



RUSSELL RANCH

MASTER ASSOCIATION RULES AND REGULATIONS

RUSSELL RANCH

MASTER ASSOCIATION RULES AND REGULATIONS

APRIL 2020

RUSSELL RANCH COMMUNITY ASSOCIATION

ASSOCIATION CONTACTS

Association Management Company

Landmark Limited Group of Companies, Inc.
1731 E. Roseville Pkwy., Suite 100
Roseville, CA 95661
Office: (916) 746-0011 | Fax: (916) 746-0088
Email: russellranch@landmarklimited.net
www.landmarklimited.net

Association Manager: Terri Hendrickson and Stacy Longley

Email: Stacy@landmarklimited.net

Questions Regarding Your Association Dues:

Please call our Accounting Department directly at (916) 742-1141 or email accounting@landmarklimited.net

NOTE: Payments are due the first of the month and considered late after the 15th.

To pay dues online, please visit www.landmarklimited.net/paydues

Payment Lockbox Mailing Address

Mail To: Russell Ranch Community Association
C/o Landmark Limited
PO Box 97731
Las Vegas, NV 89193

Questions Regarding Property Improvements

NOTE: If you are making a change to the exterior of your home, or a change anywhere on your lot, you need to obtain prior written approval from the association before the project is started. We've enclosed a Home Improvement Application in this packet for your convenience.

If you have any questions about the process, please contact our Home Improvement Department directly by calling (916) 742-1143 or by sending an email to homeimprovements@landmarklimited.net

PAGE INTENTIONALLY LEFT BLANK

TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION 02

1.1 GENERAL INFORMATION	02
1.2 COMMUNITY MANAGEMENT	02
1.3 IMPORTANT INFORMATION	03
IMPROVEMENTS REQUIRING APPROVAL	03
1.4 APPLICATION PROCESS / PLAN SUBMITTAL PACKAGE	03
MY SUBMITTAL & INSTALL TIMELINES:	04
FORMS AND HOW TO USE	05
APPLICABLE NEIGHBORS DEFINED	06
ABOUT THE REVIEW PROCESS	06
AFTER THE REVIEW PROCESS	06
APPEAL PROCEDURE	06
VARIANCES	07

CHAPTER 2: GUIDELINES 09

2.1 PURPOSE	09
2.2 GENERAL GUIDELINES	09
RULES AND REGULATIONS	09

DOCUMENT TRANSFER	09
LEASING/RENTALS	10
NOISE	10
CONTRACTORS	10
WASTE DISPOSAL	11
LANDSCAPING INSTALLATION OR MODIFICATION	12
SLOPE EASEMENTS	12
DRAINAGE	13
SIDEYARD EASEMENTS	13
RAINWATER HARVESTING	14
EXTERIOR IMPROVEMENTS	14
SPORTS FIXTURES	15
SIGNS	15
EXTERIOR LIGHTS	15
INTERIOR IMPROVEMENTS - ATTACHED RESIDENCES	15
WINDOW COVERINGS	16
SECURITY CAMERA INSTALLATION	17
SATELLITE DISHES AND ANTENNAE	17

SCREEN DOORS AND SECURITY DOORS	17
EXTERIOR PAINT & MATERIALS	17
FENCES	17

APPENDIX A: HOME IMPROVEMENT RE- QUEST APPLICATION AND NEIGHBOR NO- TIFICATION FORM	19
---	----

APPENDIX B: NOTICE OF COMPLETION FORM	23
--	----

APPENDIX C: PLANT PALETTES	25
--------------------------------------	----

WELCOME!

Congratulations, and welcome to Russell Ranch!

By purchasing a home in Russell Ranch, you have now become a Member of the Russell Ranch Master Association (Association).

You now own a portion of a Common Interest Development, which is a “Mutual Benefit Non-Profit Corporation.” You now own ‘stock’ in a California Corporation, in the form of your ownership interest in the property.

You have both rights and obligations to the corporation and to the community.

Inside this guide, you will find use restrictions, architectural resources, move-in resources, neighborhood resources, and other helpful information.

Should you ever lease your home for any reason, the Association requires that you give a copy of this handbook to your tenants who will be living in the community, so that they understand what they can and cannot do from the perspective of the community.

CHAPTER 1: INTRODUCTION

1.1 GENERAL INFORMATION

The Russell Ranch Master Association is a legal corporate entity created for the basic purpose of maintaining the common areas of the community. The corporation is governed by:

- State Law: Davis-Stirling Act
- Corporate Documents: Covenants, Conditions & Restrictions (CC&Rs)
- Corporate Documents: Association Bylaws
- Board Adopted Policies: Rules & Regulations and Related Policies

The Board of Directors are volunteers who serve to oversee the operation of the Association. They conduct the business of the Association, implement policies and enforce the CC&Rs. Board members are elected to the Board by the membership and serve designated terms as specified in the Association's Bylaws.

