

Landscaping and Outdoor Features

- **Lawn and Yard Care:** Homeowners are responsible for maintaining lawns and planting beds in a neat and healthy condition. Lawns must be regularly mowed and edged. Weeds must be removed regularly. To reduce damage to our curbs and roadside, unwanted growth must be removed from the space between the curb and pavement.
- **Planting and Trees:** Invasive plant species are prohibited. Trees or shrubs visible from a neighbor's property or common areas must be well-maintained. Certain tree species, such as fruit trees, may be restricted to rear yards.
- **Fencing:** Fencing must be approved by the DCC and comply with setback requirements. Materials and height must adhere to standards outlined in CC&Rs, such as a maximum height of four feet for fences.
- **Exterior Lighting:** All exterior lighting must be low-intensity and not cause glare onto neighboring properties or streets. i.e. color temperature of maximum 3000K.
- **Play Structures and Equipment:** Play structures like swing sets or tree houses are permitted in rear yards only and require DCC approval. Permanent basketball hoops are prohibited. Temporary, movable hoops are permitted but must be stored out of sight when not in use.
- **Antennas and Satellite Dishes:** Installation is subject to the FCC's "Over-the-Air Reception Devices" (OTARD) rule, but homeowners must still notify the DCC of their intent to install. Location must be as inconspicuous as possible.
- **Paving and Hardscapes:** Paving in front yards is limited to prevent a disproportionate amount of a front yard being used as a parking lot. All concrete and stonework must be of a natural or earth-tone color.