

**HIDDEN TRAILS  
COMMUNITY  
ASSOCIATION**

**ARCHITECTURAL  
&  
DESIGN GUIDELINES**

**ADOPTED  
MAY 2007**

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## **INTRODUCTION**

THE BOARD OF DIRECTORS, PURSUANT TO THE AUTHORITY GRANTED TO IT IN THE ASSOCIATION BYLAWS, HAS ESTABLISHED THE FOLLOWING ARCHITECTURAL & DESIGN GUIDELINES WHICH ARE, IN PART, TAKEN DIRECTLY FROM THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS ("CC&R'S"). THE SUCCESS OF **HIDDEN TRAILS COMMUNITY ASSOCIATION** IS FOUNDED ON THE BASIC PRINCIPLES OF DECENCY AND CONSIDERATION FOR YOU AND YOUR NEIGHBORS. THESE GUIDELINES WILL SERVE AS A REMINDER AND REFERENCE OF THE VARIOUS OBLIGATIONS WE HAVE TO ONE ANOTHER IN OUR DAY-TO-DAY LIVING.

PROVISIONS FOR THESE GUIDELINES, AND AUTHORITY FOR ENFORCEMENT, ARE CONTAINED IN THE CC&R'S AND THE BYLAWS WHICH ARE IN THE POSSESSION OF EACH OWNER. **ALL OTHER PROVISIONS OF THE CC&R'S, BYLAWS, AND RULES & REGULATIONS WHICH ARE NOT SPECIFICALLY MENTIONED HEREIN, MUST ALSO BE ADHERED TO BY ALL THE OWNERS, TENANTS AND GUESTS.**

OBSERVING AND ENFORCING THESE GUIDELINES IS THE RESPONSIBILITY OF EACH OWNER, TENANT AND THEIR GUESTS FOR THE MUTUAL BENEFIT OF ALL. IF YOU OBSERVE A VIOLATION, REPORT IT IN WRITING TO THE MANAGEMENT COMPANY.

IF THE NATURE OF THE VIOLATION IS AN EMERGENCY, CONTACT PROPERTY MGR.:

**MENAS REALTY COMPANY  
(858) 270-7870**

## **PREFACE**

*Prior to the preparation of the design of your landscape improvements, and to gain a preliminary understanding of these Guidelines, it is best to quickly review the Exhibit A – Check List. If your answer to any of the questions is "YES", you need to submit an application and deposit, and have your landscape improvements reviewed and approved by the Hidden Trail Community Association Design Review Committee ("DRC", formerly known as the Architectural Review Committee).*

*In the event that you discover that any part of these Guidelines contradicts the CC& R's, By-Laws or Rules & Regulations, please bring it to the attention of the property manager.*

## **I. Introduction to the Architectural Guidelines**

### **A. PURPOSE**

Living in a planned community such as Hidden Trails offers many privileges. It also involves certain restrictions. In order to preserve the value, desirability, attractiveness and architectural integrity of Hidden Trails, a Declaration of Covenants, Conditions and Restrictions, herein referred to as CC&R's, has been prepared which authorizes the formation of a Design Review Committee for the Hidden Trails community.

The Design Review Committee is responsible for reviewing and approving proposed exterior homeowner improvements in this community such as house additions, exterior alterations, patio covers, landscaping, pool / spa, etc., prior to construction or submittal to the City of Escondido, if required. The CC&R's allow the Board of Directors to establish the DC and consult with professionals, such as a third-party landscape architect, for advice and recommendations.

The purpose of the Architectural & Design Guidelines is not to restrict individual creativity or personal preferences, but rather to assure the overall continuity of design in an attempt to preserve and improve the appearance and value of your neighborhood and the Hidden Trails community. In addition, the purpose of these Guidelines is to avoid unintentional harm to your neighbors' property and to your own property caused by your proposed improvements.

### **B. WHO NEEDS TO SUBMIT?**

The DRC has created these Guidelines defining the standards acceptable as treatments for improvements. In some cases, when these guidelines are followed and complied with, submittal to the DRC can be avoided. The following guidelines identify which improvements need submittal to the DRC for review and approval. In general, if your intent for your back yard improvements is a "basic landscape", such as a concrete patio, lawn and shrub beds using plants on the approved list, submittal to, and approval by the DRC may not be required.

The Architectural & Design Guidelines are also intended to assist property owners in planning landscape improvements. This information is provided to increase the homeowner's awareness of the ways to maintain neighborhood integrity. It is important to note that the Architectural Guidelines reflect the CC&R's; however, they do not cover all possible situations that may be defined in the CC&R's. It is recommended that the CC&R's be carefully reviewed and that all questions be directed to the Management Company. The DRC is not responsible for approving the means or methods of construction. This is the sole responsibility of the individual owner. After approval from the DRC, and prior to beginning any construction, the individual homeowner must locate all existing

below grade utility lines, such as gas and water. **Some lots include hidden drain lines running across lots which, if broken, may result in flooding and expensive repairs. Contact the property manager with questions.**

### ***C. WHO IS RESPONSIBLE FOR FOLLOWING THESE STANDARDS?***

It is the sole responsibility of the homeowner to meet the requirements of the CC&R's, By Laws, Rules and Regulations, Architectural & Design Guidelines and conditions of approval by the DRC.

In many cases, the homeowner makes their designer, and/or installing contractor, responsible for the requirements of the Guidelines and the CC&R's, however the relationship, agreements and contracts between the owner, their designer and contractor is strictly between those parties.

### ***D. THINGS TO KNOW BEFORE YOU START***

There is basic information you need to know before you start to plan or design your landscape improvement. The Guidelines and the CC&R's are two important sources of information you need to know and understand as they apply to your lot and proposed improvements. There are also other potential restrictions that may be recorded on your lot that may affect your proposed landscape improvements. These are typically easements or setbacks required by city ordinances. There are many types of easements (such as sewer or other utilities) that can restrict the type of improvements you are proposing within these easements on your lot. Setbacks are typically areas within your lot where "structures" such as patio covers, cannot be placed. The City of Escondido Building Department, in most cases, can define the restrictions that apply to your lot.

