

DEVELOPMENT GUIDELINES
OF
LA COLLINA DAL LAGO

January 19, 2005

DEVELOPMENT GUIDELINES

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1. Architectural Design Guidelines

A. Introduction

La Collina dal Lago is a unique and intimate neighborhood. *La Collina dal Lago* contains only 38 home sites nestled among the oaks adjacent to the Folsom Lake Recreation Area. The purpose of these guidelines is to provide a guiding philosophy and direction to ensure that the build-out of the homes is carefully accomplished within the context of the traditional architectural styles and ambiance found in our favorite old neighborhoods.

B. Design Philosophy and Goals

Gently rolling and sloping terrain and native oaks create the setting for *La Collina dal Lago*. We believe that the proper approach to design takes its cue from the land. Great care has been taken in the planning and development of *La Collina dal Lago* in order to preserve and complement the natural beauty of the land. Within the gates, private streets meander past mature oaks, giving the neighborhood a pleasant "Country Lane" feeling.

While the goals of these Development Guidelines are to ensure preservation and enhancement of the existing land forms and provide visual harmony between the homes and environment, the primary goal is to encourage an architectural style consistent with timeless and traditional homes seen in the neighborhoods of Land Park, The Fabulous Forties, McKinley Park, and Sierra Oaks. While it is critical that each home in *La Collina dal Lago* is properly conceived and demonstrates the architectural integrity reflected in the styles described herein, each home must be unique, avoiding simple duplication of a style. By setting forth a design theme, these Guidelines will help establish the overall architectural and landscape character of *La Collina dal Lago*.

The starting point for accomplishing these goals is to simply observe basic design principles inherent in good architecture, and strive to design a home with integrity, simplicity, and a sense of proportion. What, one may ask, is good architecture?

"Among the many definitions of architecture is this one: "Architecture is putting into building certain qualities - namely, logic, strength, and beauty." Logic means making the house convenient, livable, adaptable to both the family and the site. It means straight-forwardness of plan that results in economy. Strength, of course, means building with good materials. It means honest construction, durability, long life, low depreciation. Beauty results from naturalness, from simplicity, and from good proportion. It depends upon careful attention to the smallest detail as well as to the larger ones. It is the quality that makes the house a pleasure to see and to know, and to live in through the years. These three combined make good architecture. Without any one of these a house is a mere building. It is not architecture."

Robert Taylor Jones (1929), Architect

While these Development Guidelines are the primary tool for guiding the design of all homes and landscaping in *La Collina dal Lago*, this is not the only document which controls development within the neighborhoods. For example, the Declaration of Covenants, Conditions and Restrictions ("CC&Rs") for *La Collina dal Lago* include additional rules pertaining to the construction of homes in *La Collina dal Lago*, as does the City of Folsom Municipal Code. There are also rules contained in the Appendices that must be followed by the contractors and their sub-contractors. These guidelines may evolve over time. As the neighborhood develops, changes may be made or additional guidelines may be incorporated if deemed necessary by the Architectural Control Committee or the residents.

These Development Guidelines outline the basic requirements and characteristics of design considered by the Architectural Control Committee in reviewing and approving all plans, including site, architectural, and landscape plans. We ask that you, your Architect and Builder to follow these Development Guidelines to ensure that the design of each home in *La Collina dal Lago* reflects the unique features of the home site. These efforts will help to create a gracious and comfortable enclave of understated elegance.

C. Architectural Control Committee

An Architectural Control Committee (the "ACC") has been established pursuant to Section 4.10.3 of the CC&Rs. The ACC is authorized to adopt, interpret, and enforce these Development Guidelines in the review and approval of all plan submittals for initial site development issues, architectural designs for new construction and any additions, as well as landscape design plans. The ACC is comprised of three (3) members appointed by the Developer. Except for the initial ACC members appointed by the Developer, only Owners of lots within *La Collina dal Lago* may serve as members of the ACC. Additionally, an Architect or other design professional, who is a non-Owner, may serve on or act as a consultant to the ACC. The ACC will also review and approve proposed construction for each lot in terms of grading, tree removal, landscaping, drainage, erosion control, and compliance with other applicable City of Folsom conditions of approval.

Approval of a submittal will generally be granted if the ACC finds that the proposed improvements conform to the ACC's interpretation of the Development Guidelines, will result in the construction of an improvement consistent with the architectural standards and development theme of the project, and will not compromise other improvements, landscaping, drainage or other natural features within the subdivision.

The approval of any plans for proposed improvements may be granted only after certain required changes are made to the plans and specifications. While the ACC's decisions will be subjective to some degree, ACC members will consider such factors as the proposed location and relationship of the improvement to existing topography, trees, common areas, roads, and other existing or proposed structures; scale and massing of the structure; quality of proposed materials; and the balance and harmony of the exterior elevations, materials, and color with other existing or proposed structures.

Prior to submittal for a building permit, plans for any such proposed work must be reviewed and approved by the Architectural Control Committee.

D. Design and Construction Team

Selecting your Architect and Builder is as important as selecting your home site. A list of Featured Builders and Featured Architects has been assembled by the *La Collina Dal Lago* ACC. These professionals have demonstrated an understanding and appreciation of the quality and standards that will be required at *La Collina dal Lago*. These are currently the only Architects and Builders authorized to perform work at *La Collina dal Lago*. If an Owner wishes to use a Builder other than a Featured Builder, he/she must be a licensed contractor in the State of California and meet all other ACC qualifications. However, the ACC is not obligated to accept his/her requested Contractor as an approved Builder. Unlicensed Designers or outside Architects will not be considered unless their work is deemed by the ACC to be exceptional and they demonstrate an understanding of and commitment to the Development Guidelines. In no event is approval of an Architect or Builder by the Committee any guarantee that designs and plans will be approved or that the quality of construction will be acceptable. The current list of Featured Builders and Architects is available in the Development Office.

E. Design Review Process

1. Pre-Design Meeting

Prior to initiating any formal design work, the Owner, with his design and construction team, must first meet with the Architectural Control Committee, walk the property, and review the following issues:

- a. architectural design themes
- b. design review and approval process
- c. site planning and design regulations
- d. lot dimensions, building set-backs, topography, utilities and easements
- e. tree locations and protection requirements
- f. drainage and erosion control issues
- g. other site specific characteristics or design considerations
- h. preliminary design concepts
- i. construction requirements

The ACC will provide to the owner and the members of the design team, copies of the current Development Guidelines, as well as any other relevant material. The ACC will review, with the Owner and his representative, any sketches which the Owner may have prepared, and the suitability of the design concept as it generally addresses the intent of the Development Guidelines. Remodeling, additions to existing improvements and additional landscaping are required to follow these same steps.

2. Conceptual Design Review

Information gathered at the Pre-Design Meeting should provide adequate direction for the completion of the Conceptual Design Review Submittal. In addition to the general information contained in these Development Guidelines, the City of Folsom Community Development Department should be contacted

prior to this next step of the design review process to confirm all requirements, setbacks, etc. Understanding of the compliance with these Development Guidelines, as well as all applicable governmental regulations, is the obligation of the Owner.

