



Hiddenbrooke

Landscape Guidelines

Chapter 5

L-1 General Landscape Guidelines

The overall design concept at *Hiddenbrooke* is to complement the natural beauty and awaken an appreciation of the secluded valley by all residents and visitors. *Hiddenbrooke* will create a total community theme by blending natural and man-made elements into a cohesive design reflecting the rural character of the site. The site offers a secluded valley environment of open grassland with widely dispersed groves of oak, bay, and eucalyptus trees. Each **merchant builder** will further intensify this community theme, in particular, neighborhood areas so that each will have its own identity within the larger setting. Finally, the consummation of the total community concept lies with the **homeowner**. The following parameters have been established to produce the desired aesthetic results while maintaining a distinct identity for each individual residence.

Two major design themes are prominent in the development of *Hiddenbrooke*. The first of which is to mirror and complement the natural features of the site. The **homeowner/homebuilder** (homebuilder is defined as the merchant builder and custom lot owner) plays a vital role in conveying the aesthetic potential of the community. Architectural and hardscape elements have specific guidelines for types of materials and finishes that have been suggested to complement the natural environment and to promote characteristics that are representative of the community, *Hiddenbrooke*. Secondly, plant material used in the common area and the home landscape should conform to certain standards which enhance the individual lots' ability to blend in with the total neighborhood environment.

To ensure that the overall beauty of the community is preserved and enhanced, the Hiddenbrooke Architectural Review Committee (HARC) has the authority to approve or disapprove landscape plans submitted by the **homeowner/builder** for neighborhood entries, production slopes, and common areas, and front and rear yards.

The following text outlines the landscape design principles to be followed by each **homeowner/homebuilder** to ensure that regardless of individual appearance or preference, all of the homes will complement each other and fit into the total design framework at *Hiddenbrooke*.

L-2 Existing Vegetation and Natural Features

The predominant natural features of *Hiddenbrooke* are the rolling grassland hills with clusters of oak, bay, and eucalyptus trees. In some cases, common areas and homesites may contain existing trees and every effort should be taken by your design team to preserve them. In those cases, the following conditions apply to the respective **homeowner/homebuilder**.

1. No naturally existing trees or shrubs may be removed without the written consent of the HARC and the City of Vallejo Planning Division. It is the responsibility of the **homeowner/homebuilder** to obtain a permit from the City of Vallejo if removal is necessitated.
2. Trees to be preserved shall be permanently identified by a metal numbered tag and a temporary fence shall be erected at the drip line of an existing tree during construction if it is located precariously close to any building construction or lot grading. Tree masses can be protected with a fence surrounding the entire tree mass.

Trees to be removed shall have a permanent marking either with spray paint or a survey flag and shall not be protected with fences.

3. Existing Oak, Bay, and Eucalyptus groves in open space areas shall be protected and maintained by the following methods.
 - a. Existing grades shall not be altered.
 - b. Alteration of existing groves shall be avoided where feasible, especially when they provide nesting for raptures.
 - c. Unhealthy trees, as determined by an arborist, shall be removed and replaced with saplings of appropriate species.
4. Oak trees are particularly sensitive to development. The following activities shall not be allowed within the dripline of any existing oaks:
 - a. Trenching, grade cutting, filling, soil compaction, or rototilling unless approved by a certified arborist.
 - b. Landscaping with plant materials which requires spray irrigation. (Drip irrigation may be permitted).
 - c. Paving with materials of limited permeability. The use of porous materials such as brick over sand may be allowed to allow sufficient water penetration and gas exchange.

- d. Newly constructed barriers (concrete foundations, swimming pools, garden walls) can act as dams that trap water and cause root or crown rot. Should such a barrier be proposed, the landscape plan must provide for the necessary drainage mitigation to ensure the continued health of the existing oak tree.
- e. Sometimes, for remedial procedures proposed by an arborist, some limited infilling may be allowed. Boring or hand digging (in place of trenching) may limit damage to tree roots if a pipe or electrical line must be installed.

Other natural features which exist on the site consist of bedrock outcroppings. Should the rock outcroppings occur within common areas or a lot, they are to be preserved in their natural state.

L-3 Views and Screening

The master plan developed for *Hiddenbrooke* responds to the natural beauty of the area. Most lots have been situated to optimize the view potential of each homesite. Each **homeowner/homebuilder** is responsible for creating a dramatic foreground accentuating the immediate as well as distant views, preserving view corridors, and considering views of neighbors and the community when planting. Trees and shrubs should be selected to fit specific situations, keeping in mind the eventual size in relation to the architecture and spatial characteristics of the total landscape scheme.

When the screening of undesirable views is necessary, the same principles should be employed, always keeping in mind the long-term effect on the total community. Planting should be massed and combined with gentle mounding to enhance the aesthetic qualities as opposed to creating a "wall" of plant material.

Walls and fences which occur on private property should be softened by the use of shrubs, vines, and espaliers. However, plant material and architectural elements must be compatible with one another. Consulting a landscape architect is encouraged and advisable to ensure the continuity of the character desired for *Hiddenbrooke*.

L-4 Neighborhood Entry Monumentation

Entry monumentation may be desired by a merchant builder to provide identification of his/her neighborhood within the community.

Although it is important that key elements from the community entry be repeated in the form of materials and finishes, each merchant builder within the parameters of the guidelines will be allowed the opportunity to determine the style of their neighborhood entry.

All designs must be submitted and approved by HARC prior to construction.

A. Monumentation Types

Two types of neighborhood monumentation may be allowed within the community of *Hiddenbrooke*: one is an identification pilaster and the other a sign wall. They can be used either singularly, in pairs, or any combination of pilasters and walls.

1. A simple pilaster may be used to announce entry into a neighborhood. The size of the pilaster may not exceed five feet six inches (5'-6") in height with a width of relative proportion. An ornamental plaque may be placed on the pilaster with the neighborhood name and/or logo.
2. Where space allows, a sign wall may be placed at the entry to a neighborhood. The size of the wall may not exceed three feet six inches (3' - 6") in height with decorative pilaster terminating the wall four feet (4' - 0") in maximum height. An ornamental plaque may be placed on the wall with the name and/or logo. The height of the letters shall not exceed eight to ten inches (8 - 10") in height.
3. All entry monumentation must be placed outside of the Landscape Maintenance Easement and shall conform to the City of Vallejo guidelines for maintaining site distance clearance at intersections.

B. Community Theme Wall and Pilaster

To retain the open feeling of *Hiddenbrooke* long views of solid walls are discouraged. However, if a **merchant builder** requires a highly visible solid wall for privacy or screening within a neighborhood, they may be allowed but must be compatible with existing community elements. Therefore, a community theme wall and pilaster has been established. In no instance may the wall exceed a height of six (6) feet.

C. Materials

Materials for entry monumentation community theme wall pilasters shall reflect those used at the community entry at Sky Valley Parkway. Stone shall be incorporated into identification pilasters and decorative pilasters which terminate the ends of a sign wall or community theme wall. The size and type of stone shall be identical to that used at the community entry.

Stucco shall be incorporated into the sign wall and community theme wall with flexibility in the choice of color and texture. It is suggested that community walls be treated with an anti-graffiti sealant. Colors reflecting the architecture and local environment such as earth tones are desirable. Allowing a diversity of colors for each neighborhood will provide visual interest and uniqueness while unifying the architecture and entries with their settings. An architectural concrete cap should be placed on top of the wall.

