

# Landscape Guidelines and Self-Checklist

## Note

*These Landscape Guidelines should be read in connection with the CC&R's and Construction Guidelines of the Association, which also apply.*

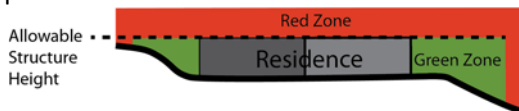
The Landscape Committee expects that the homeowner will be available at any time that any representative of the homeowner desires to speak with the Landscape Committee or the Board.

**Please send all plans in PDF to:**

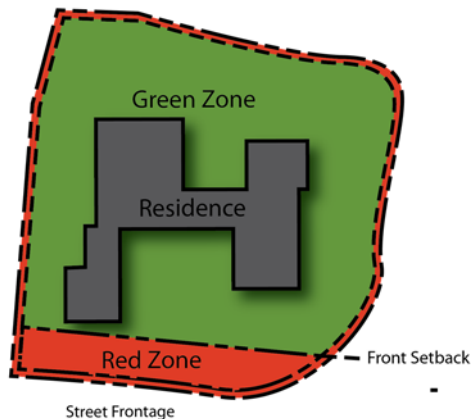
***archsdha@gmail.com***

## Landscape Guidelines

- 1. **Landscaping plans should be submitted at the time of any new construction or remodel.** Plants and trees that are reasonably expected to interfere with neighbors' views in the future will generally not be approved.
- 2. **Landscape plans must be submitted if improvement includes plantings over 30" in RED ZONE or trees higher than roof elevation.** Height of trees at maturity (not when planted) is the relevant height. If you are unclear, please submit the plans.
- 3. **Landscape submittals must be complete when submitted to the Landscape Committee. Plans should include** Landscape plan, mature heights of landscape proposed for site, photos of mature examples of proposed landscape elements. The committee may also request that landscape be included into site sections for review.
- 4. **Trees on the *Not Recommended* list will not be permitted for new planting within the neighborhood.** The trees listed will grow to exceed allowable height, present a fire hazard, or impact neighboring properties.
- 5. **Trees on the *Recommended Trees* list will be permitted in GREEN ZONE provided that their placement does not violate setback or height restrictions and does not substantially interfere with neighbor's views.**
- 6. **Landscaping within the front setback RED ZONE must be limited to 30" or less.** The committee will consider ornamental trees within the front setback provided that they do not substantially interfere with neighbors' views or a view corridor.
- 7. **Landscaping within the side(s) and rear setback RED ZONE must be limited to a height of 30" or less and a maximum of 6'-0" with committee approval.**
- 8. **The height of new trees in GREEN ZONE will be limited to the max allowable structure height for the site.** Trees with mature heights exceeding this limit will not be permitted.



SAMPLE LOT ELEVATION DIAGRAM



SAMPLE LOT PLAN DIAGRAM

## Landscape Guidelines, continued

**9. Trees should be regularly maintained, pruned and trimmed.** Trees, shrubs or plants that substantially interfere with or materially limit the view of property owners to the side of or above any property must be trimmed, cut back, or removed. The determination of the obstruction of view of any property owner shall be so-determined by the Association through the Architectural Committee and their findings shall be final and conclusive.

**10. Diseased and dead trees and shrubs must be removed promptly.** Diseases in trees can be spread rapidly to other trees and adjacent properties. Trees that have died represent a substantial fire hazard to the community.

**11. Ivy is not recommended as ground cover.** Ivy provides nesting environment to rodents. Rodent infestation can easily spread to adjacent properties.

**12. Palm tree skirts must be trimmed annually.** Palm skirts are nesting areas for rats.

**13. Damage to sidewalks from tree roots is the homeowner's responsibility and should be repaired promptly.** Trees damaging roads and sidewalks should be removed and stump cut to ground level.

**14. Synthetic turf and synthetic landscaping will not be approved in front yards.** Synthetic turf is not in keeping with the character of the neighborhood and should be removed.

**15. All properties must comply with LAFD Fire Safety Standards for Brush Clearance (attached).** We cooperate fully with LAFD to address fire safety issues within the community.

### ENFORCEMENT

When violations of a landscape guideline or term of the CC&R's is discovered, the committee will follow this course of action(s):

- 1. Friendly Reminders** will be issued reminding the homeowner to make corrections.
- 2. Violation Notices** will be issued for violations not corrected following friendly reminders.
- 3. Final Violation Notice** may be issued for any unresolved violations.
- 4. Legal Action** may be taken by the Sunset Doheny Homes Association to resolve outstanding issues.