Following the Pre-design meeting, the Owner or their representative will submit the Application for Plan Approval (available at the Development Office) and two (2) copies of the following:

- a. Site Plan (minimum scale of 1" = 20') showing property lines and easements, existing trees (indicating those to remain and any proposed to be removed), existing 1 foot contours, proposed grading and surface drainage, house and garage footprint and set-backs, finished floor elevations, garage and driveway location (minimum 3' from property line), all porches, patios, decks, pool or air conditioning equipment, etc., location, length, height, design of all screen walls, retaining walls and/or fences, and location, height, and design of any other features.
- b. Floor Plan (minimum scale of 1/8" = 1'0") indicating the layout and name of all rooms, approximate size of each, total square footage of enclosed space for each level, finished floor elevations for the house and garage.
- c. Exterior Elevations (minimum scale of 1/8" = 1'0") all four (4) sides in sufficient detail to indicate the proposed architectural style of the home. If not yet shown, be prepared to discuss the fenestration (size and placement of windows). Provide as much detail as possible on trim details, plate heights, eave and fascia details, chimneys and flue cap details, garage doors and trim, existing and proposed grades, retaining walls, decks, columns, posts and railings, vent locations, gutter and down spout style and locations.
- d. Roof Plan (minimum scale of 1/8" = 1'0") indicating roof pitch and height of all major ridges and eave lines.
- e. Landscape Plan (minimum scale of 1/8" = 1'0") indicating all existing trees to remain (and any proposed to be removed), location and size of all proposed plant material, drainage, and other improvements, such as patios, decks, retaining walls, walkways, fences, shade structures, pool or spa.
- f. Processing Fee for the design submittal, to cover the expense of reviewing plans and related data and to compensate any consulting Architects, Landscape Architects, Engineers, Inspectors or Attorneys retained by the ACC. The Architectural Control Committee shall have the right to adjust these fees and deposits as provided in Section 4.10.4 of the CC&R's. The ACC may, at its discretion, charge an Owner a reduced fee if they are processing plans for remodeling, additions or additional

landscaping, which, in the opinion of the ACC, does not warrant the full processing fee.

The ACC will notify the applicant within (7) days following receipt of a complete application for the Conceptual Design Review of the date, time, and location of the meeting, at which time the plan will be formally reviewed. As part of the plan review, the ACC will walk the home site with the Owner and their design team. Prior to the meeting, the applicant will have the site staked or chalked to indicate the building envelope and driveway location, and any trees proposed to be saved or removed. Owners and their representatives are required to attend this meeting to present the proposed design to the ACC and answer any questions. The ACC will notify the applicant in writing of its findings within seven (7) days of the meeting. Plans which receive approval at this stage may be submitted for Final Plan Review. Plans which are rejected for any reason may be revised and resubmitted to the ACC.

3. Architectural Plan Review

Upon approval of the Conceptual Design, the Owner or their representative will submit two (2) copies of the following information, in addition to that requested following the Conceptual Design Review:

- a. Site Plan (minimum scale of 1" = 20') indicating property boundaries, existing utilities, building envelope, proposed buildings, lot coverage ratio, driveway and grades, power, water and sewer tie-ins, and existing and proposed grading and drainage.
- b. Floor Plans (scale of 1/4" = 1'0") corresponding with the site plan orientation, with room names and dimensions, location of doors and windows, location of air conditioning and electrical equipment; and total square footage by floor level.
- c. Exterior Elevations (scale of 1/4" = 1'0") all four (4) sides showing total height, detail "bubbles" of all architectural details indicating size, material and color, color and texture of exterior walls, roof material, locations of color or material changes, windows, doors, fascia, eave, gutter and down spout details, location of illuminated street address numbers, garage doors and trim.
- d. Roof Plan (scale of 1/4" = 1'0") indicating roof material and color, pitches, overhangs, all penetrations and projections, including chimneys, vents, skylights, and any proposed solar panels (see Solar Energy section on page 18 and in the CC&R's under section 4.10.3i (iv)).
- e. Conceptual Landscape Plan (minimum scale of 1/8" = 1'0") indicating all existing trees to remain (and any proposed to be removed), home and driveway location, botanical and common names, location, size of all proposed plant material, drainage, irrigation system and coverage, and other improvements, such as

patios, decks, pools, spas, retaining walls, walkways, fences, solar or shade structures, etc. In no event will completion of front yard landscaping be delayed for more than six (6) months following the earlier of completion of construction or move-in.

- f. Color and Material Board (maximum size 8-1/2" x 14") with address, lot number, date and Owner's name on the front; and showing type, color, and texture for all exterior walls, trim doors, windows, and roof, including manufacturer's name and color or material number. With the color board, submit an envelope with color chips and manufacturer's cut sheets, material samples for all exterior finishes, and a specification list for the above, including wall, chimney, and roof flashing, exterior rim materials, and exterior light fixtures.
- g. Elevation Rendering or Model (scale 1/8" = 1'0") At the discretion of the ACC, an elevation rendering may be required, representing at a minimum the view of the home from the street, in black and white or color, showing the building form and mass, fenestration, shadowing, and texture, indicating the exterior character and details of the design. In some cases, additional perspective sketches may be required by the ACC to further demonstrate the design of the home.

The ACC will make every effort to notify the applicant within two weeks following receipt of a complete submittal for the Final Design Review of the date, time, and location of the meeting, at which time the plan will be formally reviewed. This meeting will be held as soon as possible, and the ACC will notify the applicant in writing of its findings within two weeks of the meeting. Plans which receive approval at this stage may proceed to construction drawings. Plans which are rejected for any reason may be revised and resubmitted immediately to the ACC. If revisions are minor, they will be noted as Conditions of Approval and at the discretion of the ACC, be noted on the Construction Drawings or corrected during construction. One set of plans will be returned to the Owner, marked "Approved as Submitted" or "Approved with Conditions". Plans needing significant modifications will be rejected, pending re-submittal.

4. Construction Plan Approval

Prior to submittal for a building permit, Owner will: 1) Submit three (3) sets of plans to the ACC for final review to confirm that the final construction drawings for building permit submittal meet the spirit and conditions of the Final Design Approval. This does not require a formal meeting of the ACC and comments on these plans will be made within two weeks from submittal. If the plans are consistent with those approved at the Final Design Approval, two (2) sets will be approved and returned signed and stamped "Approved by Architectural Control Committee, *La Collina dal Lago*". If the plans are not consistent, they will be rejected by the ACC. 2) At the time the construction plans are submitted, a refundable construction deposit of \$2,500 will be made payable to *La Collina dal*

Lago Owner's Association. These funds will be used in the event of unauthorized tree removal or damage, any repairs required due to damage by construction personnel, damage to common area facilities, or construction site clean-up, not otherwise reimbursed to Developer or Association.

The ACC will retain a copy of the approved plans for a maximum of one hundred-eighty (180) days after approval. If a building permit is not issued in this time frame, or if construction has not started and the ACC or Developer has not approved an extension, the approval will automatically expire.

The Application for Approval, processing fee, damage deposit, and all other materials necessary for the ACC to approve a home must be sent or delivered to:

Riverside Management & Financial Services, Inc.
PO Box 41099
Sacramento, CA 95841-0099

F. Commencement of Construction

If escrow has closed, site preparation work can begin if Construction Plan Approval has been granted by the ACC. Construction on the home can begin only when all of the following are done:

1. The City of Folsom has issued a building permit
2. The Contractor has provided a certificate of Insurance naming the Developer, "*Bernau Development Corporation*" and the "*La Collina dal Lago Owner's Association*" as additional insured during the construction process, with minimum coverage of \$1 million per occurrence and \$2 million aggregate
3. \$2,500 Construction Security Deposit has been paid.