L-5 Walls and Fences

L -5a. Types of Fences and Walls

The site elements designated for *Hiddenbrooke* complement the natural rolling terrain. Elements such as walls and fences play a vital role in promoting harmony and continuity of the home within the development. Due to the high visibility of walls and fences, their location and design will have a direct effect on the overall appearance of the site. Without exception, it is essential that the patterns and textures chosen complement the surrounding architecture.

The **homeowner/homebuilder** is responsible for three (3) general types of fences within the confines of a lot: Rear Yard View and Golf Course Fencing; Side Yard Fencing; and Non- Perimeter Yard Walls and Fences.

All walls and fences shall comply with these Design Guidelines and shall be subject to the approval of the HARC. All walls and fences approved by the HARC and constructed by a **homeowner/homebuilder** shall also comply with the regulations and ordinances of the City of Vallejo, including, but not limited to, any applicable restrictions with respect to the height of front yard fencing.

A. Materials for Walls and Fences

All finish materials for walls and fences must be submitted and approved by the HARC prior to construction.

Wall and Fence Materials Encouraged:

1. Walls finished with cement plaster, trowel-applied synthetic plaster, stone or brick masonry, cast concrete, shaped plaster, and tile.
2. Fencing and ornamental iron painted in muted blended colors.

3. Dimensional lumber siding for fencing. Painting or staining is subject to HARC approval.

Wall and Fence Materials Prohibited:

1. False fiberboard stucco, metal siding, chain link, vinyl siding, unfinished wood, exposed plain concrete block.
2. Solid fences adjacent to undeveloped open space and the golf course.
3. Sloped areas with solid fencing.

B. Rear Yard View and Golf Course Fencing

View fences are encouraged where lots open onto the golf course, open space, or where solid side yard fencing would block a view which would be desirable.

The height of this fence type shall be a minimum of eighteen inches (18") or the minimum height required per code to restrict access to a pool or spa should these improvements be proposed. Such fences or walls should terminate in masonry pilasters that conform to the project standard pilaster.

The construction of the rear yard view and golf course fencing should be in accordance with the following criteria.

Lots, where rear or side yards face onto the golf course or open space and are highly visible, may utilize the following fence types:

1. A low stone wall between eighteen and thirty inches (18" and 30") in maximum height
2. An ornamental iron fence on a low stone wall, total of six feet (6') in maximum height
3. An ornamental iron fence between two feet six inches (2' - 6") and six feet (6') in maximum height.

Lots, where rear yards do not face onto the golf course or are not highly visible from public view with the rear property line at top of slope may utilize the following fence types in addition to those listed above:

1. Three-foot (3') wood and three-foot (3') wire screen view fence.

C. Side Yard Fencing

Side yard fencing may be constructed of wood, stone, plaster, concrete, or a combination of those materials listed. The **homeowner/homebuilder**, with the approval of the HARC, may choose the particular side-yard fence design; however, it should complement the architecture of the homes and fit into the overall design guidelines. If wood is used for a common side yard fence, the fence must be a "good neighbor" style, which does not display a bare framework and looks equally good from either side. "Naturally weathering" wood fences will be permitted in these areas. Staining or painting both sides of wood fences are subject to HARC approval.

Wood fencing should not be used on high-exposure lots where a side yard fence is adjacent to a street, or any other public view. In these instances, the community theme wall, fence "B", or fence "C" would be more appropriate.

Upon mutual written consent, two adjoining neighbors may substitute the following fence types for side yard fencing (up to a maximum distance of fifteen feet (15' -0") from the rear fence): fence "C" if the rear fence is "C" and fence "D" if the rear fence is "D"

D. Non-Perimeter Yard Walls and Fences

Non-perimeter yard walls and fences must be an integral part of the architecture as well as the surrounding landscape elements. Should the end of a fence or wall be publicly visible the end should "return" to expose a minimum eighteen-inch (18") dimension or a minimum twelve-inch (12") square pilaster. Hedges, in place of solid fences, are encouraged.

1. Non-perimeter yard walls and fencing shall be six foot (6' - 0") maximum height.
2. Pool enclosure fencing/wall shall be four foot (4' - 0") minimum height or current City of Vallejo requirements at the time of installation. Six foot (6' - 0") is recommended.
3. Detached front yard walls within building set back shall be three foot (3') maximum height.
4. Attached front yard walls designed as a part of the house covering no more than 1/3 of the house frontage shall be six foot (6' - 0") maximum height.
5. Tall poles and netting to screen homes from errant golf balls are prohibited.

E. Retaining Walls

Retaining walls should be an integral part of the surrounding landscape elements. Retaining walls shall be a maximum height of three feet (3') setback a minimum of three feet (3') from the property line. Retaining walls constructed of wood are not allowed. Retaining walls should be planted at the base and top to "settle" them into the landscape.

L -5b. Fence Repair

Fence and stone pillar repair or replacement is the responsibility of the property owner.

L – 5c. Fence Consistency

Replacement fences and gates must be consistent with the style of fences and gates that were originally installed in the adjacent neighborhood.

L – 5d. White Picket Fences (Design for the Villages Subdivision Only)

All white picket fences shall comply with the Design Guidelines specifically designed for The Village and shall be subject to the approval of HARC. All fences, walls, or trellises approved by HARC and constructed by the Owner or Builder shall also comply with the regulations and ordinances of the City of Vallejo, including, but not limited to any applicable restrictions with respect to the height of the front yard fences.

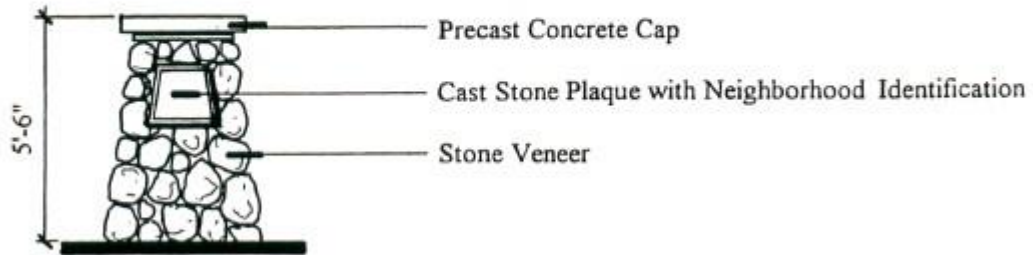
For replacement or newly constructed white picket fences, the following requirements should be considered.

The current design of the fence is a narrow open picket design, made of wood, painted white, and maintained from wear and tear at all times.