### ***E. TWO ISSUES: DRAINAGE AND TREE ROOTS.***

There are two main issues that have the potential to cause damage to your home, your adjacent neighbor's home, and landscape improvements. The two issues are grading / drainage and tree roots. Both of these issues are compounded on lots with small backyards. The existing drainage pattern, at the time when the Builder completed overall grading, is designed without consideration of proposed landscape improvements. Patios, walkways, mow strips, planter walls, etc., will entrap surface water. All surface water must have positive drainage away from the building and be collected in a landscape drainage system. The DRC is not responsible for the review of the design or installation of proper drainage. This is the sole responsibility of the homeowner. Improper drainage may cause damage to the Association common area, and/or your neighbor's property, which could result in a violation and/or expensive repairs. Please refer to "Exhibit F", which demonstrates proper soil levels

surrounding your home and your property line. In order to maintain these soil levels, and provide proper drainage, you will be required to remove soil, in most cases, when any improvements are made on your lot.

The number one reason why water intrusion occurs is improper grading and drainage. Installing a patio, planting trees and shrubs, or digging footings for posts or walls may generate excess soil. Most homeowners try to dissipate this soil throughout the backyard and, as a result, raise the overall soil levels and create improper drainage flows.

Trees and their roots are the second issue that seems to cause potential damage to your home, your adjacent neighbor's home, and landscape improvements. Several trees have very invasive and aggressive root systems and are known to lift home foundations and other surrounding improvements. Therefore, the guidelines have defined which trees are acceptable for use in your backyard improvements. Most trees should be planted a minimum of three (3) feet from adjacent property lines and buildings.

## ***F. I DON'T NEED TO SUBMIT, NOW WHAT?***

Before beginning any addition, alteration, or construction involving the exterior appearance of a home, the homeowner needs to check the guidelines to determine whether or not a submittal to the DRC is required. If the homeowner determines that a submittal is not necessary, the following items still need to be done:

The enclosed "Check List" ("Exhibit A") must be completed, signed and mailed to the Management Company. The DRC may contact the homeowner for additional details, and may confirm that the improvements have been completed in conformance with the Guidelines.

Homeowners are encouraged to review their proposed improvements with their neighbors. There are many issues such as allergies to certain plant material, or view or privacy concerns, which can be resolved easily between neighbors before improvements begin.

## **II. DESIGN REVIEW COMMITTEE (DRC)**

The DRC is composed of three homeowners appointed by the Hidden Trails Community Association Board. The Association president is an ex officio member. The DRC, either on its own or in consultation with a landscape architect, reviews applications for appearance and conformity with our community standards. The DRC approves, approves with conditions, or denies applications for architectural and landscaping improvements. The DRC has

45 days after its receipt of a completed application to make a decision and to notify the homeowner of its decision.

**A. I NEED TO SUBMIT, NOW WHAT?**

If your improvement plans are required to be submitted to the DRC in accordance with the Architectural & Design Guidelines, you must first submit an application to the DRC prior to any City of Escondido permit processing. **Failure to obtain the approval of the DRC, when required, will constitute a violation of the CC&R's and may require modification or removal of unauthorized work or improvements at the homeowner's expense.** Please be sure that your application and plans are complete, and submit as soon as possible for timely consideration by the DRC.

Once the DRC has approved an application for home improvement, the plans must be followed as approved, if completed. Any modification to the approved plans must receive written DRC approval prior to start of work. It is important to understand that DRC approval is not limited to major alterations such as complete landscape improvements.

If submittal to the DRC is required in accordance with the Guidelines, plans must be submitted, even if the identical improvement may have been previously approved for a neighboring property owner. During the evaluation of an application, the DRC must consider the characteristics of the type of housing and the individual site. What may be an acceptable design in one instance may not be acceptable in another. Furthermore, in making its decision, the DRC may be called upon to consider and balance conflicting interests of parties who would be impacted by such decisions. Plans and specifications submitted for DRC review must, at the request of the DRC, include an analysis of whether the proposed improvements or landscaping would impair any view from another residence or lot.

**THE ASSOCIATION AND DRC MAKE NO WARRANTY OR REPRESENTATION THAT ANY "VIEW" WILL BE PRESERVED OR PROTECTED, NOW OR IN THE FUTURE.**

**B. SUBMITTAL PACKAGE**

Landscape and home improvement plans are separate and should be handled as per the following Guidelines that are in accordance with the CC&R's of Hidden Trails Community Association.

1. Landscape / construction plans submitted to the Design Review Committee for review shall include the following information on them.

- a. Plan (top) view drawn to an appropriate scale of all improvements including those required by the DRC per the Guidelines. Show overall dimensions and distance from lot line and be sure plans are marked to scale and scale is included.
  - b. Elevation (side) view drawn to an appropriate scale of each side of the improvements, such as patio covers and walls. Show overall dimensions.
  - c. Location of improvement as it relates to the home and all adjacent property lines including setback dimensions, if any. Plans must also include locations of all easements, titles and other restrictions.
  - d. Description of materials and colors, including brand name and specification name and number, if any. Show this information on plans.
  - e. If any construction, exterior alteration or installation is proposed, including but not limited to fencing, water features, trellises, built-in barbecue, gazebo, shed, or play structures over 3' tall, or changes to slopes, please indicate all dimensions including height and/or elevation. Provide all appropriate construction details.
  - f. Clearly identify all scientific and common plant names and mark all plant types, sizes, quantities and proposed placement on your plans.
  - g. Drainage and grading must be clearly indicated. Indicate all proposed and existing drain inlets. The landscape plan must indicate direction of water flow and how surface water is to be collected. The existing drainage pattern, at the time when the Builder completed overall grading, is designed without consideration of proposed landscape improvements. Patios, walkways, mop strips, planter walls, etc. will entrap surface water. All surface water must have a positive drainage system. The DRC is not responsible for the installation of proper drainage. This is the sole responsibility of the owner and/or their landscape contractor. Curb cuts are required for drainage ---no "sheet" draining is allowed.
  - h. Phasing of improvements must be clearly identified on the plans.
2. Complete the "Facing and Adjacent Neighbor Statement" form with appropriate signatures from neighbors ("Exhibit B"). Obtaining signatures from your neighbor(s) does not grant approval and, if any neighbor has

objections, does not cause denial. However, the DRC may contact neighbors to determine their objections and their appropriateness, if necessary. The DRC may also view the lot as part of its decision-making process.