G. Construction Inspections/Plan Changes

It is understood that plan changes may occur during construction. However, any proposed changes to the plans, whether to elevation or floor plan, which will be visible from outside the house, must be reviewed and approved by the ACC prior to implementing the change. On-going inspections will be made on homes and landscaping under construction to verify that they are being built according to the approved plans. The ACC has the right to stop construction and require the unauthorized or proposed modification to be corrected or approved prior to continuation of construction.

As-built plans and a copy of the Final Building Permit Approval are to be delivered to the Association within five (5) days from receipt.

H. General Construction Rules for all Contractors

The Owner is responsible for making certain that their Contractor and all sub-contractors receive a copy of, understand, and comply with the General Construction Rules for work

performed in *La Collina dal Lago*. The General Construction Rules are attached to this document.

I. Site Planning Guidelines

1. Site Planning

The goal of site planning guidelines is for all buildings, landscaping and other site improvements to be integrated with the natural features of the land. The siting of a house is a critical part of the design decision. The site plan concept developed for each Homeowner should reflect functional needs, while being sensitive to the property's unique characteristics and inherent design opportunities. Buildings should "step with the site", accomplishing level changes through a composition of forms, rather than use extensive site grading.

Consideration should be given to the potential impact of the plan upon adjacent home sites and common areas. Care should be taken that all elevations of a house have a pleasing appearance not just from neighboring home sites, but from the streets as well. Each Owner and their design team members should carefully consider the natural characteristics of the site and work within the review process to achieve the long-term aesthetic goals of the neighborhood.

Although general information, including lot dimensions, trees, and other site conditions is available, it is the responsibility of the Owner to use a licensed surveyor or civil engineer to verify the accuracy and location of lot corners, utility locations and elevations, tree locations, grades and all other pertinent lot information.

2. Lot Coverage Ratio

La Collina dal Lago was approved with conditions establishing maximum lot coverage ratios. The coverage ratio for a lot is calculated as a percentage which represents the maximum footprint of a building on a certain sized lot. The numerator is the square footage of the "building", including all land covered at the ground level by residential buildings, garages, carports, covered decks, other enclosed and covered areas, but not including standard roof overhangs or eaves, uncovered decks or paved areas such as driveways, walkways, or patios. The denominator is the square footage of the total lot. For example, a 3,500 square foot footprint on a 12,500 square foot lot reflects a 28% lot coverage ratio.

The maximum Lot Coverage Ratio for the building footprint of homes in *La Collina dal Lago* is 35%.

3. Minimum Size

All homes shall have a minimum size of 2,700 square feet (excluding garages, carports, accessory buildings, covered or uncovered patios and porches).

4. Building Height

The maximum height of any home in *La Collina dal Lago* shall be 35'. The height of a home is measured as the vertical distance from the highest point of the structure to the average of the highest and lowest points where the exterior walls touch the natural grade. More stringent restrictions may be imposed on certain lots where it is deemed necessary by the ACC to reduce the visual impact of a house on others in the neighborhood.

5. Building Setbacks

The City of Folsom has established minimum setback requirements for the neighborhood including a 10' building setback from the Fuel Modification Easement on Lots 15-17 and 24-30. The side yard setbacks have been further restricted by the Developer as shown on Informational Sheet (Sheet 8 of 8) of the recorded Plat Map. However, these setbacks are minimums and not necessarily the setbacks which would automatically be approved by the ACC. The Architectural Control Committee may require additional setback requirements, including second floor walls on some home sites. These setbacks are intended to minimize the feeling of crowding and ensure that the views of the neighborhood will be pleasing in appearance from the street as well as adjacent homes.

Outdoor elements of the house which are attached (such as decks, porches, trellis structures and wing walls) are considered to be part of the house and will not be allowed to encroach into setback areas. The ACC may consider variances in the case of unique site characteristics. Driveways, patios, walks, etc. may encroach into setback areas but should be kept a minimum of three feet (3') off the property line for a landscape buffer and drainage. Fences and retaining walls may be placed on the property line, however, such walls or fences can not exceed 36" in height where they are within the front yard setback.

6. Easements and Utilities

Easements, building setbacks, utilities, transformer locations, and other special conditions for each lot are shown in the plot plan. You should also inspect your home site for any streetlights, street signs, drainage swales, etc., which may not be shown on any exhibit. Easements, setbacks, and facilities located within the 12.5' public utility easement should all be considered in the site planning process. Landscaping, driveways, fencing, and other improvements may be permitted within certain easements, but any cost associated with the removal of such features for accessing any underground pipes or facilities is the responsibility of the Owner.

7. Tree Preservation or Removal

A great deal of effort has been made to preserve the existing oaks in the *La Collina dal Lago*. At the time of project approval, the Developer proposed oak tree preservation that was more restrictive than the City of Folsom's Tree Ordinance. Therefore, as a condition of the City of Folsom's approval for La

Collina dal Lago, there are oaks located on the Lots and on the Open Space that must be preserved and cannot be removed.

In addition, the sum of encroachments by grading and construction during building construction into the drip line area of each protected oak designated to remain at the project site shall not exceed 20%. Grading and construction shall not extend further into the drip line area than 20% of the maximum radius.

However, encroachment in excess of 20% into the drip line area of a protected tree may be approved by the ACC and the City of Folsom arborist on Lots 1, 2, 10, 12, 21, 24, 27, 28, 30, 34, 36, or 37, if special construction methods are used to mitigate the impact.

The oak tree removal, preservation, encroachment and mitigation information can be found on the Oak Tree Preservation and Mitigation Plan that was prepared as part of the approved Improvement Plans (Sheet 10 of 29) for *La Collina dal Lago*.

The Development Office also has a copy of the Arborist's Report which addressed every tree on the property. If you have any questions regarding a specific tree on your lot, contact the Development Office with the tag number from the tree(s).

All planning, construction, landscaping and maintenance shall be done with consideration to the potential impacts on oak trees. Trees within 50' of any construction activity (regardless of whose lot they are on) are to be fenced with 4' tall high visibility orange mesh protective fencing and signing as required by the City of Folsom's Tree Ordinance. Landscape plans, including irrigation and drainage, shall consider potential impacts to the trees. No removal or significant trimming of a protected oak tree or construction activity within the maximum drip line of a protected tree may occur without the express written consent of the ACC and the City of Folsom.

Please refer to the University of California Cooperative Extension publication "Living Among the Oaks" which offers recommended tree preservation and maintenance techniques. The City of Folsom website (www.folsom.ca.us), under the Community Development City Arborist page also has publications regarding the protection and care of native oak trees.

8. Grading & Drainage

A key design and development concept of *La Collina dal Lago* is to minimize impacts upon the existing natural land forms and drainage patterns. In order to minimize site disturbance, all improvements must be designed in response to the existing contours of a home site. It is this approach which will provide long-term enjoyment of the many remaining oak trees. Structures are to be designed around the existing trees that are designated to be preserved and the topography of each specific home site. Individual lot grading is limited to the construction of driveways and that reasonably necessary for residential construction. Any

modified slopes are to be made to look natural, e.g., smooth and rounded, rather than angular and harsh.

In order to help ensure compliance with this philosophy, a rough grading plan will be required as part of the Conceptual Design submittal, and a grading and drainage plan will be required as part of the Architectural Plan submittal. Absolutely no clearing or grading activity may take place on a lot prior to issuance of a building permit unless previously authorized by the ACC. Grading required for pools, patios, etc. should incorporate the same design philosophy as that used in siting a residence. Lots with steep slopes and protected oak trees may not be permitted to install pools or level yard areas if the installation of this type of development conflicts with the City of Folsom's Hillside Development Standards, the Tree Preservation requirements and/or the conditions attached to the project approval.