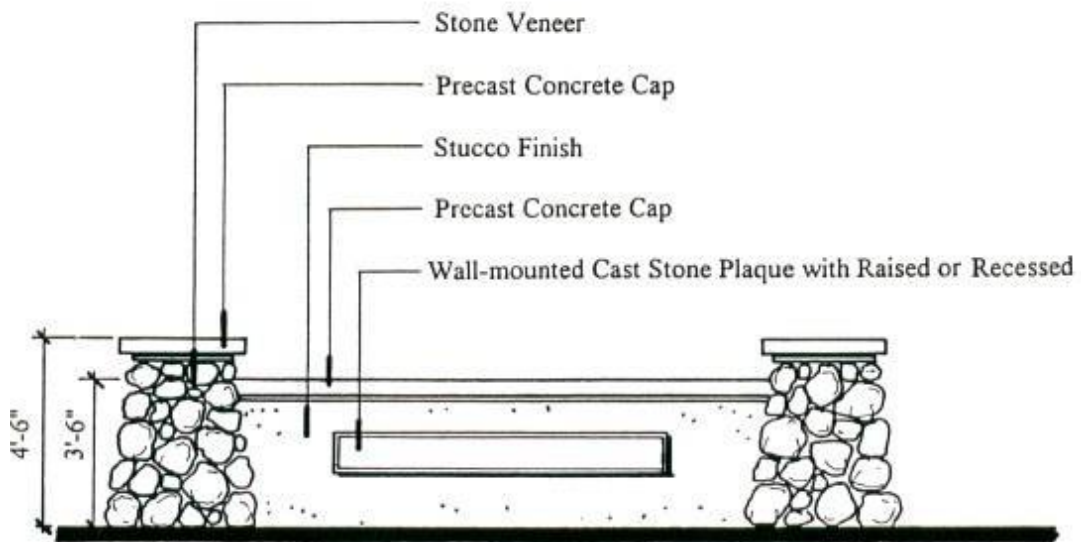
1. A replacement consideration is that of a vinyl picket fence of the highest quality with specifications of chosen white picket fencing submitted at the time of application to HARC.
2. A change in the design of the white picket fence may be considered.
3. Local HOA approval must be obtained prior to submitting the HARC application and attached, in order for the HARC application to be processed.

L-5e. Samples of Monuments and Fences

Neighborhood Entry Monumentation

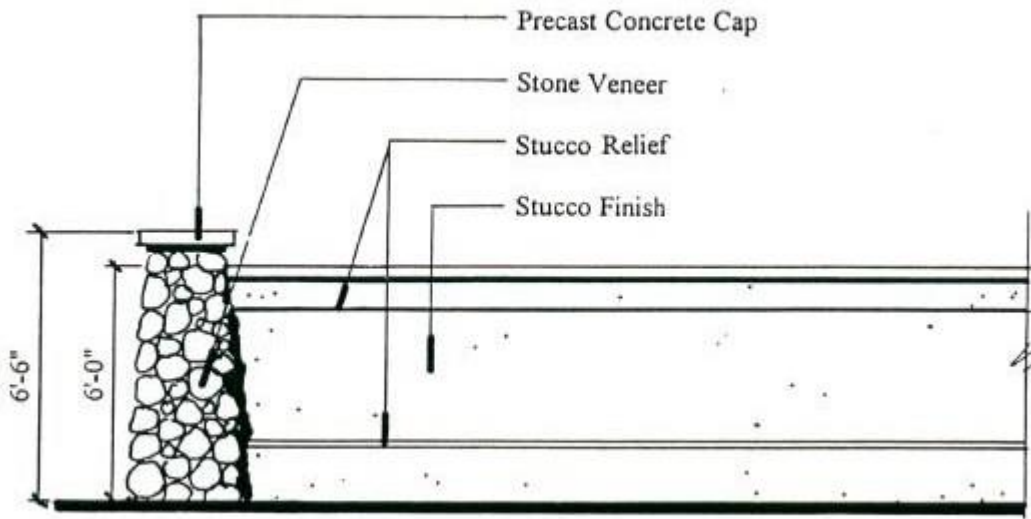


Pilaster



Sign Wall

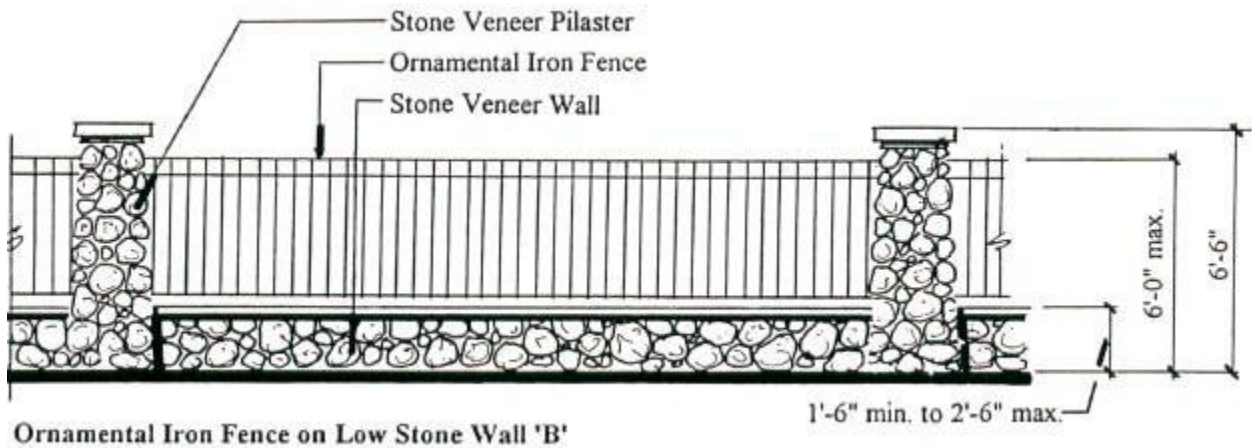
Community Theme Wall



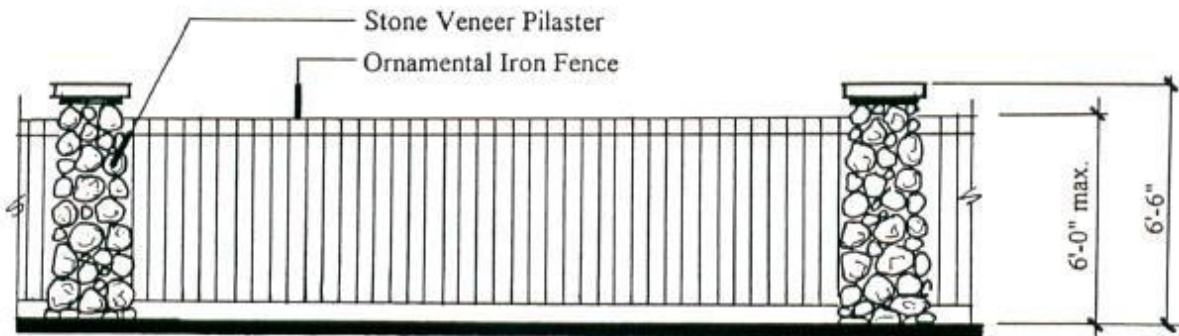
Stucco Wall with Stone Pilaster

Rear Yard View and Golf Course Fencing



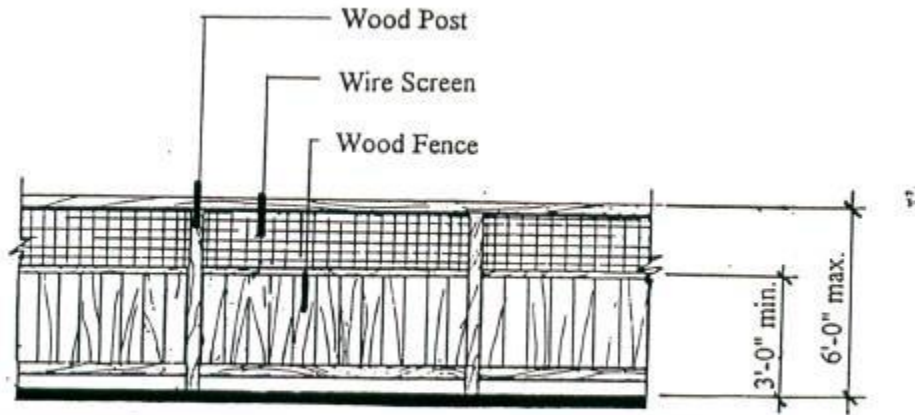


Ornamental Iron Fence on Low Stone Wall 'B'