3. Please include two (2) complete sets of landscape / construction plans in the submittal package along with the following:
  - a. Exhibit B – Application for Architectural & Design Improvements
  - b. A deposit (check) in the amount of \$175.00 made payable to Hidden Trails Community Association, for third party professional design review and possible, final site observation, for each submittal.
    - i) **Exception. NO INITIAL DEPOSIT is required where total value of material and labor is less than \$1,000.** The homeowner will be advised if the DRC determines that review by an architect is required, and will then request any necessary deposit before submitting the plans to the architect.

In the event the DRC, in its sole discretion, determines that consultation with a third party design professional is not necessary, your deposit will be refunded to you upon the completion of your improvements and final approval by the DRC.

Drafting your plans to conform to the Architectural & Design Guidelines will enable the Design Review Committee to quickly review and approve your plans. Mail or deliver submittal package(s) to:

Design Review Committee  
Hidden Trails Community Association  
c/o Menas Realty Company  
4990 Mission Boulevard  
San Diego, CA 92109

**FAILURE TO INCLUDE APPROPRIATE DEPOSIT AND ALL OF THE INFORMATION REQUESTED WILL CONSTITUTE AN INCOMPLETE APPLICATION. THE HOMEOWNER WILL BE NOTIFIED OF THE DEFICIENCY BY THE MANAGEMENT COMPANY. UPON RECEIPT OF ALL REQUIRED APPLICATION MATERIALS THE MANAGEMENT COMPANY WILL FORWARD THE APPLICATION TO THE DC FOR REVIEW.**

***C. DESIGN REVIEW PROCEDURES***

Once a completed application package is received by the Property Manager, it is forwarded to the DRC. The DRC meets monthly to review completed applications.

1. The DRC will transmit its decision and the reasons therefore to the Management Company, who mails it to the Applicant at the address listed in the application for approval, **within forty-five (45) days after the DRC receives all required materials.** The DRC may reject the application for approval if it determines that the applicant's plans and specifications are incomplete or do not conform to community standards. Any application submitted shall be deemed approved unless the DRC transmits written disapproval or a request for additional information or materials to the Applicant within forty-five (45) days after the date the DRC receives all required materials.
2. The Management Company will record the DRC decision in the Architectural Modification Request Log and notify the applicant of the decision as follows:
  - a. Approved. A copy of the approval report/checklist, or a copy of the plans stamped and signed by the DRC, will be returned to the applicant. All use restrictions contained in the CC&R's shall be in full force and effect and shall control the construction activities of the homeowner.
  - b. Approved with Conditions. A copy of the approval report/checklist, or a copy of the plans stamped or signed by the DRC, will be returned to the applicant. The conditional approval will contain DRC changes or stipulations that shall become a part of the plans and shall represent conditions of approval to be satisfied by the applicant. All use restrictions contained in the CC&R's shall be in full force and effect and shall control the construction activities of the homeowner.
  - c. Denied. If the application is denied, the applicant will be advised of the reasons for the DRC decision and will be provided with direction needed for re-submittal and DRC reconsideration, or for appeal to the Association Board.
3. Work must be completed in a timely fashion and a "Notice of Completion" form ("Exhibit C") must be submitted to the Management Company by the homeowner within 30 days of the completion of work.
4. The DC will schedule a site inspection within 60 days of its receipt of "Notice of Completion". The DRC will review the improvements to confirm

that they have been completed and are in conformance with all DRC conditions of approval.

5. If, following site observation and review, the DRC deems the improvements have been installed as approved, a “Notice of Compliance” will be sent to the homeowner and any deposit funds due will be refunded. If, following site observation and review, the DRC deems the improvements have not satisfactorily complied with the approved plans, and then the DRC will issue a “Notice of Non-compliance” to the homeowner with a request to remedy the noncompliance within 30 days of the notice. Once the noncompliance is remedied by the applicant, another “Notice of Completion” form shall be submitted to the Management Company so that the DRC can re-review the work and respond accordingly.

### **III. GUIDELINES**

#### **A. LANDSCAPE, HARDSCAPE, AND IRRIGATION**

**Prior to construction, all front walkways, enlarged driveways and “access driveways” must be approved in writing by the DRC. Access driveways may not be used for parking or storage.**

**With an approved Parking Variance application, and when adequately screened from common areas and neighboring lots, a maximum of one trailer, motor home, boat, camper or other approved vehicle may be parked on the side yard.**

**Improvements must be completed within 180 days of start of construction. Reasonable extensions may be granted by the DRC.**

#### **Front Yard:**

##### **Submittal Requirements**

The Builder provides front yard landscape areas. Any changes to previously installed front yard landscaping, hardscape, or exterior alterations, are subject to the review and approval requirements of the DRC.