It is the responsibility of the Owner to maintain the drainage on his/her lot so as not to impact others downstream, either by changing the natural course of drainage, or by allowing unnecessary erosion. Drainage may not be directed onto another lot unless such a diversion is located within a designated drainage easement, but this does not allow concentrated flows to be directed to adjacent properties.

All roof drains must be in a closed drainage system, with out-falls provided to the street or into designated drainage swales or easements. The storm drain system for the development has been designed to handle the theoretical "100 year event". In the event of a more significant storm, or system blockage or failure (e.g., oak leaves covering the drains), overland drainage swales must be maintained as they provide unimpeded flows off site or to the retention basins. Changes from existing grades may impact drainage patterns and any subsequent potential liability is the responsibility of the Owner and the professional design team.

Site drainage is to be detailed on the Site Plan and/or Landscape Plan. ACC approval of plans does not relieve the Owner or Contractor of any liability for damage which may occur to their property or adjacent properties due to the design or construction of the drainage systems.

9. Driveways & Garages

Driveways are to be constructed using exposed aggregate or other decorative concrete treatment. A width of 12' at the street is preferred, with the maximum of 16' being allowed, so that the driveway does not become the dominant front yard landscape feature. Narrow widths of concrete, divided by a grass strip, will offset the otherwise bleak appearance of most driveways. Where lots do not have adequate space for side-entry garages, a planter will be required between the two garage doors to soften the visual impacts. Unless otherwise approved by the ACC, there must be a minimum of three feet (3') for landscape buffer between driveway and property line.

The Developer has made a concerted effort to avoid the redundant, garage-dominated appearance seen on so many streets in so many neighborhoods. Side entry garages are preferred. However, not every home site will accommodate a side-facing garage. For those lots which must have garages facing the street, single decorative doors may be required. Variety can also be provided by placing the garage toward the rear of the lot, or by placing the third car separate from the main garage. Topography and tree cover will also help minimize the potential monotony. The ACC may require additional screening of a garage using either landscaping, wing walls or a combination of both.

At least a two-car garage is required for all homes. A minimum of two (2) guest or visitor parking spaces should be provided for in the driveway area. The narrow street widths allow for guest parking on only one side of the street. On street parking within the fire lane is prohibited.

10. Walls and Fences

Owners will be encouraged to screen private spaces or boundaries with natural trees or shrubs when possible. If fencing is desired, open view powder coated wrought iron, aluminum or tubular steel is the preferred choice.

Along the following lot boundaries, open view powder coated wrought iron, aluminum or tubular steel fencing is required per a standard design and color (see appendix):

- a. The boundaries of Lots 1-4 & 6-12 which are adjacent to Open Space Lots E, F and H.
- b. The boundaries of Lots 15-17 and Lots 24-30 which are adjacent to the Folsom Lake State Recreation Area. Gates shall not be permitted along this boundary.
- c. The rear boundary of Lots 12-15 which are adjacent to the private property to the north.

The purpose of this restriction is to create continuity within the neighborhood as viewed from streets, open space areas and natural areas.

Any wall or fence should be considered an extension of the architecture of the home, serving as a transition between the house and the natural forms of the site.

All walls and fences should be designed to be compatible with the surrounding environment and should not block natural views. Fences, walls and hedges should be considered as design elements to enclose and define courtyards, to extend and relate the guiding forms to the landscape, as well as to provide security and privacy.

Maximum height for walls and fences is six feet (6'). However, no structures, including fencing or walls over three (3') feet in height, may be installed in the front yard setback along any street frontage. Any side yard fences should tie into

the home at least ten feet (10') behind the front elevation. All building materials for the fences shall be non-combustible. All walls and fences must be approved by the ACC prior to their installation. Fence alignments are also required to be submitted to the City of Folsom for review and approval prior to the issuance of a building permit.

11. Retaining Walls

Every effort should be made in the design of the home and landscaping to avoid the use of retaining walls. However, if the ACC approves the use of a retaining wall it will be required to be constructed of materials which complement or match those used on the house. Any retaining wall greater than four feet (4') in height, as measured from the bottom of the footing to the top of the wall, will require an engineered design and City approval in addition to that of the ACC.

12. Exterior Lighting

Exterior lighting shall be the minimum necessary to provide for safety for pedestrians and other non-vehicular uses around the primary building on the site. Landscaping shall be used to reduce long-range visibility of night lighting. Lighting shall be designed to be directed downward and away from adjacent properties. If necessary, shields shall be used to assure that no light from this neighborhood spills onto abutting property. Light sources shall not be visible from the Folsom Lake State Recreation Area. Address numbers shall be illuminated and visible from the street fronting the lot.

13. Accessory Structures/Air Conditioner Unit Screening

These Development Guidelines apply to all structures constructed on a home site, This includes any accessory structure such as gazebos, storage sheds, detached garages, guest houses, pool houses, etc. Owners will not be allowed to construct any such proposed structures until the ACC reviews and approves the plans and specifications. The design of accessory structures must be compatible with the architecture of the home. Materials and color selections should utilize the same elements used on the home. All detailed plans applicable to the construction of a home will also be needed for any accessory structure, including a site plan, elevations, material selections, colors, etc.

No fixed basketball standards or fixed sports apparatus shall be attached to any home or garage or erected on any Lot, unless the location of the standard or other sports fixture has been approved by the ACC.

All mechanical equipment shall be screened from view from the adjacent street as well as abutting properties. If equipment will not be behind a fence, building plans must include a screen detail to hide this equipment. Mechanical equipment shall not be roof mounted.

14. Solar Energy

Application of the principles of solar design should be considered in the planning and construction of all homes in the community. Solar collector panels should be carefully designed to relate to the architectural mass to which they are attached. The ACC will not approve a panel of any size, shape or color that is insensitively designed or located. Solar collectors should be the same color as the roof, or the underlying architectural element. All solar equipment must be screened from adjacent views.

15. Special Building Requirements for Hillside Lots

- a. Rooflines. The rooflines of structures should be below the height of the existing tree canopy, to the extent feasible.
- b. Protection of Ridgelines. Whenever possible, structures shall be built with rooftops lower in elevation than any adjacent ridgelines. A specific setback from the ridge may be required to protect the ridgeline view shed.
- c. Materials and Colors. Materials and colors that blend with the natural landscape shall be used for all construction in hillside areas.
- d. Non-reflective Materials. Except for window surfaces, the use of polished or reflecting exterior building materials and finishes shall be avoided. Further, windows with highly reflective treatments should be avoided and windows should be located so as to avoid highly reflective sun orientations to adjacent properties.
- e. Fire-Resistant Roof Materials. All roofs shall be of Class A roof materials.
- f. Decks and Deck Supports. On downhill sites, decks shall be located and designed to avoid tall and highly visible supports. Further, ground floor decks or balconies cantilevered out over the natural slope, over 4' feet in height, shall be enclosed (screen the open portion beneath the deck with fire resistant material).
- g. Overhangs. Owners are encouraged to box in the overhangs and limit their width.

16. Special Building Requirements for Lots Adjacent to East Natoma Street

One to one and a half story homes are to be located adjacent to East Natoma Street and are to have living rooms or bedrooms that are above the first floor oriented toward the interior of the neighborhood, so as not to face East Natoma Street.

