



COMMUNITY ASSOCIATION
P.O. BOX 4005 TUSTIN, CA. 92781

General Landscaping Requirements 2018

The Charter Point Community Association (CPCA) landscape guidelines are created to assist and give direction to homeowners who choose to install new landscaping or to make their landscape more drought tolerant and/or who choose to install more water-wise irrigation systems. In the new water-wise era, the emphasis of these guidelines is to allow the homeowner to have a personalized landscape while also fitting in with the existing theme of the community. Homeowners are encouraged to plant “California Friendly” plants and to choose drought resistant plant types that fit well within the existing community theme.

1. Proposed planting plans, as well as a complete Architectural/Landscape Design Review Application must be submitted to the CPCA Architectural Committee for approval prior to installation. Plan review applications are reviewed as received by the Architectural Committee and then voted on by the committee. All planting plans should include a list of plants intended to be used (with color photographs of proposed plants), plan view locations, north arrow, scale, all planter and pot locations, and locations of all existing plants that shall remain. The plan may be a hand drawn, scaled plan, “roughed” out by the homeowner or contractor. Photographs of existing and adjacent homes are also required.
2. These guidelines are intended for front yard and visible side yards only and shall include proposed walkways and other hard scape. Photos of existing conditions are also required as part of submittal package.
3. For proposed fences, walls, and gates, drawings shall note materials, colors and heights. Heights shall be noted in relation to the immediate ground elevations.
4. CPCA is well established with a variety of CPCA maintained slopes. As our community has unique features, it is important that selection of a proposed front yard tree be appropriate based upon each street’s established street tree. Each selection must receive approval from the CPCA Architectural Board.

General Guidelines for Front Yard Landscaping

1. Planting that fits well with the existing community landscape that is well suited for the soil, moisture level, and sun exposure.
2. Using plants that are an appropriate size for the space they are planted in so that frequent severe pruning is not necessary.
3. Layered planting is preferred; taller foundation plants, with lower mid ground plants and low foreground shrub or ground cover accents.
4. Selecting plant species that provide beauty and visual interest which may not need to be replanted every season (annual color).
5. Larger shrubs should be placed in front of side yard block walls to soften the view.
6. With the expectation for a strong initial aesthetic, it is encouraged that foundation shrubs be a minimum of 5 gallons, with specimen accents sized at 15 gallon or larger.
7. The eclectic mix of many plant species is cautioned, which may cause disharmony within the landscape. Grouping plants together of similar species provides a stronger design.
8. New planting is intended to adhere with the approved plant list. However, any proposed plants that are not on the approved plant list may be submitted with a basis for use, subject to review by the Landscape Committee.

9. Homeowner assumes all liability and responsibility for any root damage from trees planted in their yards (including but not limited to fencing, walls and structures, utility lines, drainage and to adjacent neighbor improvements).

10. The CPCA Board shall have the right, but not the obligation, to require the Homeowners to remove, trim, top or prune any tree, bush, shrub or plant which in the reasonable belief of the CPCA Board unreasonably impedes the passage of sight, light or air of any lot and to shape and thin trees for wind resiliency and appearance.

“California Friendly” is all about using plants that have low water requirements. Homeowners are encouraged to create thoughtful designs that have low water requirements. While this style, often includes desert landscape of gravel and cactus, this is not the look that suits our community. The CPCA Board will not approve a parched, barren look, nor a no-maintenance (e.g. all rock/gravel) approach. While cactus may be allowed in a design, thorns may pose a risk to children if adjacent to sidewalks or hard scape. Cactus must be proportionally balanced with other drought resistant plants and mulch. Large, predominately rock/gravel/mulch areas are not allowed. Properly designed and implemented California Friendly design can significantly reduce (but not eliminate) maintenance and it has been estimated that it can reduce water use by up to 60 percent. It is important to note that homeowners have additional flexibility (including cactus gardens and some gravel/rock/mulch options) in their rear and side yards.

While a successful California Friendly design may look informal, it requires a keen design eye both to create the design, then to review/approve it. We highly recommend that you hire a design professional and adhere to the design guidelines presented in this document.

The following guidelines are to be used in all new proposed CPCA landscape areas.

Turf (sod)

If sod is part of the landscape design, maximum coverage: 80% of front yard landscapable area. Minimum coverage: 25% of front yard landscapable area.

Planter Beds

Minimum plant coverage at installation: 50% of planter bed. Minimum plant coverage 3 years after installation: 75% Seasonal flowers qualify as cover. Planting beds shall include the two feet (2”) adjacent to the foundation of each home. Corner sightlines shall not have plantings exceeding 30 inches in height at maturity. Open areas not covered with plants shall be covered with wood or rock mulch (see section on Rock/Mulch for more details).

Trees

All proposed trees should meet the general requirement of not interfering in the line-of-sight views of neighboring property owners. All proposed tree plantings must be approved by the CPCA Architectural Committee.

Gardens

All garden areas are to be defined by a border to clearly separate the area from other landscape areas. Said border shall be constructed of durable material such as concrete, timbers, pavers, etc. Gardens are to be cultivated using furrows, or raised boxes to designate and define the growing area. The growing area shall be a minimum of 50% of the total garden area. Garden shall be regularly irrigated in order to maintain and keep all seasonal plants looking healthy. Gardens are to be maintained weed free at all times during the year.

Rock & Mulch

All rock or mulch that will be used for the purpose of landscaping is required to have approval of the Architectural Committee. Colored-dyed wood bark mulch is not allowed. Natural earth tone stone material, such as washed river rock, may be used. Proper soil texture and nutrients improve the overall appearance of plant material and therefore assist in beautifying our community.

Irrigation

All turf and landscape areas are required to be irrigated by an underground automatic irrigation system. Water conserving systems are recommended.

Note: "Zero Landscaping" is not allowed. (To utilize large amounts of rock and very few plants). Although this approach is water conserving, it is not in line with our community landscape standards.