artriplex spp.  
Aucuba japonica  
Baccharis spp.  
Bougainvillea spp.  
Buddleia davidii  
Butia capitata  
Buxus spp.  
Caliandra californica  
Callistemon spp.  
Carissa macrocarpa  
Cassia spp.  
Ceanothus spp.  
Cistus spp.  
Clematis armandii  
Clytostoma callistegioides  
Comarostaphylis diversifolia  
Coprosma spp.  
Cotoneaster spp.  
Dasyliirion spp.  
Dendromecon spp.  
Distictis buccinatoria  
Echium fastuosum  
Elaeagnus pungens  
Encelia spp.  
Eriogonum spp.  
Escallonia spp.  
Fatsia japonica

**Common Name**

Acacia  
Agave  
Aloe  
Cape Mallow  
Manzanita  
California Sage  
Sandhil Sage  
Saltbush  
Japanese Aucuba  
Coyotebrush  
Bougainvillea  
Butterfly Bush  
Pindo Palm  
Boxwood  
Fairy Duster  
Bottlebrush  
Natal Plum  
Senna  
California Lilac  
Rockrose  
Clematis  
Violet Trumpet Vine  
Summer Holly  
Mirror Plant  
Cotoneaster  
Sotol  
Bush Poppy  
Blood-red Trumpet Vine  
Pride-of-Medeira  
Silverberry  
Encelia  
Buckwheat  
Escallonia  
No Common Name  
Japanese Aralia

**EXHIBIT G**  
Page 4 of 8  
**PLANT PALETTE**

**SHRUBS & GROUND COVERS**

**Botanical Name**

Feijoa sellowiana  
Fremontodendron spp.  
Galvezia speciosa  
Garrya elliptica  
Grevillea spp.  
Hakea suovaolens  
Hedera spp.  
Hesperaloe parviflora  
Heuchera spp.  
Hemerocallis  
Heteromomeles spp.  
Hibiscus spp.  
Isomeris arborea  
Iva haysiana  
Juncus patens  
Juncus polyanthemos  
Lantana spp.  
Lavandula spp.  
Lavatera spp.  
Ligustrum japonica 'Texanum'  
Limonium perezii  
Liriope spp.  
Livistona spp.  
Lonicera japonica  
Lotus scoparius  
Lyonothamnus floribundus  
Mahonia spp.  
Malosma laurina  
Melaleuca spp.  
Musa spp.  
Narcissus spp.  
Nandina domestica  
Nepeta faassenii  
Nolina spp.  
Oenothera spp.  
Opunita spp.  
Origanum spp.  
Osmanthus fragrans

**Common Name**

Pineapple Guava  
Flannel Bush  
Island Bush Snapdragon  
Silktassel  
Grevillea  
Sweet Hakea  
English Ivy  
Hesperaloe  
Coral Bells  
Daylilies  
Toyon  
Chinese Hibiscus  
Bladderpod  
Hayes Iva  
California Gray Rush  
Australian Silver Rush  
Lantana  
Lavander  
Tree Mallow  
Japanese privet  
Sea Lavander  
Lily Turf  
Fountain Palm  
Japanese Honeysuckle  
Deerweed  
Catalina Ironwood  
Mahonia  
Laurel Sumac  
Melaleuca  
Banana  
Daffodil  
Heavenly Bamboo  
Catmint  
Beargrass  
Evening Primrose  
Prickley Pear  
Oregano  
Sweet Olive

**EXHIBIT G**  
Page 5 of 8  
**PLANT PALETTE**

**SHRUBS & GROUND COVERS**

**Botanical Name**

Pelargonium peltatum  
Philodendron spp.  
Phoenix roebelenii  
Pittosporum spp.  
Plumbago auriculata  
Podocarpus spp.  
Prunus caroliniana  
Prunus lyonii  
Punica granatum  
Raphiolepis umbellate  
Rhamnus californica  
Rhamnus crocea 'ilicifolia'  
Raphiolepis indica  
Rhapis excelsa  
Rhus integrifolia  
Rhus ovata  
Ribes spp.  
Romneya coulteri  
Rosa spp.  
Rosmarinus spp.  
Salvia spp.  
Santolina spp.  
Sarcococca ruscifolia  
Sisyrinchium bellum  
Solanum jasminoides  
Strelitzia spp.  
Tecomaria capenses  
Thevetia spp.  
Trachelospermum jasminoides  
Trichostema lanatum  
Verbena spp.  
Viburnum tinus  
Vitus spp.  
Wisteria spp.  
Yucca spp.  
Zauschneria californica

**Common Name**

Ivy Geranium  
Philodendron  
Pigmy Date Palm  
Pittosporum  
Cape Plumbago  
Fern Pine  
Carolina Cherry  
Catalina Cherry  
Pomaganate  
Yeddo Hawthorne  
Coffeeberry  
Redberry  
India Hawthorne  
Lady Palm  
Lemonade Berry  
Sugarbush  
Gooseberry or Currant  
Matilija Poppy  
Rose  
Rosemary  
Sage  
Santolina  
Fragrant Sarcococca  
Blue-Eyed Grass  
Potato Vine  
Bird-of-Paradise  
Cape Honeysuckle  
Yellow Oleander  
Star Jasmine  
Wolly Blue Curls  
Verbena  
Laurustinus  
Grape  
Wisteria  
Yucca  
California Fushia