***Copies of notices will be provided to brokers and buyers in escrow.***

## Recommended Trees List

<b>Botanical Name</b>	<b>Common Name</b>
<i>Acca sellowiana</i>	Pineapple Guava
<i>Acer palmatum</i>	Japanese Maple
<i>Acmena smithii</i>	Lilipily
<i>Aesculus pavia</i>	Red Buckeye
<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree
<i>Callistemon citrinus</i>	Lemon Bottlebrush
<i>Cassia leptophylla</i>	Golden Medallion Tree
<i>Cercis occidentalis</i>	Western Redbud
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Chionanthus retusus</i>	Fringe Tree
Citrus	Select tree that is under 20'
<i>Cordyline australis</i>	Draceana
<i>Cercidium microphyllum</i>	Little Palo Verde
<i>Cercidium praecox</i>	Sonoran Palo Verde
<i>Cornus florida</i>	Eastern Dogwood
<i>Cornus kousa</i>	Kousa Dogwood
<i>Cotinus coggygia</i>	Smoke Tree
<i>Cussonia paniculata</i> var. <i>sinuata</i>	Mountain Cabbage
<i>Dombeya wallichii</i>	Pink Ball Tree
<i>Eriobotrya deflexa</i>	Bronze Loquat
<i>Erythrina crista-galli</i>	Cockspur Coral Tree
<i>Ficus lyrata</i>	Fiddleleaf Fig
<i>Ilex altaclerensis</i>	Wilson Holly
<i>Leptospermum petersonii</i>	Lemon Scented Tea Tree
<i>Magnolia soulangiana</i>	Saucer Magnolia
<i>Magnolia stellata</i>	Star Magnolia
<i>Malus</i>	Crabapple Tree
<i>Meryta sinclairii</i>	Puka
<i>Nerium oleander</i>	Oleander
<i>Phoenix roebelenii</i>	Pigmy Date Palm
<i>Photinia fraseri</i>	Photinia
<i>Pittosporum phillyraeoides</i>	Willow Pittosporum
<i>Prosopis chilensis</i>	Chilean Mesquite
<i>Prunus campanulata</i>	Taiwan Flowering Cherry
<i>Prunus cerasifera</i> (certain varieties)	20' and lower
<i>Prunus serrulata</i> (certain varieties)	20' and lower
<i>Raphiolepis</i> 'Majestic Beauty'	India Hawthorn
<i>Schotia afra</i> var. <i>angustifolia</i>	Karoo Boerboon
<i>Solanum rantonnetii</i>	Paraguay Nightshade
<i>Sophora microphylla</i>	Kowhai
<i>Toona sinensis</i>	Chinese Toona
<i>Thevetia thevetioides</i>	Giant Thevetia
<i>Tibouchina urvilleana</i>	Princess Flower
<i>Trevesia palmata</i>	Snowflake Aralia
<i>Vitex agnus-castus</i>	Chaste Tree
<i>Yucca gloriosa</i>	Spanish Dagger