##### ***Guidelines***

*Portable decorative items located in a front yard are and/or visible from the common area that are in compliance with the following guidelines, **may be installed in courtyards or rear yards** without approval from the Design Review Committee.*

- *Items compatible with the architectural style of the neighborhood. This includes, but is not limited to the following, maintained items: furniture, potted plants, pots, wreaths, seasonal decorations, wind chimes, fireplaces and/or chimeneas, birdhouses, rocks, trellises, fountains, urns, or other items similar in nature. Items should not present a “cluttered” or “crowded” appearance, and must conform with the character of the neighborhood.*
- *One seasonal or holiday banner or flag may be displayed, up to a maximum size of 3’ x 5’. Acceptable banners and flags should be maintained and should not be faded or torn.*
- *Display of signs shall be subject to Section 2.4 of the CC&R’s.*
- *UL safety approved electrical cords are permitted, if concealed.*

*Portable items not defined herein that may be deemed out of character with the community or “whimsical” shall be addressed on an individual basis by the DRC.*

*Portable items not acceptable for any front yard area or visible from the common area are, but not limited to: aviaries, screens, shades or awnings, plastic nursery pots, and non-maintained plants, pots without plants, rusted, faded or damaged furniture; BBQ’s or grills, freestanding flag poles and, when not in use, stackable or folding furniture.*

## **Rear and Side Yard:**

### **Submittal Requirements**

**Approval is hereby given for rear and side yard landscaping and hardscape to be installed without the plans being submitted to the DC for approval conditioned upon the following: (i) Checklist A is completed, and all responses are “No”; (ii) improvements shall comply with all of the following rear and side yard landscaping and hardscaping guidelines, and (iii) the DRC shall retain the right to require any homeowner to remove, trim, top or prune any tree, shrub, hedge or other plant material which the DRC finds materially and unreasonably encroaches into adjacent properties. If all of the following guidelines are not met, submittal is required.**

### **Guidelines**

- **Rear and/or side yard modifications within designated Fuel Management Zones shall be in conformance with the guidelines and plant palettes identified in Exhibit E .**

- The root system of ground covers, shrubs and trees must not encroach, at maturity, on any neighbor's yard, or disturb foundations, walls or sidewalks.
- Irrigation lines must be subterranean, except drip systems that must be substantially covered. Sprinklers must be placed so they do not spray upon adjacent properties and walls / fences. The irrigation system should be designed with the ability to control different water zones (sun, shade, shrubs, and lawn area).
- Trees must be the types indicated for approval (see Exhibits D and E). All trees must be planted a minimum of three (3) feet from all property lines and buildings. Trees must be limited to five (5) total for each lot. Proposed tree planting in excess of five (5) and/or the addition of trees to the front yard landscaping shall be submitted to the DRC for review and approval.
- There shall be no interference with the off-site drainage pattern that exists at the time the overall grading is completed by the Builder, or which is shown on any plan that may have been previously approved by the DRC. Appropriate drainage must be installed and directed to the street in order to prevent runoff over banks or onto adjacent neighboring properties or common area properties. There should be a minimum slope / drainage of 2% away from the building and water should be collected in a landscape drainage system. All planting areas shall be a minimum of 4" below existing stucco screed on the building. An export of existing soil may be necessary to provide proper drainage on your lot.
- No owner may affix an object, device, plant or vine of any kind to a common property line fence.
- All raised planters must be less than three (3) feet in height. No part of the building, fences or walls can be part of the raised planter and proposed walls must be placed six (6) inches away from buildings, fences and walls. All raised planters must have a drainage system provided.

**B. LANDSCAPE PLANT PALETTE**

To assist you with your design and approval, Exhibits D (Landscape Plant Palette) and F (Fuel Management Requirements) are enclosed. These lists are not all-inclusive.

## **C. EXTERIOR CHANGES, GATES, FENCING, PILASTERS AND WALLS**

### **Submittal Requirements**

All gates, fencing, pilasters, planter walls, retaining walls, or wall plans and elevations need to be submitted to the DRC for approval.

Changes to building exteriors, or changes to previously installed improvements, will also need to be submitted to the DRC for approval.

## **D. PATIO COVERS, TRELLISES, PERGOLAS, GAZEBOS, DECKS, ETC.**

### **Submittal Requirements**

Exterior building alterations, and all patio covers, trellises, pergolas, gazebos, decks, play equipment, sheds and similar structures greater than 3' tall, or on slopes shall be submitted for DRC approval. The submittal must include elevations and appropriate details. Dimensions must be shown indicating the distance between the structure and the property line. The plan must show a dimension separating the structure from the residence and property lines.

### **Guidelines**

- The DRC has authority to approve any exterior building alteration, patio cover, trellis, pergola, gazebo, deck, play equipment, shed or similar structure.
- Vertical supports may be of stucco or masonry to match the existing color and texture of the dwelling unit. All wood posts must be a minimum of a 4 x 4 post member.
- The following materials are not acceptable for patio covers, trellises, pergolas, gazebos or decks and are not all inclusive:
  - Plastic
  - Fiberglass
  - Plastic webbing, split bamboo, reed or straw-like materials.
  - Asphalt shingles or composition shingles
- No structure may be erected, constructed or maintained, whether permanent or temporary, within any building restricted setback or easement without City of Escondido Building Department approval.
- Structures must be painted or stained to match or complement the exterior trim plan or stucco color of the home (not to match trim colors

e.g. green, burgundy). Structures left unpainted or unstained will not be allowed.

- Structures proposed to be located in a Fuel Management Zone shall be constructed of non-combustible materials and are subject to the review and approval of the City of Escondido

## ***E. SWIMMING POOLS, SPAS AND WATER FEATURES***

### **Submittal requirements**

All pools, spas and water features shall be submitted for DRC approval. See page 9, Section III (A) for fountain exception.

### **Guidelines**

- Permanent, above ground pools are not allowed. Portable or above ground spas may be permitted, but must be submitted to the DRC for approval.
- Pool/spa and water features equipment must be enclosed so as to screen the noise and view disturbances from adjacent properties.
- Plumbing lines to a spa or pool must be completely concealed or installed underground.
- Pools, spas and water features must not be located as to adversely affect the stability of adjacent slopes.
- No structure may be erected, constructed, or maintained, whether permanent or temporary, within any building restricted easement without proper approval from the City of Escondido Building Department.

## ***F. SATELLITE DISHES & SOLAR SYSTEMS***

### **Submittal requirements**

Requests for satellite dishes or solar systems require submittal to the DRC for approval and must be reasonably screened from view of any streets, common areas and neighbors. Homeowner is to obtain approval in writing prior to installation.

## **G. LANDSCAPE LIGHTING**

### **Submittal requirements**

Dark skies are a resource enjoyed by many homeowners. Landscape lighting need not be submitted for DRC approval, provided that it conforms to the following guidelines.