The CC&Rs for the Community were provided to you during the purchase of your home. It is recommended that you review the document along with the Association's Bylaws to become familiar with the operation and requirements for

living within the community.

The document in your hands is for the purpose of clarifying the requirements outlined in the CC&Rs in a simplified, easy to read format and to provide you with a handy document you can keep on hand to ensure that essential information for living within the community is available when you need it.

Please keep this handbook in a readily available location for quick reference.

Future Boards retain the right to amend this document, rules & regulations and/or policies and procedures for additional or altered content.

1.2 COMMUNITY MANAGEMENT COMPANY INFORMATION

Landmark Limited

Attention: Community Manager

1731 E Roseville Parkway, Suite #100

Roseville, CA 95661

Office | 916.746.0011

Fax | 916.746.0088

management@landmarklimited.net

www.landmarklimited.net

Landmark Limited is the official Point-of-Contact for the Association. Please keep in mind that Members of the Board of Directors are unpaid volunteers serving the Association.

Management Services include: point of contact between vendors, members, and the board. Management also provides accounting services for the processing of dues, accounts payable, and assists the Board with back-office production and mailing, storage, and maintenance of files. All matters which homeowners wish to bring to the attention to the Board of Directors should be sent to management and, in turn, it will be forwarded to them to review.

1.3 IMPORTANT INFORMATION

Read the attached Guidelines carefully before submitting plans.

Do not assume that property improvements at the model sites will be acceptable to the Russell Ranch Master Association Master Design Review Committee (DRC). Owners are required to obtain all necessary permits and approvals from the City. Submittal may be by mail, in person, or via email. Owner may NOT proceed with any modification without first receiving approval of the request in writing or via email.

The DRC does not automatically require that an Owner use an architect or similar professional consultant in the preparation of property improvement plans but may do so if the scope of proposed improvements indicate the need for professional consultant involvement.

IMPROVEMENTS REQUIRING APPROVAL

No construction, installation or alteration of an Improvement, including landscaping, may be commenced until the plans and specifications showing the nature, kind, shape, height, width, color, materials and location thereof have been submitted to and approved in writing by the DRC.

Without limiting the generality of the foregoing, the provisions of this Article apply to the construction, installation and alteration of solar energy systems, as defined in Section 801.5 of the California Civil Code, subject to the provisions of California Civil Code Section 714, the applicable Governing Authority's Building Code, zoning regulations, and other laws.

1.4 APPLICATION PROCESS / PLAN SUBMITTAL PACKAGE

The Owner reviews the Design Guidelines and prepares plans depicting the proposed new improvements. To expedite the approval of plans, they must include each of the

items detailed in Step 1 below. Plans that do not contain required details may be returned incomplete and will require that the Owner resubmit the plan submittal package. The DRC will approve or deny applications within 45 days of submittal of completed applications. There is no additional cost to resubmit the plan submittal package.

MY SUBMITTAL & INSTALL TIME-LINES:

Landscape: Submit Plans Within 180 Days of Close of Escrow

My Close of Escrow Date: _____

My Plans Must be Submitted By: _____

Landscape: Installed Within One (1) Year of Close of Escrow

My Close of Escrow Date: _____

My Landscape Must Be Installed By: _____

Window Coverings: Within 90 Days of Close of Escrow

My Close of Escrow Date: _____

My Window Coverings Must be Installed By: _____

Step 1: Improvement plans and details

Applications are to include:

1. Plans that are drawn to scale. 1/8" = 1'0" on 24"x36" sheets is the preferred scale and size. Plans must be of adequate size to be completely legible.
2. The nature, kind, shape, dimensions, materials, color, finish and location of proposed improvements must be illustrated on the plan.
3. A description of the materials to be used, including the proposed color scheme. Attach actual material samples or color photographs of material samples.
4. If proposed improvements require access over the Common Area or Association Maintenance Area for the purposes of transporting labor or materials, written permission for such access is required from the Association. Any such requests must be filed with the DRC prior to the commencement of construction. If permission is granted, a refundable deposit in an amount determined by the Board of Directors may be required before work begins. A representative of the Association will refund the deposit after a visual inspection of the area has been completed and determined acceptable.

5. Landscaping must comply with Article VII Section 7.4 and Section 7.31 (and its subsections) of the CC&Rs.
6. The DRC may require an additional fee for complex improvements that require extensive review by the Association's design review consultant. The Owner will be advised of the cost prior to the commencement of the review.
7. Additional information or documentation deemed necessary by the DRC in reviewing the request, may be requested from the Owner, in order to complete the design review process.
8. The DRC approval is based on the completeness and clarity of the drawings. Inadequate or unclear information may cause the DRC to deny the application or deem the application incomplete. There is no fee for resubmitted plans.
9. Contractor signs are not allowed to be placed on any portion of an Owner's Unit or Association Property with the exception of one (1) security or alarm notification sign.