17. Automatic Fire Sprinklers

Automatic Fire Sprinklers shall be installed in all residences with a total floor area that exceeds the requirements for automatic sprinkler systems as determined by the City of Folsom Municipal Code. Automatic fire sprinkler systems shall be installed in the residences on Lots 16, 17 and

18 and all other residences with any part located more than 150 feet from a 30 foot wide roadway.

18. Signage

The Developer has implemented a sign program for the initial sales and build-out period of *La Collina dal Lago*. During construction of the house, it is the responsibility of the Owner to maintain the lot identification sign placed in the front of each lot. These temporary signs are required during construction and no other temporary signs will be allowed. No lender, subcontractor or supplier signs will be allowed to be posted on the lot or house under construction.

Signage will be limited to the size and colors as described herein and must be removed within one week following the move-in of a new resident.

No signs of any kind shall be displayed to the public view on or from any Lot or any portion of the Project without the approval of the ACC, except as follows:

- a. For Sale. Signs advertising a house or lot for sale, lease, rent, or exchange that have prior ACC approval. Contact the Development Office to obtain approval of sign design.
- b. Declarant. Signs that may be used by Declarant or its assignees in connection with the development.
- c. Required by Law. Other signs or notices that are required by law or necessary to perfect a right provided for in law.

J. Architectural Design Philosophy

La Collina dal Lago was conceived with a commitment to traditional styles. The design theme reflects architectural elements that have withstood the test of time. In *La Collina dal Lago*, each Owner, Architect, and Builder should strive to design a home that reflects this same commitment to traditional styles. Each home should exhibit the characteristics of the selected architectural style, while reflecting the individuality of the Owner. It is not the intent of these guidelines to dictate a specific architectural style for each home site, but rather to provide direction that will produce a timeless, comfortable neighborhood.

Successful home building implies something more than the selection of a desirable site, the drawing of suitable working plans and the construction of a practical building. It implies a sympathetic use of building materials, an understanding of that harmony which should exist between the house and the environment, between the exterior construction and the interior finish, and between the character of the house and the character of those who are to live in it..."

*Gustav Stickly (1858 - 1942)
Architect and Furniture Maker*

1. Architectural Styles

Five architectural styles have been selected for *La Collina dal Lago*:

- a. English Tudor
- b. French Normandy
- c. Italian Mediterranean
- d. Shingle/Craftsman Style
- e. Spanish Colonial

The following pages only provide some basic examples of the unique features and components of these selected architectural styles.

a. English Tudor

The popular name of this style is historically imprecise, since few examples closely mimic the architectural characteristics of Tudor (early 16th-century), England. Instead, this animated and romantic style is loosely based on a variety of late Medieval English prototypes, ranging from simple country cottage to formal palaces.

Most homes in this style emphasize steeply pitched, gabled roofs and elaborate chimneys crowned with terra-cotta pots. Simple, austere decorative detailing often borrows from the English Arts and Crafts movement or even the modern Craftsman style. Brick veneer on ground floor walls are commonly contrasted with smooth trowel plaster, stone or wooden claddings on principal gables or upper story overhanging walls. Simple, recessed round-arched doorways with heavy, distressed wood plank front doors are commonly found. Windows are typically wood casement, are frequently grouped into strings of three or more, and are usually located on or below the main front roof gable.

b. French Normandy

French Normandy Architecture began hundreds of years ago and is characterized by a random assemblage of forms developed by many generations of additions and modifications. Its "castle-like" appearance reflects the adventure and romance of a playful storybook era.

This style of home is usually configured to appear as being of one and one half-story construction, creating an interesting and varied roof line configuration. The roofs are steeply pitched and are often slate, or flat clay tiles. Chimneys are plentiful and very tall, made of masonry, brick or stone, usually extending four feet above the ridge line. The wall materials used in this style are smooth trowel plaster, whitewashed stone or brick. Windows are normally wood casement with a wide variety of cut-up forms, such as diamond shapes or rectangular squares rendered in leaded glass.

c. Italian Mediterranean

Whether it is planned after a small country farmhouse or grand villa, a home designed in the Italian Mediterranean style is distinctive for its degree of restrained refinement. This style is found in early 20th century houses throughout the country, but is less common than Craftsman, English Tudor, French Normandy, or Spanish Colonial styles.

Many high-style Italian Mediterranean homes feature a low-pitched flat or "S" tile terra cotta roof with broad overhangs and decorative corbels at the eaves. Walls are of stucco, brick or stone with the exterior surface having a varied texture. If using stucco, in lieu of a smooth wall, a rough palm-finish is created. One delightful feature is the number of windows. Often the kitchen, living room, and dining room have windows on three sides, bringing the out-of-doors into the house. Common decorative details include pre-cast concrete elements such as quoins, balustrades, window surrounds, and horizontal banding at the upper floor line.

d. Shingle/Craftsman Style

The Craftsman Style traces its origin to Architect William Morris and the English "Arts and Crafts" movement. Extending this style is the Shingle Style which reached its highest expression in the seaside resorts and country clubs of the northeastern United States. Both styles embody the principles of basic simplicity and functional craftsmanship. Wide porches supported by classic columns are common to both styles.

Most homes in these styles emphasize the horizontal plane with broad overhangs and exposed rafter tails. The details of the Craftsman/Shingle Architecture are accented by the use of natural materials such as wood shingle cladding, terra-cotta floor tiles, and rustic stone masonry.

e. Spanish Colonial

The Spanish Colonial Style is most common in the southwestern states, particularly California, Arizona, and Texas. During the 1920's many new communities in these areas were planned and built in the Spanish Colonial style, and older towns such as Santa Barbara reflect this timeless, elegant style.

This style uses decorative details borrowed from the entire history of Spanish architecture: a low-pitched roof usually with little or no eave overhang; terra-cotta roof tiles, typically one or more thick and recessed arches around the front door, feature window, or beneath the porch roof. The typical roof tiles are of two basic types: Mission tiles, which are shaped like half-cylinders, and Spanish tiles, which have an S-curve shape. The style also displays smooth-trowel plaster surfaces and low courtyard walls, with the front façade being primarily asymmetrical.

2. Building Materials

"It is necessary that the Architect try to instill into the Builders an enthusiasm for their materials, and a desire to obtain the most pleasing result. Good design is not enough; unless we use our natural building products with the skill and feeling of continental workmen of the past, we cannot hope to equal their results..."

*Frank J. Forster (April 1931)
Architect and Builder*

Variation in neighborhood streetscapes will be achieved, in part, by using a variety of building materials that relate to and complement the Architectural style in which you chose to build. Exterior elevations should be broken with reveals, recesses, and trim elements, and reflect sound architectural design. In general, high quality "natural" materials are encouraged, and pre-fabricated inexpensive looking materials are discouraged.

All building materials selected for the exterior building facades shall be non-combustible.