#### **Guidelines**

- Pole, post, or pilaster-mounted fixtures located in the front or rear yards require submittal to the DRC.
- Landscape lighting is to be directed onto the applicant's property and shall be adjusted or screened to prevent light from falling onto adjacent properties.
- Open or uncovered floodlights, or other uncovered lights, are not permitted.
- Landscape lights must be low voltage and housed in fixtures.
- Exterior security lighting shall be mounted beneath the eaves, be motion based, and set to activate by movement not more than 6' from house.
- Exterior lighting systems may require an electrical permit from the City of Escondido.

## **H. OTHER EXTERIOR IMPROVEMENTS**

### **Submittal Requirements**

All exterior improvements, such as permanent screen doors or security doors visible from the public street or common area, barbecues, flagpoles, weather vanes, room additions, tool shed, gutters/downspouts, solar systems and freestanding structures shall be submitted for DRC approval. **These Guidelines are not all inclusive and any exterior alteration, change, or improvement must be submitted to the DRC for approval.**

## **I. CITY PERMIT APPROVALS**

Homeowner shall be responsible to submit and obtain appropriate permits and approvals, as may be required by the City of Escondido for any improvement, whether such improvement is required for submittal to the DRC or not. Contact the City of Escondido to determine if a City building permit is required for your improvement. If a City permit is required, it is your responsibility. The following is a partial summary of the type of

improvements / modifications to residential property that may require permitting from the City of Escondido:

<b>Patio Covers</b>	involves footings and attachment to dwellings
<b>Fences</b>	over six (6) feet high
<b>Masonry Walls / Masonry Grill Combinations and Pilasters</b>	over forty-two (42) inches in height
<b>Pools / Spas (all)</b>	involves, electrical, plumbing fencing, setback requirements, noise abatement.
<b>Solar Energy Equipment (all)</b>	
<b>Curb Cores</b>	to drainage system. Permit for curb core is required on all dedicated streets.
<b>Sprinkling system</b>	backflow valves must be plumbed eight (8) inches above the lowest sprinkler head it serves.
<b>Major Construction / Modifications</b>	any work of this nature should be reviewed for permits required.

(The above is by no means all-inclusive, but covers some of the common areas of concern.)

The following phone number for the City of Escondido offices will provide the basic information on the above areas of work:

**CITY OF ESCONDIDO OFFICES; (760 839-4880)**

**EXHIBIT A**

**CHECK LIST**

Prior to beginning construction/installation of landscaping, please circle the appropriate response to each question. **IF the answer to ALL questions is “No”, no submittal to the DRC may be necessary**, but you must mail this completed form to the Property Manager. If the response to any question is “Yes”, then fill out Exhibit B, and submit with required plans and check. The DRC may contact homeowner for additional details.

**Proposed  
Improvements**

- |   |     |    |
|---|-----|----|
| 1. Changing previously installed <u>front yard</u> landscaping, walkways or driveway, including paint or stain?                                     | Yes | No |
| 2. Adding or removing plants or trees not on approved list, adding more than 5 trees or removing trees?   | Yes | No |
| 3. Exterior building changes, including attachments to building?  | Yes | No |
| 4. Adding or changing entry doors, attachments to or changes to gates or fences ( <b>including color changes</b> )?                                 | Yes | No |
| 5. Adding or changing walls, retaining walls, planters, or any changes to, or improvement placed onto, slopes?                                      | Yes | No |
| 6. Adding awnings, patio cover, trellises, pergolas, gazebos, decks, play equipment or sheds <u>greater than 3' tall</u> , screen or security door? | Yes | No |
| 7. Adding fountain, pool, pond, spa, or water feature?  | Yes | No |
| 8. Adding satellite dish, solar system, weather vane, antenna, flag pole or parking/storing vehicles or materials in yard?                          | Yes | No |
| 9. Adding high voltage or unshielded lighting?  | Yes | No |
| 10. Allowing water to “sheet drain” to street?  | Yes | No |
| 11. Changing soil levels from levels indicated in Exhibit F?  | Yes | No |
| 12. Landscaping changes vary from Guidelines, impacts neighbors views, or homeowner is uncertain whether to submit?                                 | Yes | No |

Property Address: \_\_\_\_\_

Property Owner: \_\_\_\_\_

Signature: \_\_\_\_\_

Telephone No. \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT B**

**Application for Architectural & Design Improvements  
and Facing/ Adjacent Neighbor Statement Form**

Date: \_\_\_\_\_  
Owner Name: \_\_\_\_\_  
Property Address: \_\_\_\_\_ Daytime Phone No. \_\_\_\_\_

DESCRIPTION OF PROPOSED IMPROVEMENTS (identify improvements *and* attach two sets of plans):

- a) Walkway from driveway to side gate; b) Modified entry walkway; c) patio cover/pergola; d) Rear sidewalk/s; e) Patio; f) Front landscape plan; g) Rear landscape plan; h) BBQ; i) Front/side wall/s; j) Rear wall/s; k) Fire-pit; l) Pool/ spa/pond/ fountain; m) Waterfall; n) Deck/balcony; o) Shed; p) Steps/stairs on slope; q) Electrical/front lighting; r) Electrical /rear lighting; s) Access driveway; t) Satellite dish; u) Other items (list): \_\_\_\_\_

**\*Note: Improvements are to be built/installed according to manufacturer's recommended standards.**

I understand that my proposed improvements may require a permit from the City/County Building Department or other government agencies and I will obtain all required permits before commencing my improvement(s). I agree I will do no work that will change the existing drainage patterns. I am aware that any change may result in substantial damage to adjacent properties.

I will assume the responsibility for any work under the above-proposed improvement(s) that my contractors or I complete, which may, in the future, adversely affect adjacent properties. I will assume responsibility for all future maintenance of this addition or improvement.

PLEASE CHECK: Improvements may impact neighbors views (YES): \_\_\_\_\_ (NO): \_\_\_\_\_

Owner's Signature: \_\_\_\_\_  
(Signature must be signed, not typed)

-----  
The adjacent OWNERS have reviewed the proposed improvements. We understand that neighbor objections do not, in themselves, cause denial. The Design Review Committee may contact neighbors to consider their objections, if necessary.

