

LANDSCAPE STANDARDS

Landscape standards are set so that the architectural integrity of La Luz can be preserved and so that we can live successfully in close proximity with our neighbors yet be able to create our own individual spaces reflecting our life style preferences.

TREES AND LARGE SHRUBS

No trees or other plantings in any living unit shall be planted that obstruct the primary view from any other living unit. A homeowner should contact the Landscape Committee before planting questionable plant material. It is much easier to plant appropriately in the first place than have to face severe pruning or removal of a mature tree or shrub because it interferes with a neighbor's view.

VINES AND OVERHANGING PLANTS

Vines are not permitted on exterior walls (walls which abut the common grounds of La Luz). Although permissible, it is not recommended that homeowners plant vines on interior stucco walls; the plant material can quickly damage the stucco resulting in an Architectural request for re-stuccoing. No perennial overhanging plants are allowed on exterior walls. Seasonal plantings, which may overhang for a short time, are allowed with approval of the Landscape Committee.

PLANTING IN GRAVELED COMMON AREAS

No new plantings in the graveled common areas are permitted except by written request to the Landscape Committee and approval of the Board of Directors. Extant plants may remain, as long as they are maintained by the homeowner responsible for them. If at any time the Landscape Committee deems the planted area unsightly, written notice will be sent. If, after 30 days, the area is not properly maintained, the maintenance crew will be directed to restore the area to its original condition. The responsible homeowners will be billed by the association for this labor.

OUTSIDE CONTAINERS

Planted containers must be adobe colored pots or non-colored wooden tubs. No permanent containers (nonmovable) are allowed.

Perennial trees or shrubs are discouraged unless small and well pruned. Adequate maintenance must be provided. Containers may be removed, at homeowner's expense, if they are not cared for.

VIOLATION OF STANDARDS

Complaints between neighbors should be resolved amicably if possible without Committee interference. Unresolved complaints can be sent to the Landscape Committee in writing. If two or more complaints are received by the Committee, representatives from the Committee will conduct an onsite investigation and report, in writing, their findings and recommendations within a month.

An appeal process is available involving the Board of Directors as the review authority for the initial Landscape Committee decision. The decision of the Board of directors is binding on the parties involved.