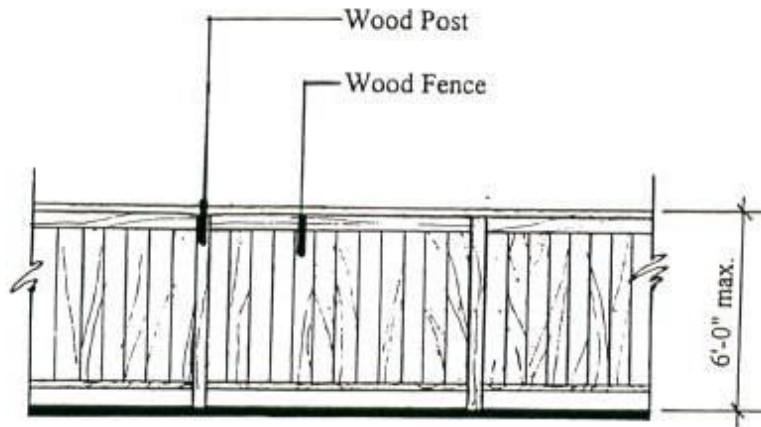
Ornamental Iron Fence 'C'

Rear Yard View Fencing

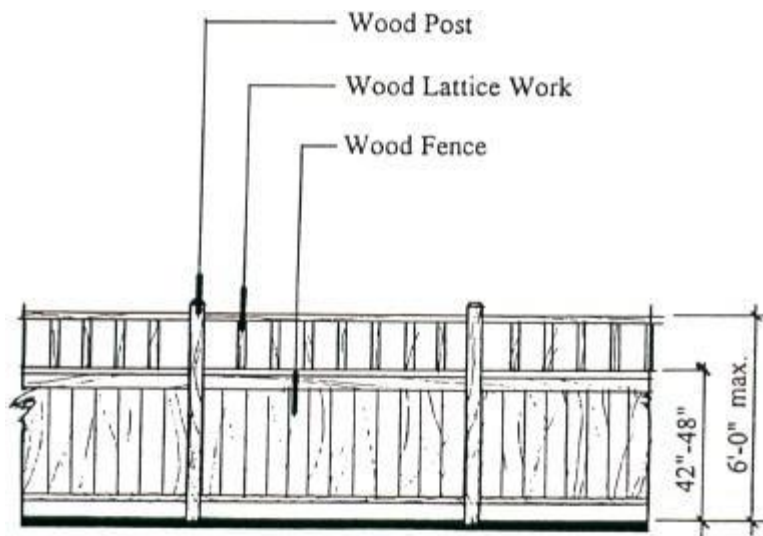


3' Wood and 3' Wire Screen View Fence 'D'

Side Yard Fencing



Good Neighbor Fence 'F'



Good Neighbor Fence with Lattice Top

L-6 Grading and Drainage

It is the **homeowner's/homebuilder's** responsibility not to alter grades in such a way that would affect the overall drainage pattern of each individual lot. It is, however, encouraged that grading is used to create a private garden(s) that is pleasing. Mounding and earth beams are encouraged if they fit into the homeowner's landscape design and accommodate prescribed lot drainage. Grading plans indicating drainage must be submitted to the HARC with the landscape package and to the City of Vallejo for review and approval. All grading plans that change a lot of drainage patterns should be prepared by a landscape architect, soil engineer, or civil engineer to ensure proper design.

1. Positive drainage shall be maintained away from all surrounding property lines and on-site buildings.
2. Surface drainage swales within lots shall be designed such that no silt or erosion is allowed to flow over public sidewalks. Where possible, create drainage swales to use the natural surface runoff for plant irrigation.
3. Retaining walls over eighteen inches (18") in height shall be of masonry or poured-in-place concrete construction. Walls over three feet (3') shall not be installed without structural calculations developed by a structural engineer.
Retaining walls

must be set back three feet (3') from the property line. All retaining wall locations, heights, and finishes require the approval of the HARC and the City of Vallejo.

4. These are guidelines and consultation with a soils engineer, landscape architect, or civil engineer is encouraged.

L-7 Planting

The goal of the planting concept for *Hiddenbrooke* is to preserve the spatial sense of the valley while conveying a sense of privacy and seclusion. This has been accomplished by preserving the grassland hillsides and ridges and reintroducing oaks while developing a mantle of irrigated and drought-resistant landscape on the lower hillside and valley.

The rural character of the entry road into the community is reflected in an open oak woodland landscape. Widely dispersed groves of native *California Live Oak* and groves of mature *Olive* trees act as theme trees simulating a previous agricultural settlement while enhancing the overall landscape. Massed plantings of native understory shrubs such as *Ceanothus* and wildflower planted throughout the community reinforce the rural character. It is this character that should be maintained and enhanced throughout the community by the **homeowner/homebuilder**.

Drought-resistant landscaping, as required by the City of Vallejo, shall be used within the front yards of all single-family detached and attached units and in the overall landscaping plans for multi-family units. **Homeowners** may be allowed to incorporate more ornamental plants as specialized features within their gardens, although drought-resistant landscaping is strongly encouraged. (Refer to Chapter 6 for a listing of recommended plants for neighborhood entries, production slopes and common areas, and front and rear yards).

A. Landscape Plan Submittals and Required Installation Time

Landscape plans shall be submitted by the **homeowner/homebuilder** to the HARC for approval prior to the commencement of home construction. Upon approval of the HARC, **merchant builders** will also be required to submit landscape plans for neighborhood entries, production slopes, and common areas to the City of Vallejo for approval. Certain lots contain slopes that are subject to further design criteria by the City of Vallejo. See the attachment for a listing of those lots.

The **homeowner/homebuilder** is responsible for submitting plans drawn to scale that include all information that will help justify the landscape desired. Refer to Chapter 7 "Submittal and Approval Process" for additional information. A landscape

architect is a good source for recommendations for additional plant material species or hardscape treatments. No bare ground, except for naturally occurring areas on natural or ungraded lots is allowed as part of a landscape design submittal.

Installation of fencing and/or landscape for neighborhood entries, production slopes and common areas, and front yards must be completed prior to the conveyance of a lot or issuance of a certificate of occupancy.

B. Planting Requirements

Minimum planting requirements have been established for the **homeowner/homebuilder**. Plans for the following shall be submitted for review and approval by the HARC.

1. Minimum Street Tree Requirements

A street tree program has been established to create a canopy effect throughout the community of *Hiddenbrooke* with each neighborhood having a primary unifying tree. It is the responsibility of the **homeowner/homebuilder** to install street trees within their neighborhood or custom lot. Street trees shall be selected from the Recommended Plant Material List in Chapter 6.