Name: \_\_\_\_\_ Property Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Evening Phone: \_\_\_\_\_  
Name: \_\_\_\_\_ Property Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Evening Phone: \_\_\_\_\_  
Name: \_\_\_\_\_ Property Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Evening Phone: \_\_\_\_\_

-----  
**FOR OFFICE USE ONLY**

Date Received: \_\_\_\_\_ Submitted to DC on: \_\_\_\_\_  
Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Conditional Approval: \_\_\_\_\_  
Decision Letter sent on: \_\_\_\_\_  
Comments: \_\_\_\_\_

**PLEASE RETURN COMPLETED FORM TO HIDDEN TRAILS COMMUNITY ASSOCIATION'S  
MANAGEMENT COMPANY: MENAS REALTY COMPANY, 4990 MISSION BLVD., SAN DIEGO CA 92109**

**EXHIBIT C**

**NOTICE OF COMPLETION**

Notice is given that:

1) The undersigned is the homeowner of the property located at:

\_\_\_\_\_

—

\_\_\_\_\_

—

\_\_\_\_\_

—

2) The work of improvement on the identified property was COMPLETED on the \_\_\_\_ day of \_\_\_\_\_ 200\_\_ in accordance with the Design Review Committee's written approval of the homeowners' plans and submittal package. Any plans not completed have been cancelled and will be resubmitted on a new application.

Signature of Owner(s): \_\_\_\_\_

Phone number: \_\_\_\_\_

Date: \_\_\_\_\_

**PLEASE RETURN COMPLETED FORM TO HIDDEN TRAILS COMMUNITY ASSOCIATION'S MANAGEMENT COMPANY:**

**MENAS REALTY COMPANY, 4990 MISSION BLVD., SAN DIEGO, CA 92108**

Upon receipt of this Notice of Completion, the Property Manager will forward it to the DRC, who will contact you to schedule a review. Upon the DRC's review and approval, you will receive notification and any deposit refund you may be due.

## EXHIBIT D

### HIDDEN TRAILS LANDSCAPE PLANT PALETTE

To assist you with your design and approval, the following is a list of undesirable shrubs and pre-approved trees. The criteria used for the development of the list of plant material is based on invasive root systems, tendency to spread into neighboring yards and the homeowner association maintained landscaping, fire hazard or inappropriate size at maturity. This list of plant material is not all-inclusive.

The following list of pre-approved trees was developed by Lyon Homes and is contained in Exhibit C (page 18) of the Architectural Guidelines which was provided by Lyon Homes. The Design Review Committee attempted to develop a comprehensive list, but it is a near-impossible task. In fact, the overwhelming majority of plants and trees submitted by homeowners have been approved.

#### **Pre-Approved Trees:**

##### **BOTANICAL NAME**

Agonis Flexuosa  
Eriobotrya Delexa  
Geuera Parviflora  
Lagerstroemia Indica  
Magnolia Grandiflora "Little Gem"  
Maytgenus Boaria  
Photinia Fraseri (standard)  
Prunus Blireiana  
rhapsiolepis Indica "Majestic Beauty"  
Rhus Lancea  
Mature male Canary Island date palms (does not fruit)

##### **COMMON NAME**

peppermint tree  
bronze loquat  
Australian willow  
Crape myrtle, mildew-resistant varieties  
Southern Magnolia  
Matyen tree  
Photinia  
Purple leaf plum  
India Hawthorne  
African sumac

#### **UNDESIREABLE SHRUBS**

##### **BOTANICAL NAME**

Arundo donax  
Bambusa species  
Cortaderia selloana  
Cytisus & Spartium species  
pennisetum setaceum  
tamarisk species  
phoenix canariensis  
(immature or female)  
helix hedera & ivy species  
non-native (non-local) ornamental grasses

##### **COMMON NAME**

giant reed  
bamboo species  
pampas grass  
broom species  
fountain grass  
tamarisk species  
Canary Island date palm  
  
ivy species

**This list is not all-inclusive.** See Exhibit E (Fuel Mgt. Requirements, p. 19-22). The HOA also wants to avoid costly maintenance problems. These non-approved plants have invasive root systems, spread quickly through cuttings, seeds or vines, out-compete other plants, including in wild land areas, or are fire hazards. Many are classified by horticulturalists as "invasive".

## EXHIBIT E

### FUEL MANAGEMENT REQUIREMENTS

The location of the agricultural groves in residential areas poses a much lower fire hazard than native vegetation. Groves must be irrigated on a regular basis and when closely planted, tend to reduce the rapid rate of advance found with wild land fires. The goal of the East Grove (Hidden Trails) Fuel Management Program is to provide a set of landscape design standards that will preserve, protect and safeguard human lives and property. The intent of the program is to minimize potential fuel in areas where agricultural lands are located near homes. The Transition Landscape Zone plant palette consists of plants chosen for their good-to-excellent fire retardant qualities. For purposes of fuel management, the Transition Landscape Zone is further subdivided into three Fuel Management Zones.

#### **Fuel Management Zones**

Fuel management areas within the East Grove Specific Planning Area (Hidden Trails) are all located in the Transition Landscape Zone where residential villages abut grove or open space areas. Fuel Management Zone locations are designed on the Fuel Management Plans. Three individual Fuel Management Zones have been established for the project. They are

- A. **Domestic Planting Zone** – This zone of ornamental landscape generally extends from the residence to the rear edge of the graded pad. Within this zone, a homeowner may plant any vegetation provided the integrity of the fuel management transition area is not impaired. The zone shall be irrigated to ensure a continued high moisture content for the plant material. Trees and shrubs immediately adjacent to the residence shall not be flammable species which are high in oil content (i.e. pines, junipers or eucalyptus), have branches which overhang the house or grow within 10 feet of the chimney.