## Not Recommended Trees List

<b>Botanical Name</b>	<b>Common Name</b>
Acacia species	Acacia or Wattle
Acer saccharinum	Silver Leaf Maple
Aesculus californica	California Buckeye
Afrocarpus gracilior	African Fern Pine
Agathis robusta	Queensland Kauri
Agonis flexuosa	Australian Willow
Albizia julibrissin	Mimosa Tree
Alnus species	Alder trees
Arbutus species	Strawberry tree
Bamboo (most varieties)	
Bauhinia variegata (purpurea)	Purple Orchid Tree
Betula species	Birch Trees
Brachychiton species	Flame & Bottle Trees
Callistemon viminalis	Weeping Bottlebrush
Calodendrum capense	Cape Chestnut
Casuarina stricta	Mountain She-Oak
Catalpa speciosa	Western Catalpa
Cedrela fissilis	Brazilian Cedarwood
Cedrus species	Cedar
Celtis species	Hackberry
Ceratonia siliqua	Carob Tree
Cercidium floridum	Blue Palo Verde
Cercis canadensis	Eastern Redbud
Chiranthodendron pentadactylon	Monkey's Hand Tree
Chitalpa tashkentensis	Chitalpa
Chorisia speciosa	Silk Floss Tree
Cinnamomum camphora	Camphor Tree
Cocos plumosa	Queen Palm
Corynocarpus laevigata	New Zealand Laurel
Cupressus species	Cypress Tree
Dombeya cacuminum	Strawberry Snowball Tree
Erythrina (most varieties)	Coral Tree
Eucalyptus species	
Fagus sylvatica	European Beech
Ficus (most varieties)	Ornamental Fig
Firmiana simplex	Chinese Parasol Tree
Fraxinus species	Ash Tree
Geijera parvifolia	Australian Willow
Grevillea robusta	Silk Tree
Ginkgo biloba	Maidenhair Tree
Gleditsia triacanthos	Honey Locust
Hymenosporum flavum	Sweet Shade Tree
Jacaranda mimosifolia	Jacaranda
Juglans species	Walnut
Koelreuteria bipinnata	Chinese Flame Tree
Koelreuteria paniculata	Goldenrain Tree
Lagerstroemia indica	Crape Myrtle
Lagunaria patersonii	Primrose Tree
Laurus nobilis	Sweet Bay
Leucadendron argenteum	Silver Tree
Libocedrus (Calocedrus) decurrens	Incense Cedar
Ligustrum lucidum	Glossy Privet
Liquidambar styraciflua	Sweet Gum
Liriodendron tulipifera	Tulip Tree
Lyonothamnus floribundus	Catalina Ironwood

## Not Recommended Trees List, continued

Magnolia grandiflora	Southern Magnolia
Maytenus boaria	Mayten Tree
Melaleuca linariifolia	Flaxleaf Paperbark
Melaleuca quinquenervia	Cajeput Tree
Metrosideros excelsus	New Zealand Christmas Tree
Morus alba	Mulberry
Myoporum laetum	Myoporum
Nyssa sylvatica	Sour Gum
Olea europea	Olive Tree
Olneya tesota	Desert Ironwood
Parkinsonia aculeata	Mexican Palo Verde
Paulownia kawakamii	Sapphire Dragon Tree
Persimmon 'Hachiya' / 'Fuyu'	Persimmon
Phoenix (all but listed below)	Date Palm
Picea species	Spruce
Pinus species	Pine
Pittosporum undulatum	Victorian Box
Platanus species	Sycamore
Podocarpus species	Fern Pine
Populus species	Poplar/ Cottonwood,/Aspen
Prunus caroliniana	Carolina Cherry
Prunus lyonii	Catalina Cherry
Quercus species	Oak
Quillaja saponaria	Soapbark Tree
Pyrus species	Ornamental Pear
Rhus lancea	African Sumac
Robinia species	Locust
Robinsonella cordata	Heartleaf Robinsonella
Salix babylonica	Weeping Willow
Sambucus Mexicana	Blue Elderberry
Sapium sebiferum	Chinese Tallow Tree
Schinus speces	Pepper Tree
Sequoia sempervirens	Coast Redwood
Sequoiadendron gigantean	Giant Sequoia
Sophora japonica	Pagoda Tree
Spathodea campanulata	African Tulip Tree
Stenocarpus sinuatus	Firewheel Tree
Strelitzia Nicolai	Giant Bird of Paradise
Tabebuia species	Trumpet Tree
Taxodium species	Cypress
Taxus baccata	English Yew
Tipuana tipu	Tipu Tree
Trachycarpus fortunei	Windmill Palm
Tristinia conferta	Brisbane Box
Tristania laurina	Box Tree
Ulmus species	Elm Trees
Umbellularia californica	California Bay Tree
Washingtonia robusta	Mexican Fan Palm
Wollemia nobilis	Wollemi Pine
Zelkova serrata	Sawleaf Zelkova

# **Sunset Doheny Homes Association**

Tel. 818-883-6707  
5525 Oakdale Avenue, Suite 430  
Woodland Hills, CA 91364

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**To resolve landscape issues utilize the T-R-I-M method.**

## **T – Talk**

Talk to your neighbor about trimming their tree or landscaping. We find that neighborly communication solves most issues.

## **R – Report**

Report any issues that you cannot resolve with your neighbor to the Landscape Committee. Include photos and copies of correspondence with your report to assist the committee.

## **I – Investigate**

The committee will meet with the affected neighbors and investigate your report to determine whether a violation exists.

## **M – Mediate**

If a violation is found the Landscape Committee will mediate between you and your neighbor to correct the violation or provide a binding position that may be enforced by the parties.