3. Materials Matrices

a. English Tudor

Application	Preferred	Acceptable	Unacceptable
Roofing	slate and clay	slate look, wood shingle, and smooth concrete	raked concrete tile
Walls	smooth trowel stucco (painted)	smooth trowel stucco (integral color)	heavy lace texture stucco
Windows	true divided light wood windows	vinyl clad wood windows or high quality vinyl windows	false divided light metal frame windows
Miscellaneous details	cascading roof	courtyards with detailed openings	wood "plant-ons" on top of stucco

b. French Normandy

Application	Preferred	Acceptable	Unacceptable
Roofing	slate and clay	slate look, wood shingle, and smooth concrete	raked concrete tile
Walls	smooth trowel stucco (painted)	smooth trowel stucco concrete	heavy lace texture stucco
Windows	true divided light wood windows	vinyl clad wood windows or high quality vinyl windows	false divided light metal frame windows
Miscellaneous Details	pre-cast or stone quoins	deep recessed windows	stucco over foam quoins or pop-outs

c. Italian Mediterranean

Application	Preferred	Acceptable	Unacceptable
Roofing	flat, barrel or "S" tile terra cotta	flat or "S" tile smooth concrete	raked concrete tile
Walls	smooth trowel stucco (painted)	smooth trowel stucco (integral color)	heavy lace texture stucco
Windows	true divided light wood windows	vinyl clad wood windows or high quality vinyl windows	false divided light metal frame windows
Miscellaneous details	pre-cast concrete surrounds, simple but elegant entry details	decorative eaves, simple horizontal band	stucco over foam quoins

d. Shingle/Craftsman

Application	Preferred	Acceptable	Unacceptable
Roofing	cedar shake or shingle and smooth concrete (blended)	cedar shake or shingle and smooth concrete (blended)	raked concrete tile or fiberglass
Walls	cedar shingle (and painted smooth trowel stucco)	shingle panel system (and smooth trowel stucco)	Masonite false shingle or heavy lace texture stucco
Windows	true divided light wood windows	vinyl clad wood windows or high quality vinyl windows	false divided light metal frame windows
Miscellaneous details	exposed trusses at gable ends, false braces	trellis at entry	front façade materials stopping at outside corners

e. Spanish Colonial

Application	Preferred	Acceptable	Unacceptable
Roofing	terra cotta tile	concrete "S" tile (blended field)	fiberglass or raked concrete tile
Walls	smooth trowel stucco (painted)	smooth trowel stucco (integral color)	heavy lace texture stucco
Windows	true divided light wood windows	vinyl clad wood windows or high quality vinyl windows	false divided light metal frame windows
Miscellaneous details	wrought iron, recessed windows and doors with simple detailing	masonry trim with wood shutters	stucco over foam pop-outs

2. Landscape Guidelines

A. Introduction

The intent of these landscape guidelines is to provide an outline for a "team approach" to the overall design and development of the residential home site. The architectural style of the home must be considered in the landscape design. These guidelines will not limit the diversity and uniqueness of individual homes, but rather, seeks to make the diversity compliment one another.

La Collina dal Lago has been designed to complement the natural features of the land. Mature oak trees, present within the community and adjacent open areas, help set the tone for landscaping in *La Collina dal Lago*. It is the intent of the Architectural Control Committee to preserve and enhance the existing landscape features, consequently, a strong emphasis is placed on landscaping in the Architectural Review Process.

Thoughtful, quality landscaping is critical to the appearance of each home as well as the overall neighborhood. The landscape design for homes in *La Collina dal Lago* should attempt to blend the existing oaks and other natural features of the site with the new landscaping. Planting and materials should reflect the existing topography, and flow from one lot to the next. This provides the feeling of continuity, rather than a choppy delineation of specific boundaries of each lot. Consideration should be given to those plant materials which are indigenous to the area, and drip irrigation systems and drought-tolerant plants should be utilized. All designs shall consider impacts to the existing oaks.

Prior to commencement of any new landscape work, or any modification of existing landscaping, all plans must be reviewed and approved in writing by the ACC and the City of Folsom. Landscape plans should provide adequate detail, showing contours, drainage, and all affected architectural features, such as doors, windows, decks, etc. Landscaping must be installed within six (6) months from the earlier of completion of construction or move-in. Landscaping shall be maintained after installation in a neat and orderly fashion such that it presents a visually pleasing appearance at all times. The Association has the right, following proper notice to the Owner, to enter upon the lot and take steps deemed necessary, at Owner's expense, to remove, replace or maintain Owner's landscaping. In

such event, the Developer, Association, or any officer or agent of either shall not be deemed guilty of any manner of trespass.

A great deal of effort was made to preserve as many of the existing oaks as possible. Many home sites contain mature oaks, and Owners and their design team are required to preserve the protected oak trees as shown on the Oak Tree Preservation and Mitigation Plan. However, before the ACC will approve any plan which will require the removal of any oak tree, the Owner must demonstrate to the ACC that there are no reasonable design alternatives which would allow the tree to be saved.

Grading and construction shall not extend further into the drip line area that 20% of the maximum radius of any protected tree. However, the ACC and the City of Folsom may allow an encroachment in excess of 20% into the drip line area of a protected tree on Lots 1, 2, 10, 12, 21, 24, 27, 28, 30, 34, 36 and 37, if special construction methods are used to mitigate the impact.

It is important that all construction activities consider the potential impacts in and around oaks, such as trenching, grading, etc. It is also important to consider potential impacts from retaining walls or foundations, which can trap water and cause root or crown rot, killing the tree. In summary, irrigation under the drip lines of oaks is prohibited, unless approved by the ACC.

B. Development Goals

Develop designs which:

1. Provide a sense of human scale where walking through the neighborhood is pleasant and pedestrian oriented, and the landscape provides a stepped transition from the house to a more 'human' scale;
2. Emulate established neighborhoods in the Sacramento area, such as Sierra Oaks at Crocker Circle, McKinley Park, The Fabulous 40's (Folsom and J Street - 43rd through 48th), Curtis Park and Land Park (near the park);
3. Provide a feeling of continuity between adjacent lots and their varied architectural styles;
4. Are compatible and compliment the architectural style of the residences;
5. Minimize visual impact of garages and driveways;
6. Provide function and simple, clean aesthetics;
7. Are compatible with the existing natural features, i.e. oak trees, natural rock outcroppings, etc.:
8. Consider plant material in relation to the central region and micro-climate (e.g. use of shade tolerant plantings in shaded areas, including east and north exposures; use of water conserving plant material near or under oak

trees; use of appropriate plantings in or near drainage swales; and selection of planting appropriate to the front/freeze and high heat zones of this region);

9. Utilize the same or like materials used on the home;
10. Are easy to maintain.
11. Are energy efficient.
12. Are drought tolerant.
13. Utilize non-invasive species; and
14. Reduce fire hazard

C. Elements to be included in all landscape designs

1. Use of like or compatible materials of building in landscape (i.e. hardscape, fences, walls, wing walls, accent elements).
2. Use of foundation plantings. Foundation planting is defined as background shrub plantings located along the façade of the house, in front of or near the house foundation.
3. Adequate protection of existing oak trees.
4. Appropriate use of turf. (Turf shall be an integral element of all front yard designs and extend to the street and adjacent properties to help provide continuity from yard to yard.)
5. Use of similar type turf mix. Mix shall be resistant to disease, water conserving and fine bladed grasses. Acceptable mixes are dwarf tall fescues and rye blends.
6. Coordination and blending with adjacent lots on both sides of the property. The goal is to soften the appearance of the property lines.
7. Provision of positive drainage.
8. Use of designated street trees. See Street Tree Species section on page 33 of this document.
9. Mounding is not allowed in front yard turf areas. Mounding in front yard shrub and ground cover areas is discouraged and must be no higher than 6 inches.
10. Low walls along the down hill side of a residence to deflect heat from a fire.

D. Plan Submittals

Conceptual landscape plans will be reviewed and approved by the Architectural Control Committee (ACC). Work shall not commence without written approval from the ACC.