**EXHIBIT G**  
Page 6 of 8  
**PLANT PALETTE**

**MEDIUM SHRUBS & PERENNIALS**

**Botanical Name**

Abutilon hybrids  
Acanthus mollis  
Alstroemeria hybrids  
Anisodonteia hybrids  
Anigozanthos hybrids  
Azalea hybrids  
Bougainvillea 'Crimson Jewel'  
Buddleia davidii  
Camellia japonica  
Cistus purpureus  
Coleonema album  
Dicksonia antarctica  
Echium fastuosum  
Euphorbia rigida  
Gaura lindheimeri  
Hemerocallis hybrids  
Iris douglasiana  
Juniperus sp.  
Justicia californica  
Kniphofia hybrids  
Leonotis leonurus  
Microlepia strigosa  
Penstemon hybrids  
Pittosporum spp.  
Polystichum munitum  
Raphiolepis indica spp.  
Rhapis excelsa  
Rhus integrifolia  
Rosmarinus officinalis 'Tuscan Blue'  
Salvia clevelandii  
Salvia greggi  
Salvia leucantha  
Strelitzia reginae  
Westringia fruticosa  
Zantedeschia aethiopica

**Common Name**

Flowering Maple  
Bear's Breech  
Peruvian Lily  
Cape Mallow  
Kangaroo Paw  
Azalea  
Bougainvillea  
Butterfly Bush  
Camellia  
Rockrose  
White Breath of Heaven  
Tasmanian Tree Fern  
Pride of Madera  
No Common Name  
No Common Name  
Day Lily  
Pacific Coast Iris  
Juniper  
California Beloperone  
Red Hot Poker  
Lion's Tail  
Japanese Lace Fern  
Beard Tongue  
Tobira  
Sword Fern  
Indian Hawthorn  
Lady Palm  
Lemonade Berry  
Upright Rosemary  
Cleveland Sage  
Autumn Sage  
Mexican Bush Sage  
Bird of Paradise  
Westringia  
Common Calla

**EXHIBIT G**  
Page 7 of 8  
**PLANT PALETTE**

**SUCCULENTS**

**Botanical Name**

Aeonium arboreum 'Atropurpureum'  
Agave attenuata  
Agave villmoriana  
Aloe ciliaris  
Aloe striata  
Bulbine frutescens  
Crassula argentea  
Crassula falcata  
Echeveria crenulata  
Echeveria imbricatta  
Senecio mandraliscae

**Common Name**

No Common Name  
No Common Name  
Octopus Agave  
No Common Name  
Coral Aloe  
No Common Name  
Jade Plant  
No Common Name  
No Common Name  
Hens and Chicks  
No Common Name

**ORNAMENTAL GRASSES**

**Botanical Name**

Aristida purpurea  
Bromus carinatus  
Carex spp.  
Eschscholzia californica  
Festuca californica  
Festuca idahoensis  
Festuca longifolia  
Festuca mairei  
Festuca ovina  
Hordeum californicum  
Leymus tritichoides  
Miscanthus transmorrisonensis  
Muhlenbergia spp.  
Nassella lepeta  
Nassella pulchra  
Panicum bulbosum  
Pennisetum mesiacum  
Poa erecta  
Sesleria autumnalis  
Stipa cernua  
Vetiver zizanioides  
Vulpia microstachys

**Common Name**

Purple Three Awn  
California Brome  
Sedge  
California Poppy  
California Fescue  
Idahoe Fescue  
Hard Fescue  
St. Yves  
Sheep Fescue  
California Barley  
Beardless Wild Rye  
Evergreen miscanthus  
Deer Grass  
Foothill Needle Grass  
Purple Needle Grass  
No Common Name  
Fountain Grass  
Blue Grass  
Autumn Moor Grass  
Foothill Stipa  
Flowering Khus-Khus  
Small-leaved Vulpia

**EXHIBIT G**  
Page 8 of 8  
**PLANT PALETTE**

**VINES / ESPALIERS**

**Botanical Name**

Bougainvillea 'Barbara Karst'  
Camellia japonica  
Clytostoma callistegioides  
Distictus 'Rivers'  
Gelsemium sempervirens  
Jasminum mesnyi  
Magnolia grandiflora  
Podocarpus gracilior  
Solandra maxima  
Trachelospermum jasminoides

**Common Name**

No Common Name  
Camellia  
Violet Trumpet Vine  
Royal Trumpet Vine  
Carolina Jessamine  
Primrose Jasmine  
Southern Magnolia  
Fern Pine  
Cup-Of-Gold Vine  
Star Jasmine