

## **11.0 Landscaping**

### **11.1. Plants, Trees, and Shrubs**

The Leaseholder shall select trees, shrubs and general plantings using the following guidelines:

- Dwarf species of plants are permitted.
- Plants, trees, and shrubs may not extend beyond the property lines or obscure readings of the electrical meter.
- Trees must be kept trimmed so as not to obstruct the view of other residents.
- Trees must be maintained in healthy condition and branches trimmed so as not to obstruct vehicular traffic or restrict use of adjacent Sites.
- Before a tree may be removed, an LARC request must be submitted to establish whether the tree is on a leaseholder's Site or on the common area. Common area trees can ONLY be removed with Board of Directors approval. Trees on a leaseholder's Site may be removed once LARC establishes that the tree is on the leaseholder's Site.
- Mature height of all plantings is NOT to exceed 8 ft. Exception: plantings which exceed 8 ft are acceptable only if they do not obstruct another Leaseholder's view. The Leaseholder will be responsible for maintaining the plantings by restricting growth, pruning, cutting or removal.
- Planting containers larger in any dimension than 3 ft x 3 ft x 3 ft are considered "large" and require LARC approval. A maximum of 4 large planting boxes is permitted.
- Maximum planting container size is 4 ft x 8 ft.
- Ground level or raised containers are permitted.
- Plants must be maintained in healthy condition. Dead or diseased plants must be treated or removed.
- Irrigation, Water and Drip Systems. Conservation of water is encouraged in Discovery Bay Resort as we are on our own well. Hand watering, drip, or micro-drip systems are allowed for individual plantings. Watering of lawns and use of sprinklers in the park is prohibited.

### **11.2. Trellises, Hedges and Lattice Work**

- Trellises must be vinyl, metal, or wood. Trellises must be removable.

- Neither lattice nor trellises may exceed the height of the park trailer/park model or recreational vehicle.
- Lattice must be removable.
- Height of hedges cannot exceed 36 in.

### **11.3. Landscape Lighting**

- Lighting is allowed for safety and design purposes.
- Lights must be low-wattage and UL-approved for outdoor use.
- Lights must be directed away from neighbors' properties and below roofline.

### **11.4. Landscape Ornaments**

Decorative items placed on the Site must be maintained in good condition.

### **11.5. Grass and weeds**

Grass and non-decorative weeds shall be maintained no taller than 6 in.

**11.6.1 Year-Round Rigid Greenhouse** - is an enclosed structure (with safety glass or rigid polycarbonate panels) designed to be used for the protection of plants from cold and wind during the winter. Typically panels or screens are used with a powder coated or galvanized steel frame. See Appendix E for additional information.

- Requires LARC Approval.
- Cover material for screens/panels to withstand 65 mph winds at a minimum and Winter snow load.
- Each Leaseholder is responsible for understanding structural collapse due to snow load and to be responsible to neighboring lots.
- Frame construction: powder coated aluminum or galvanized steel, with threaded or unthreaded connections (channels, or rivets).
- Shall be placed on back half of property adhering to all setback requirements.
- Cannot be abutted to structures such as living units, sheds or accessory rooms.
- Shall not exceed 60 square feet.
- Shall not exceed pitch roof height of 8 feet.
- Shall not exceed wall height of 8 feet.
- Shall not be placed on a concrete pad.

- Shall not contribute to soil erosion or flooding of property, therefore LH must specify use of gutters and ground drainage system adequate to handle run-off.
- Shall be adequately anchored.
- Heaters and fans, suitable for greenhouse use, may be connected to approved power sources; all connections of appliances to power cords shall be waterproof. See example shown in Appendix E.

#### **11.6.2 SEASONAL SOFT GREENHOUSES AND SEASONAL GARDEN BED PLANT PROTECTORS**

- Used for purposes of protecting plants from weather elements of wind and rain; or mesh material to prevent insect infestation or from animal damage.
- Seasonal Greenhouses and other larger seasonal plant protect enclosures require LARC approval re. size and placement.
- Seasonal Garden Plant Protectors for approved ground level or containers less than 4 ft x 8 ft do not require approval.
- Enclosures can vary from manufactured “hobby” greenhouses (see Appendix E), hoop tunnels made from PVC or other plastics or metals durable to sustain winds up to 45 mph and must be kept in good condition during the season.
- All frames and coverings shall be removed from planters at the end of the growing season.

<add below to Append B. Quick reference guide for dimensional measurements>

<Insert alphabetical order>

| ITEM                                                                   | Min Distance to Property Lines                                               | Separation  | Size            | Height              | Foundation              |
|------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------|-----------------|---------------------|-------------------------|
| <b>Seasonal Greenhouse (SOFT)/Seasonal Garden Bed Plant Protectors</b> | <b>2' sides<br/>3' front<br/>3' rear<br/>3' from center of utility post</b>  | <b>n.a.</b> | <b>60 sq ft</b> | <b>Walls – 8 ft</b> | <b>No concrete slab</b> |
| <b>Greenhouse (RIGID)</b>                                              | <b>3' front<br/>3' rear<br/>2.5 sides<br/>3' from center of utility post</b> | <b>5 ft</b> | <b>60 sq ft</b> | <b>Walls- 8 ft</b>  | <b>No concrete slab</b> |

### **11.7 Major Site Changes**

Major changes to a Leaseholder's Site, such as replacing grass areas with gravel, removing a tree, or changing a parking area, need to have an approved LARC Design Request, IN ADVANCE of the change. This is to provide overall design continuity and to ensure compliance with other DBWC governing documents.