

ROLLING HILLS COMMUNITY
ASSOCIATION

LANDSCAPE
GUIDELINES

2015

1 Portuguese Bend Road
Rolling Hills, CA 90274
(310) 544-6222

MISSION STATEMENT

The purpose of the Landscape Committee is to assist residents in the selection of new or replacement landscaping to meet the following objectives:

- The overall design and selection of plant material is appropriate to our Mediterranean Climate and is harmonious with the neighboring landscapes.
- The design concerns all aspects of both the drought (with severe water use limitations), and the possibility of severe winter rains (with attendant erosion and runoff dangers).
- The plan complies with recently adopted LA County Fire Department “fuel modification” regulations,
- A property be left undisturbed and “natural” as possible to protect our native plants and wildlife.

The Association and Landscape Committee understand that gardening can be very personal. It is not the purpose of these guidelines to create a “cookie-cutter” design for each property; rather it is to promote a consistent feeling that is complementary to the low-profile white ranch homes of the community. The Committee breaks down a landscape into four areas to allow for individual expression while maintaining continuity when driving thru the community. The following is a brief explanation of each area: (For a more detailed outline on each sector, please see section II.A.)

- A. Association Easements: Strips of land deeded to the Association.
 - a. No planting, irrigation or structures are permitted in an Association easement without approval from the Board of Directors in the form of a recorded license agreement.
- B. Front Yard: The area visible to the road.
 - a. The area visible from the road should consist of vegetation generally found in a Mediterranean climate or California natives.
- C. Canyon: A canyon or the area that leads into a canyon,
 - a. It is recommended that canyons and the areas that lead into a canyon be left open and natural. If vegetation is needed, only California natives should be used since it is common for vegetation to spread property to property. Invasive, non-naturalized or exotic plants should never be planted this sector.
- D. Personal Garden: The area immediately adjacent to the residence.
 - a. The area immediately adjacent to your residence is ideal for a more personal garden. While invasive plants should always be avoided, this is the perfect area for more exotic plants and color.

Included with these guidelines are lists of recommended trees, shrubs and groundcovers as well as the ideal characteristics for each. Vegetation is not limited to the items listed but the ideal characteristics should be considered when selecting a material.

I. REQUIREMENTS FOR THE SUBMISSION OF PLANS

- A. The submission of landscape plans is required for all new residences, residences being remodeled over 30% or if 50% or more of the existing landscaping is being replaced.
- B. Plans are strongly encouraged to be prepared by a licensed landscape architect. The Committee reserves the right to require plans be prepared by a licensed landscape architect depending on the scope of the project.
- C. Landscape plans must be submitted for review before the final inspection of the new residence or residence remodel takes place and must include the following:
 - a. Site plan drawn to a commonly accepted scale including the following:
 - i. Name, address, and telephone number of applicant.
 - ii. Name, address, and telephone number of architect or designer.
 - iii. Property line dimensions and bearings.
 - iv. All recorded easements and designations of front, side, and rear yards.
 - v. All Association horse trails within the easements and/or located on the Applicants property.
 - vi. Natural or pre-existing topography with contours indicated in one-foot intervals adjacent to all improvements and in 5'0" intervals for unimproved portions of the property.
 - vii. All finish grading contours shown in one-foot intervals.
 - viii. Footprints, of all structures on property (residence, garage, stables, accessory buildings, covered porches, trellises, pools, spas, sports courts, retaining walls, etc.).
 - ix. Names of all adjacent streets.
 - x. North arrow and plan scale.
 - xi. Existing and new plantings clearly marked.
 - xii. A plant list with a key.
 - xiii. Plant scale and quantity.
 - b. Drainage plan, if applicable.
 - c. Irrigation plan.

II. SCOPE OF PLAN REVIEW BY COMMITTEE

- A. General aesthetics;
- B. To ensure that native or natural looking plans that blend into the surrounding areas are being used;
- C. To verify that all easements are clear of new vegetation and irrigation;
- D. To verify that when trees reach maturity they will not obscure views;
- E. To ensure that groundcover selected will quickly cover and prevent erosion without being an eyesore;
- F. To prevent the use of invasive plants;
- G. To recommend landscape design and maintenance to help mitigate a potential fire hazard;
- H. To ensure that the open rural character of the community is maintained.

III. GENERAL DESIGN GUIDELINES - All vegetation should be acceptable for the Mediterranean climate, be drought tolerant and blend with the natural vegetation in adjoining canyons.

A. DEFINED AREAS

- a. Association Easements: Strips of land deeded to the Association.
 - i. No planting, irrigation or structures are permitted in an Association easement without approval from the Board of Directors in the form of a recorded license agreement.
- b. Frontage: The area visible to the road.
 - i. The area visible from the road should consist of vegetation generally found in a Mediterranean climate or California natives.
- c. Canyon: A canyon or the area that leads into a canyon,
 - ii. It is recommended that canyons and the areas that lead into a canyon be left open and natural. If vegetation is needed, only California natives should be used since it is common for vegetation to spread property to property. Invasive, non-naturalized or exotic plants should never be planted this sector.
- d. Personal Garden: The area immediately adjacent to the living area.
 - iii. The area immediately adjacent to your residence is ideal for a more personal garden. While invasive plants should always be avoided, this is the perfect area for more exotic plants and color.