The landscape within 30 feet of the residence is the most critical area for fire safety. In this zone, a nonflammable landscape might consist of lawns, flower and vegetable spas. All accessory structures added within this zone must be constructed of noncombustible materials and are subject to the review and approval of the City of Escondido Fire Department.

- B. **Wet Zone** – The Wet Zone is located over the slope immediately behind the graded pad of residential lots located within the Fuel Management Zone. The area shall be permanently irrigated and is typically 40 to 60 feet in width. Both native and non-native plants known for their fire resistance shall be planted in this zone. A low plant profile is preferred.

However, individual trees and shrubs can be planted 25 feet apart across the slope and 50 feet apart uphill of one another.

Where applicable existing avocado grove trees shall remain in all of the Wet Zone, and be permanently irrigated. Leaf litter does not need to be removed outside residential property area. The developer will be responsible for the installation of fire resistant landscape and irrigation systems within the Wet Zone. All Wet Zone planting should occur between October 1 and April 30 to take advantage of the winter rainy season. The residential property owner or the Hidden Trails Community association shall be responsible for the maintenance of the Wet Zone as identified within the CC & R's.

- C. **Dry Zone** – This zone is typically 25 – 50 feet wide and is transitional between the groves and the residential landscapes. Plantings shall primarily consist of fire resistant, drought tolerant native shrubs and groundcover. The Dry Zone may also include unpaved grove picking roads, paved access roads, and drainage culverts.

Areas of the Dry Zone, which are graded during the residential construction phase of the project, shall be hydro-seeded by the developer. The grove owner shall be responsible for the maintenance of the Dry Zone outside residential properties or HOA maintained common areas. Vegetation within the Dry Zone shall be selectively maintained on an annual basis. Maintenance shall consist of thinning and pruning of all dead wood to reduce the fuel load. Non-residential pesticides may be utilized to control persistent invasive species. No soil disturbance is to occur, which might exacerbate erosion of the slope area.

The Fuel Management Zones are applied under one of two typical terrain conditions, which are illustrated by Exhibit 3-13 of the East Grove Specific Plan. Under the Downhill Condition, residential pads are located below the grove slopes. A potential fire in the groves would move downhill toward the residence. The minimum width for the Wet Zone, under the Downhill Condition, is 40 feet, and the minimum combined width of the Wet and Dry Zones is 75 feet, unless mitigated otherwise with grove roads, access roads, or other city approved measures.

The second fuel management configuration is the Uphill Condition. Under this configuration, the residential pad is located above the grove slope. Since hot winds created by wildfires tend to carry fires uphill, this configuration could pose a greater fire danger. The minimum width of the Wet Zone for the Uphill Condition is 50 feet and the minimum combined width of the wet and Dry Zones is 100 feet, unless mitigated otherwise with grove roads, access roads or other city approved measures.

## **Management Program**

Areas cleared of existing brush shall be hydro-seeded with fuel management plant materials. Once fuel modification treatment has been completed for the protection of a given area, affected land shall be permanently maintained in a condition consistent with the Fuel Management Program, subject to the review or inspection by the Escondido Fire Department. Responsibility for the maintenance of the fuel zone is clearly stated in the project CC & R's.

## **Plant Materials within Fuel Management Zones**

The Transition Zone plant candidate list specified in the East Grove Specific Plan (Hidden Trails) Section 3-41 meets the fire safety requirements of the Fuel Management Program. This plant list provides for ornamental residential application as well as for low-fuel plantings that reduce the spread of wildfires.

### **Approved Plant List (Transition Zone)**

#### **BOTANICAL NAME**

#### **COMMON NAME**

##### *Trees*

Callistemon viminalis	Weeping Bottlebrush
Heteromeles arbutifolia	Toyon
Plantanus racemosa	California Sycamore
Quercus agrifolia	Coast Live Oak
Sambucus mexicana	Mexican Elderberry
Schinus molle	California Pepper Tree

##### *Shrubs*

Arctostaphylos uva-ursi	Bearberry Manzanita
Atriplex lentiformis	Quail Bush
Baccharis pilularis	Coyote Bush
Caenothus spp.	Caenothus
Cytisus ssp.	Rock Rose
Lantana montevidensis	Trailing Lantana
Myoporum parvifolium	Prostrate Myoporum
Nerium oleander	Oleander
Rosmarinus officinalis	Rosemary

##### *Groundcovers*

Arctostaphylos uva-ursi	Bearberry Manzanita
Baccharis pilularis "Twin Peaks"	Twins Peaks Coyote Bush

Carissa grandiflora "Green Carpet"  
 Ceothus griseus "horisontalis"  
 Fragaria chiloensis  
 Rosemarinus orficialis "Prostratus"  
 Vinca Major

Natal Plum  
 Carme Ceanothus  
 Wild Strawberry  
 Trailing Rosemary  
 Periwinkle

**Undesirable Plants and Weeds within Fuel Management Zones**

(Per San Diego County Wildland/Urban Interface Development Standards)

Adenostoma fasciculatum  
 Adenostoma sparsifolium  
 Anthemix cotula

Chamise  
 Red Shanks  
 Mayweed

Artemesia californica California sagebrush

Arundo Donax  
 Brassica rapa  
 Brassica nigra  
 Cardaria draba  
 Peppergrass

Giant Cane  
 Yellow Mustard  
 Black Mustard  
 Hoary Cress, Perennial

Cirsium vulgare  
 Conysa canadensis  
 Cytisus spp.  
 etc.