- a. Street trees shall be planted at an average ratio of one (1) tree per fifty feet (50') of lineal street frontage, or at least one (1) street tree per residential lot, whichever is the greater quantity. At least three (3) street trees shall be planted at each corner lot, one (1) tree in front of the lot and two (2) trees on the side. Location of street trees planted on corner lots shall take into consideration site distance lines.
- b. When planted adjacent to open space areas street trees shall be planted at an average ratio of one (1) tree per fifty feet (50') of lineal street frontage.
- c. Street trees shall be placed five feet (5') behind the back of the sidewalk or nine feet (9') behind the back of the curb where a sidewalk does not exist.
- d. Street trees shall be a minimum of fifteen (15) gallons in size.
- e. Street trees shall be planted in accordance with the City of Vallejo's "Street Tree Standards and Details."

2. Minimum Neighborhood Entry Requirements

Neighborhood entries should be planted by the **merchant builder** to create a sense of arrival. The landscape should consist of colorful trees, shrubs, and groundcovers with the quantity determined by the scale of the entry and the amount of the landscaped area. If more than one entry exists within a neighborhood, a consistent theme should be established with the chosen plant materials. Plants should be selected from the Recommended Plant Materials List within Chapter 6.

Minimum Tree Requirements

- a. Trees should be a minimum twenty-four-inch (24") box in size. Merchant builders are encouraged to plant larger trees.
- b. Trees should be selected to provide a variety of seasonal interests.
- c. Trees should complement the architectural style and massing.

Minimum Shrub and Groundcover Requirements

- a. Shrubs shall be a minimum of five (5) gallons in size. Shrubs viewed as ground cover and perennials will be allowed in one (1) gallon containers. Groundcovers planted from flats are discouraged. All specified sizes must comply with recognized standards for plant materials established by the American Nursery Association.

3. Minimum Production Slopes and Common Area Requirements

Merchant builders shall landscape all production slopes and common areas which may occur within their neighborhood. Slopes shall be fully landscaped with trees, shrubs, and groundcovers selected for their ability to control erosion. When locating trees and large shrubs, special consideration should be given to maintaining view corridors. Plant materials should be selected from the Recommended Plant List within Chapter 6. Drought-resistant and fire-resistant materials shall be used in all developed open-space areas.

Minimum Tree Requirements

- a. Thirty percent (30%) of the trees should be a minimum twenty-four-inch (24") box in size. Merchant builders are encouraged to plant larger trees.

- b. Trees should be selected to provide a variety of seasonal interests and provide shade in the summer while allowing warmth in the winter. Trees should complement the architectural style and massing.

Minimum Shrub and Groundcover Requirements

- a. Shrubs shall be a minimum of five (5) gallons in size.
- b. Shrubs viewed as ground cover and perennials will be allowed in one (1) gallon containers.
- c. Groundcovers planted from flats are discouraged.
- d. All specified sizes must comply with recognized standards for plant materials established by the American Nursery Association.

4. Minimum Landscape Requirements for Designated Lots with Steep Slopes

Merchant builders/homebuilders are required to irrigate and landscape all steep slopes as designated by the City of Vallejo prior to final acceptance. The **merchant builder/homebuilder** shall refer to the Hillside Development Design Guidelines adopted by the City Council of Vallejo on November 21, 1977, for specific requirements pertaining to improvements of steep slopes. The general intent of the City's Guidelines for landscape improvements of slopes is the planting of trees, shrubs, and groundcovers to provide erosion control and to mitigate the effect of major exposed banks.

Definition of Steep Slopes

- a. Steep slopes are defined by the City of Vallejo as those in excess of a ten percent (10%) gradient.
- b. Designated lots include:
 - Avocet Court - Lots 202, 203, 204, and 205
 - Ashden Court - Lots 215, 216, 217, and 218
 - Shade Tree - Lots 177, 178, 179, 180, 181, and 182
 - Washburn Court - Lots 142, 143, 144, 145, and 146

Minimum Tree Requirements

- a. One (1) tree selected from the recommended plant list must be planted per four

hundred (400) square feet of slope area. Thirty percent (30%) of trees should be a minimum twenty-four-inch (24") box in size. **Merchant builders** are encouraged to plant larger trees.

- b. Trees should be placed to maximize views and create the appearance of a more naturalized planting.
- c. All trees shall be planted in pits that are at a depth equal to the size of the tree container and a width twice the size of the root ball. The backfill mix shall be appropriate to site conditions. Basins shall be created to maximize the amount of water retained at the root ball.

Minimum Shrub and Groundcover Requirements

- a. Thirty percent (30%) of shrub and groundcover planting shall be shrubs selected from the recommended plant list. Shrubs shall be spaced no further than eighty percent (80%) of mature width.
- b. The remainder of slope planting shall consist of ground covers with varying heights selected from the recommended plant list and shall be planted no further than 48" on center based on recognized standards.
- c. Shrubs shall be a minimum of five (5) gallons in size.
- d. Shrubs viewed as groundcover and perennials will be allowed from one (1) gallon containers.
- e. All specified sizes shall comply with recognized standards for plant materials established by the American Nursery Association.

5. Minimum Front Yard Requirements

Front yards are required to be landscaped by each **homeowner/homebuilder** and are subject to the review and approval of the HARC.

Minimum Tree Requirements

- a. One (1) tree selected from the recommended plant list must be planted on the site per one thousand (1,000) square feet of lot area.

- b. Street trees may be included in the minimum tree requirement. Of the required trees thirty percent (30%) should be a minimum twenty-four-inch (24") box in size.
- c. Trees otherwise required shall be credited to this requirement.

Homeowners/homebuilders are encouraged to plant larger trees.

- a. All trees shall be planted in pits that are at a depth equal to the size of the tree container and a width twice the size of the root ball. The backfill mix shall be appropriate to site conditions.
- b. When selecting and placing trees, the homeowner/homebuilder shall take into consideration the mature height and width of trees and the views of neighbors and the community.

Minimum Shrub Requirements

- a. Shrubs shall be a minimum of five (5) gallons in size.
- b. Shrubs viewed as ground cover and perennials will be allowed in one (1) gallon containers.
- c. All specified sizes must comply with recognized standards for plant materials established by the American Nursery Association.

Minimum Slope Planting Requirements

- a. Planting and irrigation for slopes within lot lines should be installed with an erosion control ground cover, trees, and shrubs to enhance and stabilize these areas.

6. Minimum Rear Yard Requirements

Rear yards are required to be landscaped by the **homeowner/homebuilder** and are subject to the review and approval of the HARC.

Minimum Tree Requirements

- a. One (1) tree selected from the approved plant list must be planted on the site per one thousand (1,000) square feet of lot area.

- b. Street trees may be included in the minimum tree requirement. Of the required trees thirty percent (30%) should be a minimum twenty-four-inch (24") box size.
- c. Trees otherwise required shall be credited to this requirement.

Homeowners are encouraged to plant large trees

All trees shall be planted in pits that are at a depth equal to the size of the tree container and a width twice the size of the root ball. The backfill mix shall be appropriate to site conditions.

Minimum Shrub Requirements

- a. Shrubs shall be a minimum of five (5) gallons in size. Shrubs viewed as ground cover and perennials will be allowed in one (1) gallon containers. All specified sizes must comply with recognized standards for plant materials established by the American Nursery Association.

Minimum Slope Planting Requirements

- a. Planting and irrigation for slopes within lot lines should be installed with an erosion control ground cover, trees, and shrubs to enhance and stabilize these areas.

7. Golf Course Transition Zone

Each **homeowner/homebuilder** with a lot abutting the golf course will be required to include in their landscape plan an area in the rear of the lot for a golf course transition zone. This area must be landscaped so that it promotes a harmonious transition between the Golf course and the formal landscaping of the lot. Landscape plans for the golf course transition zone are subject to the review and approval of HARC.