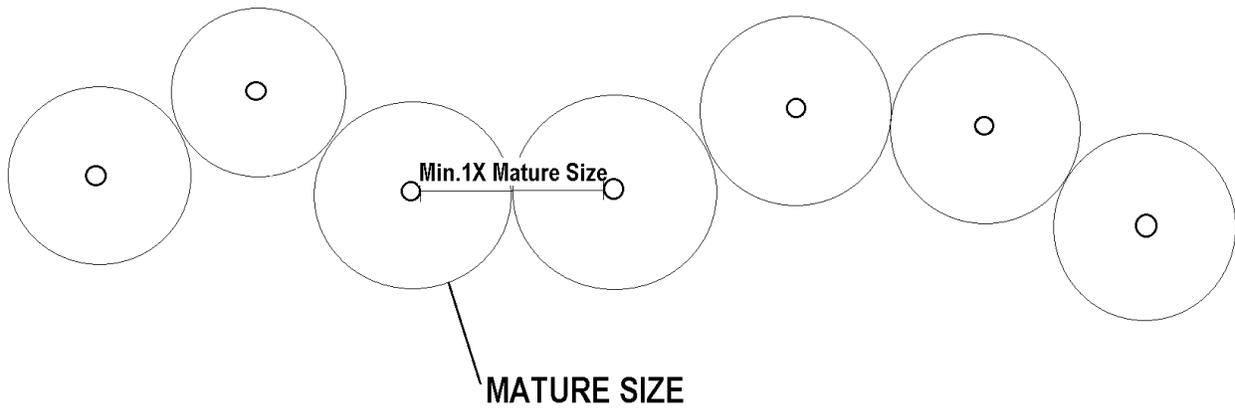
B. HEDGES

- a. While the Committee recognizes that privacy is a priority and that a hedge may help provide the desired privacy, a hedge should be able to screen without having the appearance of a solid green wall.
- b. Hedges should have a natural, organic appearance that is consistent with the rural atmosphere of the community; more formal, uniform solid “wall” hedges are discouraged.
- c. The following are recommendations on how to create a natural hedge:
 - i. Randomly stagger plants by offsetting approximately 3’-5’** in front or behind adjacent plant. (See Appendix A: *Illustration of Staggered Hedge*.)
**Offset may vary depending on plants used. Consider mature size of hedge and space accordingly.
 - ii. Use groupings of different varieties of plants instead of one type. Consider mixing trees with shrubs for more variation.

APPENDIX A
ILLUSTRATION OF STAGGERED HEDGE

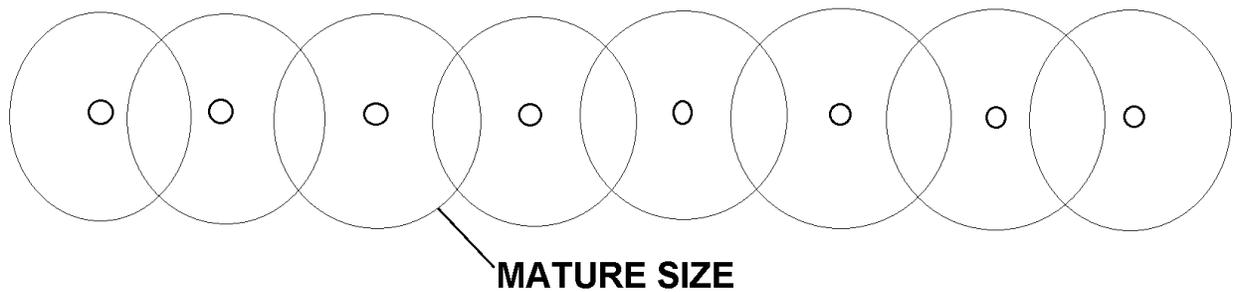
RECOMMENDED

Note: Plants are randomly staggered and are spaced to accommodate for mature plant size.



DISCOURAGED

Note: Plants are not randomly staggered and are overcrowded.



RECOMMENDED HEDGES

Common Name	Scientific Name
Australian Tea Tree	Melaleuca Alternifolia
California Holly/Toyon	Heteromeles Arbutifolia
Carolina Cherry	Prunus Caroliniana
Catalina Cherry	Prunus Lyonii
Ceanothus (Varieties)	Ceanothus 'Ray Hartman', Rigidus 'Snowball', 'Joyce Coulter', Concha
Cotoneaster Parneyi	Cotoneaster Parneyi
Fremontodendron	Fremontodendron 'California Glory'
Fremont's bushmallow	Malacothamnus Fremontii
Indian Hawthorn	Rhaphiolepis Indica
Island Bush Poppy	Dendromecon Harfordii
Lemonade Berry	Rhus Integrifolia
Ligustrum Texanum	Ligustrum Texanum
Melaleuca Nesophila	Melaleuca Nesophila
Orange Bells	Tecoma Smithii
Pittisporum (Varieties)	Pittosporaceae Tenuifolium, Tobira
Pride of Madeira	Echium Fastuosum
Purple Hop Seed Bush	Dodonaea Viscosa Purpurea
Pyracantha	Pyracantha Crenatoserrata (P. Fortuneana) 'Graberii"
Red Robin	
Silver Berry	Elaeagnus
Weeping Fig	Ficus Benjamina
White Rockrose	Cistus Ladanifer 'Blanch"
Xylosma	Xylosma