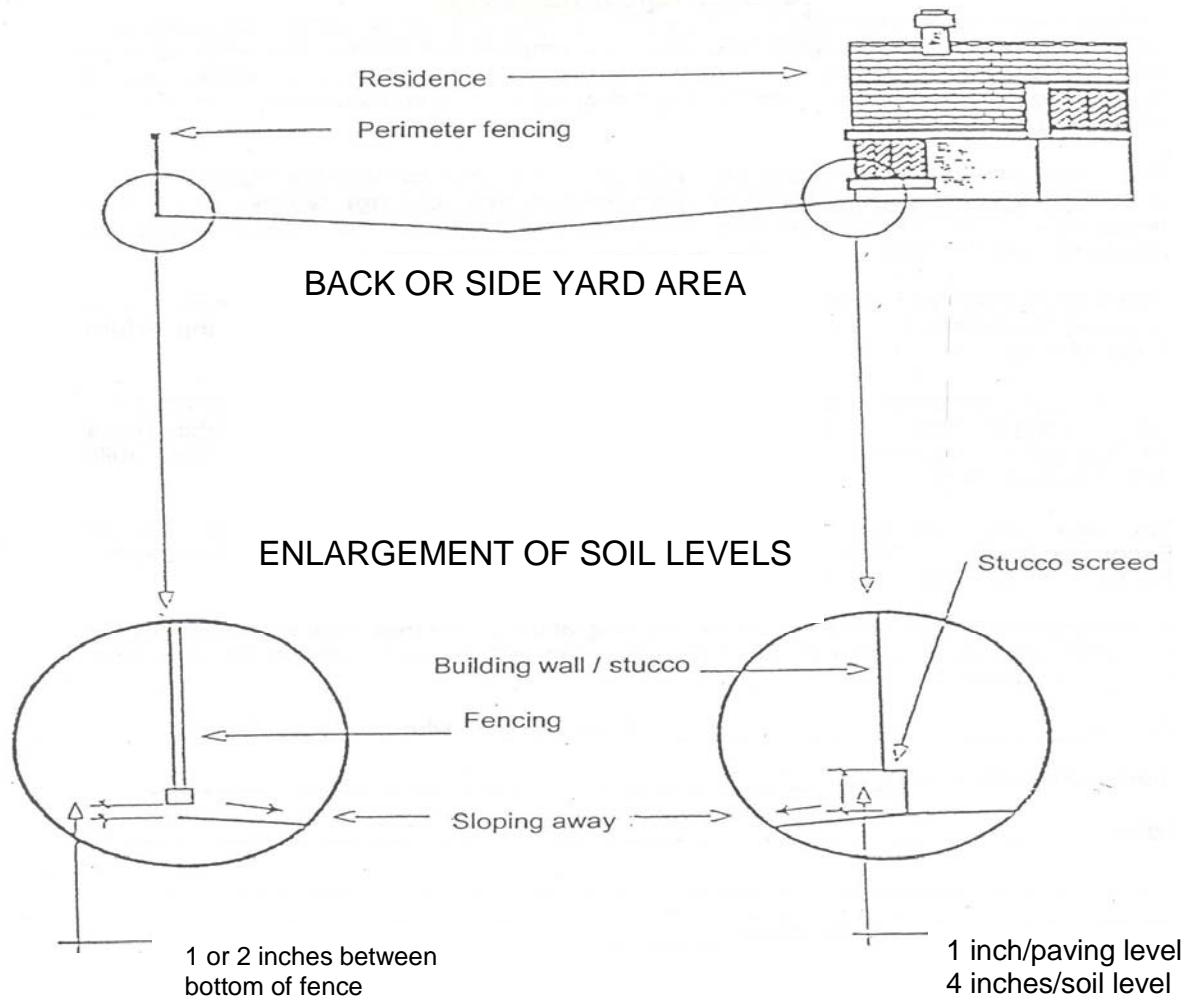
Wild Artichoke  
 Pampas Grass  
 Scotch Broom, French Broom,

Eriogonum fasciculatum  
 Heterotheca grandiflora  
 Lactuca serriola  
 Nicotiana bigelovii  
 Nicotiana glauca  
 Salsola australis  
 Salvia mellifera  
 Silybum marianum  
 Tamanix spp.  
 Urtica urens

Common Buckwheat  
 Telegraph plant  
 Prickly Lettuce  
 Indian Tobacco  
 Tree Tobacco  
 Russian Thistle, Tumbleweed  
 Black sage  
 Milk Thistle  
 Tamarisk  
 Burning Nettle

In addition this list, the East Grove Specific Plan (Hidden Trails) Section 3-57 excludes the use of Pine species, Juniper species, and Eucalyptus species within the Domestic Planting Zone. Limits of Fuel Management Zones within East Grove (Hidden Trails) can be found on the Fuel Management Plans, as approved by the city of Escondido, and in the Covenants, Conditions, and Restrictions for Hidden Trails.

**EXHIBIT F**  
**PROPER SOIL LEVELS**



These soil levels must be maintained at all times. Surface water must drain away from fences and the residence. Drain inlets must be provided in all planting areas.

**EXHIBIT G**

**ACKNOWLEDGEMENT CONCERNING IMPROVEMENTS AND STREET TREES IN THE PUBLIC RIGHT-OF-WAY**

William Lyon Homes has dedicated right-of-way, or granted an easement for public use, to the City of Escondido adjacent to your front property line (hereinafter referred to as the "Public Right of Way"). This right-of-way or easement area is generally located behind the curb and varies in width, depending on your lot configuration, from ten (10) to twenty (20) feet.

A street tree is planted in front of your lot near the Public Right of Way. **It is your responsibility to maintain the tree and not remove it.** It is a requirement of the City of Escondido, and the project approvals, that trees be planted to create tree-lined streets.

Permission from the Hidden Trails Community Association and the City of Escondido is required for changes to landscaping or the addition of flat hardscape to the Public Right of Way.

New irrigation improvements require a plumbing permit and can be obtained from the City Building Department. New under sidewalk storm water drains in the Public Right of Way must be constructed per City standards and requires approval by the City Public Works Department.

You must apply for City approval and an encroachment permit from the City of Escondido if any wall, fence, stairway, pilaster, or other structure is to be installed in the Public Right of Way.

By signing below, you acknowledge the planting of the street tree, your responsibility for the maintenance of the tree, and the need for subsequent permits for any new improvements as noted above.

Project: \_\_\_\_\_ Lot# \_\_\_\_\_ Phase: \_\_\_\_\_  
Tract: \_\_\_\_\_

Homeowner's Signature \_\_\_\_\_

Address: \_\_\_\_\_

William Lyon Homes Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Close of Escrow Date: \_\_\_\_\_