

Landscape Plans Submission (May include fees)

Name: _____

Address: _____

Lot #: _____ Phone number _____

Requirements: 5.08, 5.08.1, 5.08.2, 5.08.3, 5.04, 5.02, 5.11

LOP goals are that landscaping designs blend with the surrounding natural terrain and environment. The use of native plants and materials is encouraged and care must be taken to ensure that landscaping does not violate other sections of these Standards, i.e., fencing, etc.

Following information must be included:

- **Purpose letter** - Describing your project
- Plot map showing location and dimensions of project including distance from plants to property lines.
- List of plants size, width and height at maturity (**Must have**)
- Tree Removal, Yes _____ No _____ (mark tree(s) to be removed)
- Exterior lighting, Yes _____ No _____ (Low wattage is preferred)
- Hardscape? (Patios, walkways, golf cart path, etc.) _____
- Yard Ornaments? height _____, Description _____
- Retaining wall? Yes _____ No _____ (Include drawing details, materials, height etc.)
- Drainage changes? Yes _____ No _____ (include drawing details, direction of water flow etc.)

| | | | |
|-------|----------|---------------------|--------------------------------------|
| _____ | ECC Fees | Plan Check | \$100.00 |
| | | Performance deposit | \$100.00 (Refundable when completed) |
| | | Road Impact | <u>\$100.00</u> |
| | | | \$300.00 Total |

_____ **Right of Entry to review project location, and agree to allow EC and ECC to view site with prior notice (if necessary).**

I/we have read and initialed the above and agree to abide by **ALL** requirements as stated.

_____ Date _____ Date _____

OFFICE USE ONLY --Variance required : Yes _____ No _____ Variance form completed? Yes _____ No _____
Meets Standards; Yes _____ No _____

Overview

The following items are required when submitting plans to the ECC. Failure to supply required information will delay the approval process. All plans must be submitted by the lot owner or have written authorization from the owner. **Please review and initial the Environmental Standards for detailed requirements for this specific project prior to submitting plans.**

2.04 DECKS, PATIOS, POOLS, GAZEBOS, BOAT DOCKS, BOAT LIFTS, ETC.

- (a) A letter stating the basic details of your overall project (scope of work), including purpose, size, location, materials, and colors.
- (b) Two (2) copies of your plot plan showing; property lines and setbacks, all trees over 3 inches in diameter (as measured 4 feet above the ground), LPG tank location, size and location of the proposed project, and the distances between the project, property lines, and setbacks.
- (c) Dock plans must also show extended property lines and setbacks into the lake, distances from shoreline and setbacks, size of dock, and materials used. See section 4.03 of this document for further dock requirements.
- (d) Copies of all applicable County Permits.
- (e) Payment of required fees (see Appendix "A").

2.09 Fees and Deposits (Article V – Section 8)

Plan submittals must be accompanied by the applicable fees and deposits shown in the attached "Appendix A". Please check with the EC office for an updated version.

All fees and deposits will be paid by the owner, or in the owner's name. Fees are normally non-refundable. However, if construction is cancelled within one (1) year, all but the actual costs incurred by the Association will be refunded. Deposits may be refunded in whole or in part, depending on compliance with the Environmental Standards and satisfactory sign-off of EC final inspection. Deposits not claimed shall be processed in accordance with the Association Accounting Procedures.

2.10 Modification to Approved Plans

Any request for modifications or changes to previously approved plans must be submitted to the ECC and receive approval prior to the start of work.

5.08 Landscaping (Article V Section 1 & 10) (Article VI Section 22)

Landscaping is not necessarily required, as long as the owner maintains the lot in a neat and attractive fashion and controls erosion. However, the ECC has the authority to require landscaping as a condition of approval for any plans submitted, and for lots that are visually offensive and / or are subject to excessive erosion.

5.08.1 New or Changed Landscaping

LOP goals are that landscaping designs blend with the surrounding natural terrain and environment. The use of native plants and materials is encouraged and care must be taken to ensure that landscaping does not violate other sections of these Standards, i.e., fencing, etc. The ECC is very concerned with the mature growth of any plantings, therefore all landscaping, whether structural or vegetation in nature, must receive ECC approval prior to building or planting. The only exception to this is ground cover, flowers, and shrubs that do not exceed three (3) feet in height at mature growth.