8. Fire Buffer Zone

A minimum of one hundred feet (100'), from the back of the house to open space, of fire-resistant landscaping and/or maintained grassland is recommended to be incorporated into lots that are adjacent to open space.

9. Soil Amendments

As required by the City of Vallejo six inches (6") of topsoil shall be provided to each residential lot by each homebuilder prior to occupancy of the residential unit. The homebuilder shall provide an agricultural soil suitability test for topsoil (imported from outside the project or mixed on-site) to recommendations for amending the soil. The imported soil shall meet the City of Vallejo's specifications.

1. Imported or mixed on-site topsoil shall have a pH of 6.5 to 7.5; be free of rocks, clods, sticks, and vegetation greater than one inch (1") diameter in the top 4" of thickness; allow water to percolate through at a minimum rate of six inches (6") per hour; and be amended with fertilizer to support plant life when the plants are beginning to grow (i.e. 1,000 lbs. of 10-2 -- 20 per 500 cubic yards of soil).

During the planning stages of the landscape, an agricultural soil suitability test should be obtained by the **homeowner/homebuilder**. The soil test results should include recommendations for amending and preparing the soil for planting operations. A general soil amendment program to remedy any adverse conditions might be as follows:

1. Rototill existing soil to a depth of six inches (6") except under existing oak trees where roots would be damaged. Remove all large stones and weeds. Depressions caused by the removal of objectionable materials should be backfilled with topsoil equal to the surrounding soil.
2. Apply amendments according to types and quantities per agricultural suitability soils report.
3. Blend all amendments by rototilling thoroughly into the top six inches (6") of soil or as recommended by the agricultural suitability soils report. Bring to finish grade and level by rolling. Fill low spots.
4. Proceed with irrigation and planting.

L-8 Irrigation

At *Hiddenbrooke*, an irrigation system is required to establish and maintain landscape plantings at neighborhood entries, production slopes, common areas, and at each residential lot. All plantings should have full coverage, and automatic irrigation system(s) installed and maintained by the **homeowner/homebuilder**. The automatic irrigation system should be designed in accordance with all local and state laws, rules, and regulations governing or relating to irrigation systems.

All irrigation systems should also be designed to meet all water conservation practices required by the City of Vallejo and the State of California. In addition, irrigation equipment installed within the Landscape Maintenance Easement by a homebuilder and maintained by a homeowner.

Association shall match existing equipment already installed within the parkway.

The irrigation system for neighborhood entries, production slopes, common areas, and individual lots should include and consider the following:

A. City Supplied Equipment

1. The City of Vallejo will provide a water meter and backflow prevention device for common areas upon payment of fees to the city by the homebuilder.

B. Backflow Protection

1. Irrigation connection to the domestic (potable) water supply to plantings shall include a shut-off valve and backflow prevention device that is approved by the City of Vallejo.
2. The preferred method of backflow protection is a reduced pressure principle backflow preventer.
3. Backflow prevention assemblies shall be installed in accordance with local codes and screened from view as much as possible by landscape design features.

C. Pressure Regulation

1. Water pressure shall be regulated, if necessary, to efficiently operate the equipment installed by using one or more of the following methods:
 - a. Pressure regulating valve installed in irrigation main to regulate entire system pressure.
 - b. Pressure regulating remote control valves for required irrigation control zones.
 - c. Pressure-compensating sprinklers or emitter outlets.

D. Automatic Irrigation Controls

1. Automatic irrigation controllers shall be capable of at least two (2) separate programs with a least three (3) start times for each program. Controllers shall be programmed for the regular operation to occur during the evening between the hours of 8:00 p.m. and 8:00 a.m.

Controllers shall be programmed to provide the minimum amount of water for healthy plant growth, and to use multiple start times for dividing up run times to allow water to penetrate the soil effectively to prevent run-off Programming shall be adjusted regularly in response to seasonable conditions.

2. Controllers shall be designed to activate low voltage (24 VAC) solenoid remote control valves that are installed to service the irrigation system.
3. An automatic rain sensor should be installed for each controller to automatically turn off each system when irrigation is not required due to precipitation.

E. Isolation Valves

1. Isolation valves shall be placed strategically to confine and shut off flows to damaged mainline piping.

F. Remote Control Valves

1. Remote control valve zones shall be developed with consideration for similar plant water use requirements (i.e. lawn separated from shrub and ground cover zones), and similar irrigation equipment uses (i.e. spray sprinkler separated from rotary sprinkler zones; rotary zones and spray zones separated from drip zones).

G. Irrigation Methods

1. The landscape design shall, as much as possible, create "hydro-zones" (zones of plant material that have similar water requirements) which will be irrigated by a method of water application that is appropriate for healthy root establishment and plant growth.
2. Spray and rotary sprinklers may be used in turf, ground cover, and combination.
3. Ground cover/shrub hydro-zones where the uniform distribution of water over an entire hydro zone is appropriate.

4. Spray and rotary sprinklers shall use low-volume nozzles where possible and shall have matched precipitation rates within each control valve zone.
5. Spray and rotary sprinkler nozzle radius, trajectory, and arc shall be appropriate to avoid overspray onto hardscape, structures, and adjacent hydro-zones with different water requirements. They should be spaced to provide head-to-head coverage.
6. Spray and rotary sprinkler zones shall be controlled to apply water at an appropriate rate for infiltration into the soil and plant root zone and to avoid run-off or ponding.
7. Bubbler and drip emitters may be used in ground covers, shrubs, combination ground covers/shrubs, and tree hydro-zones where "point-of-emission" water application to planting within the hydro zone is appropriate.
8. Bubbler and drip emitter zones shall be controlled to apply water at an appropriate rate for infiltration into the soil and plant root zone and to alleviate run-off or ponding.
9. Check valves shall be utilized in sprinkler bodies and/or lateral piping where necessary to prevent low outlet drainage and erosion after each control zone completes its programmed operation cycle.

H. System Maintenance

1. All irrigation systems shall be monitored by the homeowner/homebuilder on a regular basis; not less than once every two weeks during peak season operation, and not less than once per month during off-season operation.
2. The homebuilder shall provide an irrigation schedule for plant establishment and the established landscape of all common areas based on evapotranspiration data, soil structure, and plant water requirements.
3. Maintenance monitoring shall include a valve-by-valve system observation sequence, with necessary adjustments or repairs noted and corrected. Seasonable programming adjustments shall be made at each monitoring session as well.

L-9 Hardscape and Paving (including Decks)

Hardscape refers to all components of a homesite other than the home itself, planted landscape

areas and shade structures. All hardscape elements should be carefully planned in conjunction with the site and landscape plan to work functionally and blend in aesthetically with the architecture and landscape design.

The following requirements should be considered in the design of all proposed hardscape elements which shall be included as a part of the landscape plan design review package.

