

Lake Hills Maintenance Corporation
Drought Tolerant Guidelines

These guidelines are intended to assist homeowners within Lake Hills Maintenance Corporation (Lake Hills) wishing to modify existing front yard landscape visible from the street to incorporate a more water-wise landscape. Homeowners are required to submit for rear yard landscape modifications also; however, this document is intended to assist with that which is seen from the street. Nothing herein is intended to replace any requirements found in the Covenants, Conditions and Restrictions (CC&Rs) nor does this document refer to any other improvements that a homeowner might consider. Homeowners are encouraged to utilize websites such as wmwd.com and bewaterwise.com for information about plants appropriate to the area's climate and any rebates that might be available. Western Municipal Water District also has a one-acre conservation garden located at 450 E. Alessandro Blvd., Riverside open seven days per week that can be visited at no cost. Please check wmwd.com for more information.

Homeowners are required to submit a complete Architectural Application which can be found at lakehillshoa.com. The plan must include drawings of the proposed landscape design and should provide adequate detail and dimensions so that the Architectural Committee can review the application to determine that it meets the standards of the community. Names and photos of all plant materials must be provided with the application. Applications are to include a proposed start date and expected completion date within the timeframe indicated herein. Applications that do not contain adequate information for the committee's review will be denied and returned to the homeowner with a request for additional information.

Per the CC&Rs, once approved, homeowners must commence substantial work pursuant to an approved plan within six months of the Architectural Committee's approval. All work shall be performed promptly and diligently as possible and shall be completed within one year after the date on which work commenced. (Article VIII, Section 8.07(d))

The Architectural Committee meets monthly, currently on the second Monday. This may be subject to change. All applications must be submitted to Avalon Management no later than 5 pm on Wednesday before the meeting. Applications can be submitted by mailing to 31608 Railroad Canyon Road, Canyon Lake, CA 92587 or by email to lakehills@avalonweb.com. Faxing of applications is discouraged as the information is often not legible depending on the quality of the actual plan. The committee regretfully is unable to review plans delivered to the meeting due to time constraints.

Desert type landscapes consisting of cactus or similar true desert plants or any designs consisting of large expanses of rock, decomposed granite (DG) or mulch with minimal number of plants are not favored and are not likely to be approved.

Plants must be arranged and planted in sufficient number and density and must provide 60% coverage of the ground plane when plants are mature. A combination of shrubs, ground cover and soil cover is suggested for an attractive appearance. Use of large boulders may be approved by the Architectural Committee. Please provide a picture of the proposed boulder(s). Borders, such as concrete curbing should be used to separate elements such as areas of rock etc.

DG is not considered an acceptable soil cover. A sample of the soil covering material must be submitted with the application and must be approved before use. Types of acceptable soil covering materials are:

- Shredded bark, bark nuggets or similar coarse forest products **(Must provide sample)**
- Coarse or rounded pebble at least ½ inch in diameter in size **(Must provide sample)**
- River rock at least ½ inch in diameter in size **(Must provide sample)**
- Lava Rock **(Must provide sample)**
- Synthetic mulch **(Must provide sample)**

The use of natural and brown earth colored materials is encouraged.

Areas of bare soil must be covered with a 2 to 4 inch layer of mulch or other approved soil covering at the time of planting.

The planting process should begin with a weed free site and must be maintained in this condition during the time of the project. Original slope and grading must remain intact.

Artificial Turf

The use of artificial turf may be approved provided that the homeowner:

- Submits a product sample of artificial turf to be used, and other product information requested by the Architectural Committee.
- Maintains it by keeping it clean and free of dirt and debris.
- Understands that replacement may be necessary in the future when Lake Hills Maintenance Corporation determines its appearance no longer meets community standards due to the lack of appropriate or normal maintenance or normal deterioration. (Note that most artificial turf products currently sold may have an anticipated life expectancy of 10 years.)
- Turf must allow ring around trees and utility boxes.
- Turf must be laid with grain so appears to be one even mat and must be installed per manufacturer's specifications so that there are no bumps. Turf must be permeable in nature.

A weed control fabric is required under soil coverings when the area is intended to be a permanently mulched open space within the landscape. Weed control fabric is not required in the portions of the landscape where mulch is used as a temporary soil cover until the plant material grows over it.

Planter pots, wheelbarrows, tubs or other similar items are not to be considered a part of the landscape.

Notice of Completion

Upon completion of the project, the homeowner must submit the completion notice with photographs documenting that the project followed the approved plan. The Architectural Committee and/or Board of Directors reserve the right to schedule a property inspection if necessary to confirm completion of the project following the approved plan.

The desired result is that the submitted plan and finished project provide an attractive landscape to enhance the appearance of the Lake Hills Maintenance community.