The following plans are required to be included in the submittal for design approval on separate plans with a minimum scale of 1/8" = 1'0" (submit two sets):

1. Conceptual Landscape Plan: This plan shall include:
 - a. A clear illustration of the entire design including all proposed hardscape features, overhead structures and planting types.
 - b. Plantings shall be identified by plant characteristics with examples of plant species. For example, a cluster of trees may be labeled "*Flowering accent tree, i.e. Flowering Plum, Flowering Pear or Red Crape Myrtle*".
 - c. Plant call-outs are to be listed at each group of plants and not keyed to a legend. Plants in the front yard are to be identified as well as trees in the back yard and plant material near existing oak trees.
 - d. Be designed by a licensed Landscape Architect or designer approved by the ACC.
 - e. The following notes must be included on all Conceptual Landscape Plans:
 1. The irrigation system shall be automated.
 2. Drip irrigation shall be used at and around existing oak trees.
 3. The irrigation system shall contain a rain shut-off valve.
 4. The domestic water system shall be protected from the irrigation system by a back-flow device or anti-siphon valves installed per manufacturer specifications.

2. Conceptual Drainage Plan: This plan shall include:
 - a. A clear illustration of the drainage plan showing flow lines, proposed drainage swales, probable locations of drains and drain lines. This plan shall demonstrate that the drainage impacts of the proposed design have been analyzed and solutions presented are realistic.
 - b. Adequate proof that drainage (beyond that which is naturally occurring) from increased surface run-off due to additional hard scape improvements does not flow into the adjacent property.
 - c. The following note must be included on all Conceptual Drainage Plans:

Run-off shall be contained within the lot and/or day lighted to the street or designated area where drainage facilities exist. The Owner is responsible and liable for containment of run-off.

Also, the submittal must be accompanied by the following information:

- a. Indicate the style of house and include elevations.

- b. Indicate the adjacent properties as landscaped, vacant or under construction. If landscaped, show or explain how the plan is being coordinated with the adjacent landscape (show a portion of the adjacent landscape(s) on your plan with plant material called out). This information can be included on the Conceptual Landscape Plan.
- c. Plant material must be called out on the plan at each plant or grouping of plants. Keying of plant material to a legend will not be accepted.

Use the guidelines as a checklist to insure a complete submittal. Partial submittals will not be reviewed until all information has been submitted.

E. Specific Architectural Style and Recommended Plant Lists

In all architectural styles noted, the driveway is an important element of the front yard design. Attention to the driveway layout as it relates to the architectural style will be reviewed. Elements to consider in the design are:

- 1. Driveways are NOT larger than necessary
- 2. The "sea" of concrete is broken up by the use of paved borders
- 3. Consideration in the use of "two-laned" drives (using planting to separate or break up the driveway)
- 4. For the Mediterranean and Spanish styles, the use of courtyards or motor courts.

The following pages outline, in general, materials and forms which are typically associated with each architectural style. However, the plants shown with each architectural style are not intended to be a complete list of acceptable plant material, but are intended to be used as a guide for appropriate types of plants suited to the neighborhood and to the architectural style of the home. As always, the Designer needs to respond to the Owners needs and desires, however, the Designer must be sensitive to the various styles of architecture and compliment even the adjacent homes through the landscape design and plant material selection.

The timeless simplicity of the overall design can only be achieved by working as a team with the Owner, Architect, Landscape Architect and Builder. By so doing, this neighborhood will have the ability to age gracefully in much the same manner as those earlier neighborhoods we wish to emulate.

1. English Tudor

English Tudor landscapes include; natural paving materials, i.e. stone, gravel or brick paving, gravel, exposed aggregate (larger stones with color, not pea gravel or salt and pepper mixes), perennial gardens with a variety of color and textures (leaf sizes and colors), a "country feel" and free form shapes and lines.

- a. Trees

Big Leaf Maple	<i>Acer macrophyllum</i>
Japanese Maple varieties	<i>Acer palmatum</i> var.

Red Maple	<i>Acer rubrum</i>
Crape Myrtle varieties	<i>Lagerstroemia indica</i> var.
Tulip Tree	<i>Liriodendron tulipifera</i>
Southern Magnolia	<i>Magnolia grandiflora</i>
Chinese Tallow Tree	<i>Sapium sebiferum</i>
Japanese Pagoda Tree	<i>Sophora japonica</i>
Chinese Elm	<i>Ulmus parvifolia</i>

b. Shrubs

Annual color	
Azalea species	<i>Azalea</i> spp.
Chinese Cammelia	<i>Camellia sasanqua</i>
Morea	<i>Dietes vegeta</i>
Escallonia species	<i>Escallonia</i> spp.
Euryops	<i>Euryops pectinatus</i>
Grevillia	<i>Grevillea noellii</i>
Hibiscus species	<i>Hibiscus</i> spp.
Iris species	<i>Iris</i> spp.
Common Myrtle	<i>Myrtus communis</i>
Heavenly Bamboo varieties	<i>Nandina domestica</i> var.
Tobira varieties	<i>Pittosporum tobira</i> var.
India Hawthorn	<i>Raphiolepis</i> spp.
Rose	<i>Rosa</i> spp.

2. French Normandy (Cottage-Style)

French Normandy (Cottage-Style) landscapes include; natural paving materials, i.e. stone, gravel or brick paving, gravel, exposed aggregate (larger stones with color, not pea gravel or salt and pepper mixes), flower gardens with textures (variety in leaf sizes and colors), courtyards, low wing walls, planter walls, etc., clean lines, lacey/fine textures, more vertical feel in planting selections and free form shapes and lines (curvilinear).

a. Trees

See the following Street Tree Species section for the specific street tree for your street.

Silver Maple	<i>Acer sacharrinum</i>
European White Birch	<i>Betula pendula</i>
Honey Locust	<i>Gleditsia triacanthos</i>
	Sunburst
Sweet Gum varieties	<i>Liquidambar styraciflua</i> var.
Saucer Magnolia	<i>Magnolia soulangiana</i>
Mayten Tree	<i>Maytenus boaria</i>
African Sumac	<i>Rhus lancea</i>
California Pepper Tree	<i>Schinus molle</i>

- b. Shrubs
- | | |
|----------------------|---------------------------|
| Abelia | <i>Abelia grandiflora</i> |
| Annual color | |
| Azelea species | <i>Azalea spp.</i> |
| Camellia | <i>Camellia spp.</i> |
| Morea | <i>Dietes vegeta</i> |
| Escallonia | <i>Escallonia spp.</i> |
| Grevillea | <i>Grevillea noellii</i> |
| Hydrangea | <i>Hydrangea spp.</i> |
| Holly | <i>Ilex spp.</i> |
| Shrubby Crape Myrtle | <i>Lagerstroemia spp.</i> |
| Mock Orange | <i>Philadelphus spp.</i> |
| India Hawthorn | <i>Raphiolepis spp.</i> |
| Wiegela | <i>Wiegela florida</i> |
- c. Vines/Espaliered Shrub
- | | |
|----------------------------|------------------------------------|
| Creeping Ficus | <i>Ficus pumila</i> |
| Espaliered Japanese Privet | <i>Ligustrum japonicum</i> |
| Boston Ivy | <i>Parthenocissus tricuspidata</i> |
| Espaliered Pyracantha | <i>Pyracantha spp.</i> |
| Pink Jasmine | <i>Jasminim polyanthum</i> |

3. Italian Mediterranean

Italian Mediterranean landscapes include; bright/warm colors, more formal/symmetrical designs, use of geometric forms and shapes, courtyards, cement plaster (stucco) walls, tile and concrete paving, potted plants, planter boxes and raised planters and ornamental metal gates.