1. All paving and hardscape, including decks, should blend with the architecture of the home. Materials such as stone and brick are encouraged as well as exposed aggregate, stamped and/or colored concrete, or interlocking pavers. A combination of these materials may be acceptable. Large areas of untextured and/or uncolored concrete and decomposed granite will not be acceptable.
2. Non-pervious (hardscape and paving) surfaces shall not cover more than fifty percent (50%) of the front yard and seventy percent (70%) of the back yard.
3. All hardscape and paving, including decks, must be kept a minimum of three feet (3') from property lines.
4. Areas adjacent to driveways, patios, pool decks, and walks should be planted according to the minimum planting requirements in Section L-7.
5. Any proposed deck should have its structural support members concealed from view. It is preferred that masonry materials and/or dimensional wood siding be used to conceal the structural support members. (Lattice screening alone is not acceptable). To avoid unsightly views from below, all wood decks shall be no higher than three feet (3') above finish grade. In no instance will decks be allowed to encroach into the front yard.

L-10 Driveways and Private Roads

L – 10a. When a driveway takes on the size and character of a motor court, such as cluster homes and custom home sites, enhanced paving material is encouraged. Paving materials should be selected to complement the architecture and surrounding hardscape. Large expanses of plain, un-patterned concrete are discouraged.

Due to the expansive qualities of the on-site soils, control joints are recommended to be placed at a minimum of ten feet (10') on center in both directions. Refer to the project soils report for additional information.

L – 10 b. Driveways and private roads are to be built in compliance with the State of California Storm Water Run-Off Program. The use of decomposed granite for driveways and private roads is prohibited in Hiddenbrooke.

L -10 c. Driveway Cement Additions:

2. Two-car driveways can be expanded or extended subject to all of the following:

- i. The maximum total expansion is not to exceed eighty (80) square feet (width multiplied by length), and
- ii. Width of expansion not to exceed two (2) feet laterally on either side of the driveway and,
- iii. Length of expansion not to exceed the length of the driveway (longitudinally)
- iv. No more the thirty percent (30%) of available “green area” can be removed in front or side yards to accommodate driveway expansions.

3. Three-car driveways can be expanded or extended subject to all the following:

- i. Maximum total expansion cannot exceed thirty (30) square feet (width multiplied by length), and
- ii. The width of expansion is not to exceed two (2) feet wide laterally on either side of the driveway, and
- iii. Length of expansion not to exceed the length of the driveway, longitudinally on both sides.
- iv. No more the five percent (5%) of the available “green area” can be removed in the front or side yards to accommodate driveways expansions.

All driveway expansions are subject to the following:

1. Driveway expansions must have HARC approval, and any required City permits BEFORE work begins.

2. Driveway expansions must match the existing hardscape (driveway) to appear as part of the original design. This can include new surfaces for both the existing driveway and expansion.
3. The expansion must be architecturally compatible and pleasing with the home and its surrounding, which may include adding more landscaping elements (bushes, plants, trees, etc.).
4. Subject to the 30%, and 5% restrictions above, expansions must preserve existing landscaping, as approved by HARC or new landscaping must be approved.
5. The City of Vallejo will not allow curb cuts. Vallejo City permits are required for drainage holes.
6. The expanded portion of the driveway is not permitted for the parking of cars.

Failure to observe these design guidelines will subject property owners to fines and the request for all work to be removed.

L-11 Pools and Spas

The location of pools, spas, and other water features should address relationships between indoor and outdoor features, setbacks, wind, sun, and lot terrain. The size and shape of pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and manmade elements. Pools, spas, water features, and associated equipment enclosures must be architecturally related to the house and other structures in their placement, mass, and detail.

Pools and spas must be kept a minimum of ten feet (10') from the side and/or rear property line(s) for custom home sites and five feet (5') for production homes. Toe measurement should be taken from the property line(s) to the water line. Pools and spas are not allowed to encroach into the front yard. The front yard is defined as the area between the front elevation of the home and the curb.

Pool decks and equipment must be kept a minimum of three feet (3') from the side and/or rear property lines and must be properly housed or screened to prevent excessive noise and to minimize visibility from adjacent lots and the golf course.

Pools must be submitted to the project soil engineer for review and approval.

L-12 Arbors and Shade Structures

Proposed arbors and shade structures must be designed to blend in with the home site. Construction materials, color, and detailing should reflect the architectural style of the home.

Arbors (defined as a non-load bearing structure with a maximum width of 30") cannot encroach onto or over the side and/or rear property line(s).

Shade structures, which include trellises and gazebos, must be set back a minimum of ten feet (10') from the side and/or rear property line(s) for custom home sites and five feet (5') for production homes. There can be no encroachment into the front yard.

The maximum height for an arbor or shade structure is ten feet (10'), as measured from the finish grade to the uppermost wood member edge.

L-13 Built-in Barbeques

Built-in barbeques are required to be set back a minimum of five feet (5') from the side and/or rear property line(s). Construction materials, color, and detailing should reflect the architectural style of the home.

L-14 Trash Storage

Construction materials, color, and detailing of trash enclosures shall reflect the architectural styling of the home(s).

All trash storage areas for clustered or individual homes must be located in appropriate areas screened and concealed from public view, including adjacent neighbors. Trash storage areas must be located five feet (5') from the side and rear property lines and cannot encroach into the front yard.

L-15 Storage Sheds

All storage sheds must be compatible with the architectural styling of the home and surroundings and located in appropriate areas screened from public view, including adjacent neighbors. Screening may be provided through the use of landscaping (trees, shrubs, hedges)

or other architectural features approved by HARC, Storage sheds with a flat roof pitch are discouraged. Storage sheds must be a maximum height of ten feet (10') and located five feet (5') from the front, side, and rear fence lines. Storage sheds cannot encroach into the front yard. HARC has the ability to make exceptions for small yards.

L-16 Mailboxes

L – 16 a. New Mailboxes

The homeowner/homebuilder shall provide plans, elevations, materials, and specifications for mailbox designs. Mailbox locations shall be clearly indicated on the plan. The materials used to construct the mailbox shall complement the materials and style of the neighboring architecture.

Homeowner/homebuilder shall obtain approval from the Vallejo Post Office on current allowable mailbox configurations such as one per lot or grouped together in twos or fours.

If a mailbox is incorporated into a monument the height shall not exceed five feet (5') and the width two feet six inches (2'-6"). The Regional Post Office should be consulted to determine the acceptable location and mounting height for the box.

L – 16 b. Mailbox Replacement

Mailbox replacements should be black or the same color as the original box, the same shape where possible, no larger the 13" wide x 23" long x 12" high, and no smaller than 6" wide, 20" long, and 10' high. Boxes on the same post should match; however, if owners of a shared mailbox post cannot agree on the style, a HARC application must be submitted with the proposed different styles of mailboxes included. Locking mailboxes come in a variety of sizes and shapes and are available in the allowable sizes and colors.

L-17 Sport Courts and Basketball Backboards

Sport courts such as tennis, basketball, and racquetball must be located so they do not infringe upon view corridors. Sport courts will be permitted only when they can be constructed so they do not constitute an intrusion upon the adjoining lot. Sports courts must be naturally screened from adjacent lots and the golf course. Basketball backboards and standards are not

allowed on a house or any portion of a Lot in the front yard. Basketball standards installed in the side or rear yard require HARC review. The following criteria has been established for sport courts:

1. Fencing should blend naturally into the surrounding area and plant materials should be placed where necessary to soften the visual impact.
2. A windscreen shall not exceed ten feet (10') in height and should be either black or green.
3. Court surface colors should be restricted to colors such as soft reds and greens and not be highly reflective.
4. Night lighting of courts is permitted if the light does not intrude onto adjacent lots and is controlled by an automatic timer.

