

# OAKMONT

IN THE VALLEY OF THE MOON

## OAKMONT VILLAGE ASSOCIATION ARCHITECTURAL COMMITTEE

### LANDSCAPE POLICY

1. This policy applies to those areas of your lot not covered by structures, walks, driveways, decks or patios. Creek bed landscaping is not the responsibility of the AC and is governed by California and Federal agencies from which permits will be required.
2. Landscaping changes to front, side and back yards requires prior written approval by the AC. This includes enclosed side and rear yard landscaping. Vegetable gardens should be confined to the rear yard because of their seasonal appearance. Other than ordinary maintenance no work, including demolition, shall commence prior to AC approval.
3. Any street frontage landscaping should present an esthetically pleasing and attractive appearance. This will be accomplished by the combination of plant materials such as trees, shrubs, flowers, natural or artificial turf, ground cover plants, and a few decorative elements. Decorative elements may include faux (fake) riverbed, small rock pond, large boulders, small areas of gravel or rock, or a small sitting area.
4. The choice of plants for all landscape must take into consideration the mature size of each plant. A standard target at original planting time should be about the one plant (or small grouping of flowers, bulbs, etc.) for every 25 square ft of landscaping. Too many plants can be a burden for water usage, maintenance, fire hazard, and visual appearance.
5. Front yard plantings and side-yard street frontage plantings shall be mulched with AC approved rock, gravel, or composted mulches. In accordance with the Firewise Landscape Policy, the use of combustible mulch is not allowed within the 0-5 ft Defensible Space that borders the home. Noncombustible rock, gravel, concrete, and pavers are allowed within the 5 ft Defensible Space. Rock used as mulch in the 5 ft Defensible Space and used between plants in front and side-yard plantings is exempt from the 15% rock rule calculation. Wood mulch must not be used in a widespread or continuous manner and must be separated with non-combustible material such as concrete, gravel, and rock. Samples of previously approved rock mulch are available in the AC office. Finely shredded redwood or cedar bark, such as Gorilla hair, or rubber mulches are not allowed on the property. A sample of mulch material must be submitted with application and must be approved by the AC,
6. Knowing the watering requirements of trees and plant material before planting is essential. Watering should be kept to a minimum consistent with our climate.
7. Any material used as a border at the back of a public sidewalk shall be installed so that the top of the material is flush with the top of the sidewalk.

#### **Related Policies**

- Artificial Tuft Policy
- Firewise Landscape Policy
- Landscape Maintenance Policy
- Plant Enclosure Policy
- Tree Planting and Removal Policy