- a. Trees
- See the following Street Tree Species section for the specific street tree for your street.
- | | |
|--------------------------|---|
| Loquat | <i>Eriobotria spp.</i> |
| Crape Myrtle | <i>Lagerstroemia spp.</i> |
| Southern Magnolia | <i>Magnolia grandiflora</i> |
| Mayten Tree | <i>Maytenus boaria</i> |
| Chinese Pistache | <i>Pistacia chinensis</i> |
| Fruitless Flowering Plum | <i>Prunus cerasifera "Krauter Vesuvius"</i> |
| California Bay | <i>Umbellularia californica</i> |
| Fruitless Olive | <i>Olea europaea</i> |
- b. Shrubs
- | | |
|---------------|----------------------------|
| Abelia | <i>Abelia grandiflora,</i> |
| Bear's Breach | <i>Acanthus mollis</i> |
| Carpet Bugle | <i>Ajuga reptans</i> |
| Coreopsis | <i>Coreopsis spp.</i> |

Wild Buckwheat	<i>Eriogonum spp.</i>
Daylily	<i>Hemerocallis hybrids</i>
Sweet Olive	<i>Osmanthus fragrans</i>
Japanese Privet	<i>Ligustrum japonicum</i>
Pigmy Date Palm	<i>Phoenix roebelenii</i>
Photinia	<i>Photinia fraseri</i>
Shiny Xylosma varieties	<i>Xylosma congestum var.</i>

c. Vines/Espaliered Shrubs

Clematis	<i>Clematis spp.</i>
Blood Red Trumpet Vine	<i>Distictis buccinatiovia</i>
California Wild Rose	<i>Rosa californica</i>

4. Shingle/Craftsman

Shingle/Craftsman landscapes include simple/clean lines, natural wood or stone material, stone or concrete paving with wood accent, e.g. landscape ties, etc., simple planting schemes, complimentary flower colors, i.e. warm colors - red, yellow, orange, purple or cool colors - lavender, white, pink, blue and arbors, gazebos and trellises.

a. Trees

See the following Street Tree Species section for the specific street tree for your street.

Big Leaf Maple	<i>Acer macrophyllum</i>
Red Maple	<i>Acer rubrum</i>
White Alder	<i>Alnus rhombifolia</i>
European White Birch	<i>Betula pendula</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
London Plane Tree (street tree)	<i>Platanus acerfolia</i> 'Bloodgood'
Flowering Pear varieties	<i>Platanus racemosa</i>
California Sycamore	<i>Pyrus calleryana var.,</i>
Valley Oak (street tree)	<i>Quercus lobata</i>
Interior Live Oak (street tree)	<i>Quercus wislizenii</i>

b. Shrubs

Lily of the Nile	<i>Agapanthus spp.</i>
Annuals	
Azalea	<i>Azalea spp.</i>
Bulbs	
Dwarf Cape Plumbago	<i>Ceratostigma</i> <i>plumbaginoides</i>
Morea	<i>Dietes vegeta</i>
Escallonia	<i>Escallonia spp.</i>
Euryops	<i>Euryops pectinatus</i>
Daylily	<i>Hemerocallis hybrid</i>
Evergreen Candytuft	<i>Iberis sempervirens</i>

Lily Turf species	<i>Liriope spp.</i>
Geranium	<i>Pelargonium spp.</i>
Tobira varieties	<i>Pittosporum tobira var.</i>

c. <u>Vines</u>	
Violet Trumpet Vine	<i>Clytostoma callistegioides</i>
Yellow Trumpet Vine	<i>Macfadyena unguis-cati</i>
Chinese Wisteria	<i>Wisteria sinensis</i>

5. Spanish Colonial

Spanish Colonial landscapes include straight and geometric lines/shapes, cement plaster (stucco) courtyards walls, planter walls, or wing walls, tile, concrete, gravel, or decomposed granite paving, water conserving (xeroscape) planting schemes and ornamental metal gates.

a. Trees
See the following Street Tree Species section for the specific street tree for your street.

California Black Walnut	<i>Juglans hindsii</i>
Mayten Tree	<i>Maytenus boaria</i>
California Sycamore	<i>Platanus racemosa</i>
Valley Oak (street tree)	<i>Quercus lobata</i>
Interior Live Oak (street tree)	<i>Quercus wislizenii</i>
California Pepper Tree	<i>Schinus molle</i>
California Bay	<i>Umbellularia californica</i>

b. Shrubs

Strawberry Tree varieties	<i>Arbutus unedo var.</i>
Arctostaphylos 'Emerald Carpet'	<i>Arctostaphylos</i>
Arctostaphylos 'Howard McMinn'	<i>Arctostaphylos</i>
Arctostaphylos	<i>Arctostaphylos 'uva-ursi'</i>
Coyote Bush varieties	<i>Baccharis pilularis var.</i>
Ceanothus species	<i>Ceanothus spp.</i>
Western Redbud	<i>Cercis occidentalis</i>
Daphne	<i>Daphne odora</i>
Morea	<i>Dietes vegeta</i>
Daylily	<i>Hemerocallis hybrid</i>
Toyon	<i>Heteromeles arbutifolia</i>
Iris	<i>Iris douglasiana</i>
Creeping Juniper varieties	<i>Juniperus horizontalis var.</i>
Coffeeberry	<i>Rhamnus californica</i>
Rosemary varieties	<i>Rosmarinus officinalis var.</i>

c. Vines/Espaliered Shrubs

Creeping Ficus	<i>Ficus pumila</i>
Boston Ivy	<i>Parthenocissus tricuspidata</i>
Espaliered Pyracantha	<i>Pyracantha spp.</i>

F. Street Tree Species

Each home site shall have at least one (1) street tree located in the front yard. Street trees shall be located within seven feet (7') of the street. Corner lots will require special review to determine the number of street trees required. In most cases, two street trees will be required. Trees shall be planted at an initial size of 24" box. The location of all street trees are subject to review and approval by the ACC. It is recommended that all trees be placed in a turf or planted area away from hardscape (concrete or other) areas. Along the street side, install deep root panels.

Street Name	Botanical Name	Common Name
Gionata Way	Platanux racemosa 'bloodgood'*	London Plane Tree*
Lorena Lane	Quercus wislizenii	Interior Live Oak
Cristina Court	Quercus wislizenii	Interior Live Oak

*Note: As an alternative, Quercus lobata (Valley Oak) may be used here.

G. Landscaping to Reduce Fire Hazard.

A 20 foot wide Fuel Modification Easement (F.M.E.) is located within the neighborhood, along the rear boundary of the lots that are adjacent to the Folsom Lake State Recreation Area. This area shall be kept free from dry brush and grass and tree canopies shall be trimmed to 8 feet above grade to eliminate 'fire ladders'. Dead material shall be removed annually from the trees. When landscape materials are introduced, low plants with some fire resistance shall be selected and structures shall not be located in that area. The Owners shall be responsible for the maintenance of the Fuel Modification Easement (F.M.E.). However, if the F.M.E. is not maintained by the Owner, the La Collina dal Lago Owner's Association will maintain the area and bill the Owners for the cost of maintenance.

Within the 10' setback area from the F.M.E., structures (with the exception of pools) shall not be constructed and new trees shall not be planted. Landscape materials selected for this area shall be fire resistant and limited to 18 inches in height.

Please refer to the East Bay Municipal Utility District's publication "FIRESCAPE, Landscaping to Reduce Fire Hazard" for recommended landscaping techniques. The publication also lists plants with some fire resistance and highly flammable plants to avoid.

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