

ROLLING HILLS COMMUNITY
ASSOCIATION

LANDSCAPE
GUIDELINES

2018

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MISSION STATEMENT

Since the founding of the community of Rolling Hills, aesthetics and exceptional design standards have been a priority of the community and the purview of the RHCA. These guidelines are intended to outline the design standards for the community and provide homeowners, landscape designers and the RHCA Landscape Committee with the general principles and parameters for acceptable landscape design in Rolling Hills.

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:

- A. Association Easements: Strips of land deeded to the Association.
 - 1. No planting, irrigation or structures are permitted in an Association easement without approval from the Board of Directors in the form of a recorded revocable 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. AUTHORITY OF THE ASSOCIATION TO REVIEW & APPROVE LANDSCAPING:

The Declaration of Restrictions, Sections 18 & 20 grants the authority for the Association to review and approve the landscaping of any property within the jurisdiction of the Association.

Section 20 states:

“ No part of the said property and/or of any property at any time within the jurisdiction of the Association shall be laid out with buildings, structures, landscaping or planting, or any premises maintained except with the approval of the Board of Directors of the Association as to the uniform and reasonably high standard of artistic result and attractiveness, in exterior and physical appearance of said property and improvements.”

The Board of Directors created the Landscape Committee (“Committee”), whose purpose is to review and approve landscape improvements.

II. GENERAL DESIGN GUIDELINES

A. TYPE OF VEGETATION

1. All vegetation should be acceptable for the Mediterranean climate,
2. be drought tolerant, and
3. blend with the natural vegetation in adjoining canyons.

B. DEFINED AREAS

1. Association Easements: Strips of land deeded to the Association.
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.
2. Frontage: The area visible to the road.
The area visible from the road should consist of vegetation generally found in a Mediterranean climate or California natives.
3. Canyon: A canyon or the area that leads into a canyon,
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.
4. Personal Garden: The area immediately adjacent to the living area.
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.

III. APPROVAL PROCESS

A Member must submit a complete plan to the Association office for Committee review (see section IV for plan submittal requirements). A Committee meeting will be scheduled within two weeks of submittal date; a field visit may be required. The applicant will be notified in writing of the Committee's decision within 5 days of the meeting.

IV. WHEN PLANS ARE REQUIRED TO BE SUBMITTED

- A. The submission of landscape plans is required for:
 - 1. New residences,
 - 2. Residences being remodeled over 30%,
 - 3. Properties with 50% or more of the existing landscaping is being replaced.
- B. Plans must be submitted for review before final inspection of new residence or remodel and prior to installation of new landscaping.

V. REQUIREMENTS FOR THE SUBMISSION OF PLANS

Landscape plans must include the following:

- A. Site plan drawn to a commonly accepted scale including the following:
 - 1. Name, address, and telephone number of applicant.
 - 2. Name, address, and telephone number of architect or designer.
 - 3. Property line dimensions and bearings.
 - 4. All recorded easements and designations of front, side, and rear yards.
 - 5. All Association horse trails within the easements and/or located on the Applicants property.
 - 6. 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.
 - 7. All finish grading contours shown in one-foot intervals.
 - 8. Footprints, of all structures on property (residence, garage, stables, accessory buildings, covered porches, trellises, pools, spas, sports courts, retaining walls, etc.).
 - 9. Names of all adjacent streets.
 - 10. North arrow and plan scale.
 - 11. Existing and new plantings clearly marked.
 - 12. A plant list with a key.
 - 13. Plant scale and quantity.
- B. Drainage plan, if applicable.

- C. Irrigation plan.
- D. 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.

VI. SCOPE OF PLAN REVIEW BY COMMITTEE

The Committee review process shall include:

- A. General aesthetics;
- B. Native or natural looking plants should blend into the surrounding areas;
- C. All easements are clear of new vegetation and irrigation;
- D. When trees reach maturity they will not obscure views;
- E. Groundcover selected will quickly cover and prevent erosion without being an eyesore;
- F. Prevent the use of invasive plants;
- G. Recommend landscape design and maintenance to help mitigate a potential fire hazard;
- H. The open rural character of the community is maintained.

VII. ENFORCEMENT

- A. The Committee shall render a decision on the submitted landscape plan. If “approved”, the Member may proceed to implement their plan.
- B. No Committee decision and final approval will be issued until all non-conforming conditions are corrected.
- C. The Association has the right to impose liens on properties on which violations of regulations exists that the owner does not correct in a timely manner.
- D. If the Member’s landscape plan is “not approved,” the Member may resubmit an alternative design or appeal the Committee’s decision to the Board of Directors of the Association.

VIII. APPEAL

- A. Appeals of the decisions of the Landscape Committee to the Board of Directors of the Association may be made in accordance with Resolution No. 136 as amended July 5, 2012. (See Appendix A, Resolution No. 136, “Appeals Procedure”).