No landscaping shall interfere with the reasonable enjoyment of any other lot owner. Plan very carefully when you submit landscaping plans for trees. What looks good today may be too tall and restrict views in the future, i.e., Redwoods and some species of Pines can easily grow in excess of 50 feet high with branches that can spread out 20 to 30 feet in diameter.

- (a) Deer resistant shrubbery is recommended and a list of deer resistant plants may be obtained at the EC office and local nurseries.
- (b) Spraying for vegetation control of large areas must be approved by the ECC and Public Works, as it may cause erosion and lake pollution.

5.08.2 Tree Removal (Article VI – Section 24)

No tree or trunk of a multiple trunk tree that is over three (3) inches in diameter at its narrowest point (as measured four (4) feet above the ground) may be removed from any lot without prior written approval of the ECC. The exception to this is a tree planted by the current or prior property owner, and the planting of such tree(s) was not mandated by the ECC. It is also prohibited to bring harm to any such tree through excessive topping or trimming, spiking, or chemical use.

Any unauthorized removal or harmful actions that cause removal, will result in a fine. Additionally, the ECC may require the owner to plant new trees up to the total diameter of the tree(s) removed, with the location of such plantings also requiring ECC approval.

EC may require the removal of dead or otherwise hazardous trees according to the following procedures:

- (a) If deemed necessary, an inspection will be made by the Association's certified arborist who will document the hazardous, diseased, or insect infested condition of the tree(s).
- (b) A warning letter will be issued stating the basis for concern and requesting the owner to remove the hazardous tree(s) within thirty (30) days.
- (c) Should the subject tree(s) not be removed by the owner within thirty (30) days, the EC will issue a citation, and notify the owner that they have an additional fifteen (15) days to remove the tree(s), or the Association will have the tree(s) removed and bill the owner.
- (d) Downed infected trees are not to be left at the site. Disposition of a downed infected tree is to be dealt with as directed by the Association's arborist.

5.08.3 Lawn and Yard Ornaments

Any lawn or yard ornaments over three (3) feet in height or three (3) feet in width, must be approved by the ECC. Any lawn ornament that is considered a visual nuisance by the ECC will be subject to removal.

5.04 Exterior Lighting (Article VI Section 16)

All exterior lighting requires ECC approval. Lights such as fluorescent, mercury vapor, sodium or amber vapor, and standard outdoor lights of the type used for security must be enclosed in a manner that directs the light in a specific

area without causing a visual impairment to passing motorists or a nuisance to other residents. The issue of whether a nuisance exists shall be determined by, and at the sole discretion of, the ECC.

5.02 **Culverts and Drainage** (Article VI Section 14) (Article VII Section 5)

All plans for culverts and drainage must be submitted to the ECC for approval. No owner shall do any work, construct an improvement, place any landscaping or suffer the existence of any condition whatsoever that shall alter or interfere with the drainage pattern established in connection with the approval of the final subdivision and parcel maps applicable to Lake of the Pines by Nevada County except to the extent that such alteration in drainage pattern is approved in writing by the ECC and County.

5.11 **Patios, Walkways, Golf Cart Paths.** (Article VI Section 17)

Due to possible drainage problems to neighboring yards, property line proximities, easement issues etc., all patios, walkways, and golf cart paths must be approved by the ECC.

_____ **Please initial you have read and understand above information.**

CC&Rs Article V **Architectural and Environmental Control:**

Section 15. Limitation on Liability. Neither the Association, nor the Board or the Environmental Control Committee or any member thereof, shall be liable to any Owner for any damage, loss or prejudice suffered or claimed on account of any mistakes in judgment, negligence or nonfeasance arising out of (a) the approval or disapproval of any plans, drawings and specifications, whether or not defective; (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings or specifications; (c) the development of any Lot within Lake of the Pines; or (d) the execution and filing of a Notice of Noncompliance pursuant to section 13, above, or a Compliance Certificate pursuant to section 14, above, whether or not the facts therein.