

OAKMONT VILLAGE ASSOCIATION ARCHITECTURAL COMMITTEE

OAKMONT MINIMUM LANDSCAPE MAINTENANCE STANDARDS

Landscapes in Oakmont are important to the character of our community. The architecture is contemporary and simple. For harmony, residents should strive to reflect the same principles in their landscapes. Where the landscaping of a new project is to adjoin an existing landscaped area, the new landscaping should form an appropriate transition between the two. All heritage trees must be preserved whenever possible. Low-water using landscapes are encouraged. Landscape areas shall be kept in a vigorous and thriving condition through the appropriate use of irrigation, cultivation, pruning and any other necessary operations. Landscape Criteria for Drought Conditions is available in the Architectural Office.

Landscaping Rules - Prior approval for landscaping must be obtained from the Architectural Committee and the project must be completed within ninety (90) days from the date the application is approved. This includes planting and removal of trees. The Architectural Committee may require a replacement tree(s) when a tree(s) is removed. Landscaping rules refer to those areas of your lot not covered by structures, walks, driveways, decks or patios. Creek bed landscaping is not a responsibility of the Architectural Committee. It is governed by California and federal agencies and requires permits from them.

Artificial turf is not allowed in front yards. Artificial turf is only allowed in back and side yards behind 6' high fence. Exception: artificial turf may be allowed on properties adjacent to golf course surrounded by plants or 3' high fence, subject to the 25' setback. Artificial Turf Criteria is available in the Architectural Office.

Plantings:

Trees - Before planting a tree, its growth habits and mature size should be considered. The full-grown tree should not infringe on the house or the street. Please check with the pre-approved tree lists in the Architectural Office. All trees must be approved by the Architectural Committee before planting in either your front or your back yard.

Heritage tree trimming must be done by a licensed arborist. Trees are to be maintained in a shape as close to their natural form as possible. Avoid topping trees. Remove dead or diseased branches or trees as soon as possible. California native oaks have special needs; the use of summer water under the tree canopy can kill them. Digging around oak roots is harmful, and machine-trenching under the tree canopies is prohibited. Fallen oak leaves should be allowed to accumulate under the oaks to maintain soil health.

Shrubs and Hedges – Shrub pruning is intended to keep the plants within normal natural bounds and to remove dead or twiggy branches. Topiary pruning is discouraged. Hedges should be pruned twice a year. See fence policy for maximum hedge heights.

Groundcovers shall be pruned or trimmed neatly away from shrubs, trees, walks, curbs, light standards, other plants, header boards and valve box lids. Ground covers along the edges of sidewalks and streets shall be edged as often as necessary to provide a clean, crisp line at all times. Old groundcovers that have developed a layer of dead material should be removed or replaced.

Vines shall be pruned regularly to control growth and direction. Dead twigs and branches shall be removed annually. Vines shall be kept from engulfing windows, doors, gates, or other structural features, and from smothering the crown of a shrub or a tree.

Lawns shall be kept neat, clean, and free of debris. Water shall be applied as needed with conservation measures taken into consideration. Occasional deep watering of established lawns is preferable to daily watering. Installing Bermuda grass lawns are prohibited and self-seeded Bermuda grass shall be removed. Weeds shall not be allowed to establish themselves in lawn areas. Four and one-half inches is the maximum length for lawn grass. Lawn grasses shall be kept at least 12" away from the trunk of any tree to avoid damage to the bark from mowing and trimming equipment.

Other:

Bark or mulch cannot exceed 50% of landscaping without approval of the Architectural Committee. Mulch of organic materials (bark), or of gravel, shall be kept clean and free of weeds and debris. Fresh layers shall be added as needed to present a neat appearance, to retain soil moisture, and to hinder weed growth. Organic mulches generally need to be refreshed every one to three years. Recycled rubber mulch is prohibited, and dyed wood mulches are discouraged. Ornamental gravel or rock is restricted to 15% (exclusive of driveways and walks) of the front yard, side yard areas adjacent to the street or areas adjacent to a golf course boundary line.

Pests and Disease Control - Only legally approved materials may be used for pest and disease control. Plants shall be monitored regularly for pests and diseases as they affect the health of plants adversely, and shall be treated as needed. Mechanical trapping of pest animals such as gophers and rats is preferable to the use of poison baits. Any thing or condition in a landscape that induces, breeds, or harbors infectious plant diseases or noxious insects, is prohibited. More information is also available at the OVA Office.

Drainage - Water shall be prevented from "ponding" or traveling in volume outside of swales and drains. Existing drainage swales and/or drains shall not be obstructed, diverted, or confined, and drains should be kept free of debris during the rainy season. New swales or drains shall not be added without the written consent of the Architectural Committee.

Irrigation systems shall be kept in good working order.

Plant Enclosures - Policy is available at the Architectural Office.

- The Architectural Committee will be the judge as to whether or not landscaping meets the approved criteria and whether or not it is, at any given time, maintained properly to the standards established by these Standards.