L-18 Landscape Lighting

Landscape lighting is encouraged and should be used to enhance the overall design concept of the home in an aesthetically pleasing manner. All landscape lighting, including pool lighting, must meet national and local codes and shall be subject to the approval by HARC, and shall be of such controlled focus and intensity so as not to infringe upon adjacent lots. Glare shields may be required to eliminate bright spots and glare sources.

Landscape lighting should utilize low voltage or similar type fixtures and should be as close to grade as possible. All light conduits and fixtures must be as inconspicuous as possible.

L-19 Decorative Rocks and Bark

If decorative rock is desired, it should be used to enhance the overall design concept in an aesthetically pleasing manner. Bark and rocks are only to be used as an accent feature of the landscape plan or an interim treatment to improve the aesthetics of a yard and are not acceptable in large expanses unless in the side or backyard which is not visible from the street. Large expanses of bark and bare ground are prohibited. The objective of the Guidelines is to have sixty percent (60%) of the landscaped portion of a front yard covered with green vegetation. In this regard, bark serves as a water conservation measure to maintain moisture in the soil around plants and is not to be considered a replacement for plants and lawns.

Over time homes that lose vegetation cover should reinstall new plants and lawns rather than just adding more bark. The goal is to retain a natural landscaped area. The following rules should be applied:

- a. Natural wood-colored bark, shredded cedar, mulch, and decomposed granite are preferred while black bark is acceptable.
- b. As a fire prevention measure, it is recommended that bark should not be used within five feet of the house or garage unless densely planted or treated. Fire retardant sprays are available as an added precaution.
- c. Under no circumstances are ruby red bark, lava rock, and white rock permitted.
- d. Gravel, including pea gravel, can only be used in side and back yards and **never** in the front yard
- e. Ginger rock and river rock can be used sparingly.
- f. Planters and decorative pots are to be used as an accent within an overall landscape plan and not as a prominent feature.

L-20 Antennas/Satellite Dishes/Solar Panels/Electric Car Chargers

1. Satellite dishes

Antennas/satellite dishes are allowed in Hiddenbrooke but are subject to review by HARC. Every attempt should be made to locate satellite dishes at the rear of the house or other location that minimizes visibility from the street and neighbor windows. Front-of-the-house installations are strongly discouraged unless absolutely necessary to pick up a signal. Conduits for electrical wires should be concealed from view to the maximum extent possible. Conduits and wires visible from the street should be painted to match the exterior color of the house/roof.

2. Solar panels

Solar panels are allowed in Hiddenbrooke subject to review by HARC. All equipment supporting solar installations should be located behind the fence or screened from visibility from the street. Conduits for electrical wires should be concealed from view to the

maximum extent possible. Conduits and wires visible from the street should be painted to match the exterior color of the house/roof. In the event, this guideline conflicts with a solar leasing agreement, a copy of the lease should be included with the application.

Applications are to be submitted to the HARC Chair who can review them without a full review by the entire Committee or an application fee. All conditions of approval must be followed.

3. Electric Car Chargers are allowed in Hiddenbrooke. If possible, the charger should be located out of sight in the garage and will not be subject to HARC review. Any charger located outside is to be installed in an enclosure either attached to the house or a free-standing fixture. A diagram indicating the design and location of the enclosure must be

included with a HARC application. A review will be conducted by the chair and no fee will be required.

Please follow the submittal requirements in chapter 7.

L-21 Development on Slopes

No structure, planting, or other material shall be placed or permitted to remain, or other activities undertaken on slope banks which may damage or interfere with established slope ratios, create erosion or sliding problems, or which may change the direction of flow of drainage channels, if any, or obstruct or retard the flow of water through drainage channels if any.

L-22 Maintenance

The homeowner/homebuilder shall be responsible for all landscaping that falls within their ownership to be maintained in a clean, attractive, and well-kept condition and to promptly replace any dead or dying plant material.

Upon approval of the landscape plans by the HARC, the minimum tree requirement must be maintained at all times and mature trees shall not be removed by a homeowner/homebuilder without prior HARC consent.

Designated fire buffer zones shall be maintained as required by the City of Vallejo.

Each homeowner/homebuilder shall keep, maintain, water, plant, and replant all slope banks

located on his/her lot to prevent erosion and to create an attractive appearance. Homebuilders of lots with no plans for improvement in the immediate future shall be responsible for ongoing maintenance. Erosion control and removal of weeds, trash, and other debris regularly are required. Removed vegetation shall be removed from the site.

L-23 Flagpoles

1. Free-standing metal flagpoles for one (1) flag are allowed in Hiddenbrooke subject to HARC approval.
2. Flagpoles that are attached to the house are allowed in Hiddenbrooke and do not require HARC approval.
3. Only one flagpole, either free-standing or attached, is allowed per lot.

L-24 Xeriscape (Drought tolerant landscaping)

Due to the extended drought in California, Xeriscape plans are allowed for front and back yards in Hiddenbrooke. However, HARC continues its goal of maintaining a green and park-like atmosphere and developed the following criteria:

HARC will accept applications to replace a lawn with xeriscaping provided the applications meet the following criteria:

- a. The proposed landscape/xeriscape plan should include plants and ground cover that is naturally found in Northern California such as Mediterranean or Alpine Designs
- b. Residents are to avoid Desert Designs. Cacti and palms are prohibited.
- c. Under no circumstances will rocks of any kind be allowed except as a decorative accent. No rocks are to be used as a border around the perimeter of the front yard.
- d. Dry creek beds should not be the main feature of the yard. They should only be used when part of a natural drainage system. If used, the width of the bed should range from 24 to 40 inches, with an interior stream of 12 to 18 inches and 10 to 12 inches deep. Plants should be grouped along the edge to soften the appearance and sides should be mounded. Large boulders may be used as accents.
- e. Natural redwood bark, bark chips, shredded bark, mulch, peat moss, or an equivalent are the only ground covers allowed.

- f. The number and size of plants are to be such that sixty percent (60%) of the yard will be covered within twenty-four (24) months. Depending on availability, five-gallon plants are recommended in the prominent areas of the yard.
- g. Topography or a variation in height is encouraged to add interest.
- h. Applicants are to follow the existing Guidelines regarding the color of rock, bark, and plants.
- i. Site plans are to be provided subject to the most current submittal requirements.
- j. Preliminary plans are to be reviewed prior to the final submittal. This might require a site visit by one or more of the committee members.

L-25 Artificial Turf

HARC will now accept applications to install artificial in front and back yards subject to the following:

- a. The product must be of a very high quality that simulates real grass. A 12 x 12-inch sample of the turf and the manufacturers' list of specifications must be submitted along with the application and landscape plan.

The sample will be used to verify multiple colors, weights, piles, fabric, and drainage ability.

- b. In-ground plants or shrubs must make up forty percent (40%) of front yards.
- c. Proof of a ten-year transferable warranty must be submitted along with the application with a signed copy upon completion of the installation as a condition of approval.
- d. Artificial turf is the responsibility of the homeowner and subject to all the regulations of the then-current CC&Rs, regarding maintenance, repair, and replacement such as tears, gopher holes, weeds, animal waste, and discolorations.
- e. Installation: Artificial turf cannot be installed over the top of existing grass or concrete. Sod and dirt must be removed, and an aggregate base and soil stabilization fabric installed to allow for proper drainage in accordance with the manufacturer's specifications.

HARC will use its discretion when reviewing applications for small backyards, and special projects such as putting greens.