

NORTHLAKE HOMEOWNERS' ASSOCIATION

DROUGHT TOLERANT LANDSCAPING GUIDELINES

Minimum planting and hardscape requirements

The following document is meant as a guide for those seeking to develop drought tolerant landscaping in their yards. These are not meant to be requirements for all homeowners.

Drought Tolerant landscaping must still abide by all requirements within the Architectural Guidelines. From the General Character section of the Architectural Requirements, "the general character of the front yard landscaping is to have lawn or low profile ground cover less than 12" high, accent shrubbery, and trees. It shall be the responsibility of the homeowner to see that their front yard has these three elements." Also, "no more than 30 percent of the landscape, not including front entrance walks, driveways, and sidewalks (originally constructed by the builder) shall consist of "hardscape" materials, unless specifically approved by the Architectural Committee. Hardscape materials include, but are not limited to, cement, rock, gravel, wood chips, shavings, or bark."

It is highly recommended that the majority of all plantings in drought tolerant landscaping be droughts tolerant varieties and that lawn varieties be low water use types.

Minimum and maximum front yard planting requirements

1. A minimum of 50% of all shrubs to be 5 gal. size, 20% to be 15 gal. size and the remainder to be 1 gal. or flats.
2. Drains to be installed in all enclosed planters. Please be reminded that per the Associations CC&R's page 34, section 11.11 "ALL drainage of water from any Lot shall drain or flow into the adjacent streets or alleys and shall not be allowed to drain or flow upon, across, or under any other portion of the Covered Property unless an easement for such purpose is granted. "
3. All planting areas to have living ground cover, a 2" layer of mulch or rock areas. No bare dirt.
4. All yards to have an automatic irrigation system like low flow spray heads, drip or bubbler systems.
5. A minimum of 1-24" box tree.
6. A maximum of 30% of the front yard planting area can be hardscape as described above.

Exhibit "A" - Plant List

The following list of trees, shrubs and ground covers are suggested because they are drought tolerant and are compatible with many of the existing varieties in the community. The list does not include all plantings and is meant to be a guide to the homeowner who is installing a new yard or adding some new plants. Please note that many of the plants in the community are drought tolerant. It is important to note that these varieties should not be mixed with high water use plants and are mostly used in sun exposures. Too much water will kill drought tolerant plants. Native plant material is not listed here because the watering requirements are very restrictive and no watering is recommended in the summer months and many flowering varieties flower for a short period of time and die back or look dead for many months. If a native garden is desired, it is encouraged in the sides and rear yards, but not for the whole front yard, as it does not reflect the typical look of the development. A native garden in the front yard may be used in planters, flower beds, or hardscape alternatives. Many varieties of drought tolerant plants are not listed due to their large size, root invasion, toxicity, fruit, short life, and invasiveness.

Trees

1. California Fan Palm
2. Arbutus species
3. Bottle Tree
4. Palo Verde
5. Western Redbud
6. Bronze Loquat
7. Non fruiting Olive
8. Australian Willow
9. Chinese Flame Tree
10. Crape Myrtle
11. Chinese Pistache
12. Magnolia St. Mary
13. Sycamore
14. Oak species
15. Sawleaf Zelkova
16. Windmill Palm
17. Brazilian Pepper
18. Afghan Pine
19. Toyon
20. Silk Tree
21. Paperbark Tree

Shrubs

1. Indian Hawthorne species
2. Society Garlic
3. Grevillea species

4. Rosemary
5. Wholly Blue Curls
6. Mexican Bush Sage
7. Lady Banks Rose
8. Pyracantha
9. Pomegranate
10. Plumbago
11. Fountain Grass (non sterile seed variety)
12. Mexican Feather Grass
13. Deer Grass
14. Melaleuca
15. Oregon Grape
16. Statice
17. Lions Tail
18. Lavender species
19. Juniper species
20. Fortnight lily
21. Euphorbia species
22. Crassula species
23. Coreopsis
24. Rock Rose
25. Calliandra species
26. Pittosporum species
27. Bougainvillea
28. Kangaroo Paws
29. Blue Hibiscus
30. Aloe species

Ground Covers

1. Rosemary
2. Sedum species
3. Chalk Fingers
4. Myoporum
5. Honeysuckle
6. Ice Plant
7. Trailing Lantana
8. Gazania
9. Blue Fescue Grass
10. Dymondia
11. Coyote Brush
12. Artemesia
13. Sea Pink