Step 2: Fees and Forms

Applications are to include:

- Home Improvement Request Application and Neighbor Notification Form (2 copies) must be signed and completed by Owner (Appendix A).
- 2 copies of all plans and specifications, (per Step 1).
- Photographs (2 copies), where applicable.
- Completed application package to be submitted to the Home Improvement Department of the Management Company. Contact information can be found on the first page of this document.

FORMS AND HOW TO USE

Property Improvement Form: All application submittal packages must include a signed and completed Property Improvement Form.

Neighbor Awareness Form: It is the intent of the DRC that the Owner's neighbors be notified of any improvements, which may impact the use and enjoyment of the neighbor's property. Neighbor approval or disapproval of a particular improvement shall only be advisory and shall not be binding in any way on the DRC's decision. Owner must show the plans to applicable neighbors (as defined below)

and request their signatures on the Neighbor Awareness Form. Signature of this form does not constitute neighbor approval of the improvements.

APPLICABLE NEIGHBORS DEFINED

Adjacent neighbor: means all neighbors with adjoining property lines to the Owner.

Facing neighbor: means the three (3) neighbors most directly across from the Owner's property, which would be affected by the construction of an improvement.

Impacted neighbor: means all neighbors in the immediate surrounding area, which would be affected by the construction of an improvement (above, below, next door, etc.).

ABOUT THE REVIEW PROCESS

The DRC meets as often as necessary and may also review some electronic submittals remotely as they deem appropriate. The members of the DRC shall set the date and time of the meetings.

The DRC will review each submittal package for completeness and consistency with the Design Guidelines and the CC&R's.

Any photos required by the DRC will not be returned to the Owner.

AFTER THE REVIEW PROCESS

Construction must proceed consistent with the approved drawings. All deviations must be submitted for review and approval by the DRC prior to commencement of work.

All work must be performed in a manner consistent with the construction standards of the residence, and with the design and appearance of the Project.

Within thirty (30) days after construction is completed, the owner is required to submit a Notice of Completion (Appendix B) to the DRC.

The DRC or its duly authorized representative may inspect any work for which approval is required under the Association Project Documents (Work). The DRC's right to inspect the Work and notify the responsible Owner of any Noncompliance shall terminate sixty (60) days after the DRC have received written notice from the Owner that the Work is completed if the work is, in fact, completed.

APPEAL PROCEDURE

In the event plans and specifications submitted to the DRC are disapproved, the party or parties making such submission may appeal in writing to the Board. Please refer to CC&R Article VII, Section 8.13 for more information.

VARIANCES

The DRC may authorize variances from compliance with any of the architectural provisions from time to time. Please refer to CC&R Article VII, Section 8.10 for more information.

PAGE INTENTIONALLY LEFT BLANK

CHAPTER 2: GUIDELINES

2.1 PURPOSE

The purpose of this document is to continue the physical character as established by the initial development of Russell Ranch as articulated in the approved Planned Development Design Guidelines. The intent of this document is to establish consistent and reasonable expectations so that residents of Russell Ranch can expect a level of consistency for the design of their neighborhood.

The Design Guidelines are written to preserve a high quality of appearance, to ensure compatibility between improvements, and to enhance the overall value of Russell Ranch. The Design Guidelines are intended to be used by Owners and consultants in preparing plans for improvements; and by the Design Review Committee (DRC) in reviewing these plans for conformance with the stated objectives. The DRC reviews proposed improvements for aesthetic purposes only. It is the Owner's responsibility to follow all applicable federal, state and local building codes.

2.2 GENERAL GUIDELINES

RULES AND REGULATIONS

Living in an association is a shared experience with the other members of the community. Show the same consideration for others that you would like shown to you.

No Owner may begin construction, reconstruction, installation, removal or alteration of any outdoor Improvement without the prior written approval of the DRC. No Owner may begin any alteration of any Improvements which affect the structural integrity of the walls, floors and ceilings of the Building without the prior written approval of the DRC.

DOCUMENT TRANSFER

The law requires that Seller provide to the Buyer a copy of the current neighborhood association documents, which would include the CC&Rs, Bylaws and the most recent version of this resident handbook. Therefore, you are encouraged to keep this document accessible should that event occur.

LEASING/RENTALS

An Owner may rent his/her Residence to a single Family provided that the Residence is rented pursuant to a lease or rental agreement which is (a) in writing and (b) subject to all of the provisions set forth in Article VII, Section 7.1 AND 7.8 of the CC&Rs. Any Owner renting or leasing their unit must provide the Community Management Company with accurate and complete contact information for the current lessee as well as the owner's own accurate and complete current address and contact information. Owners are responsible for any and all the actions of their tenants and/or their guests. Individual room rentals and short term rentals are prohibited.

NOISE

Please be courteous of your neighbors. Residents are requested that amplified sound or noise (radios, stereos, TVs, etc.) and/or instrumental music (pianos, guitars, violins, flutes, horns, etc.) be kept to reasonable levels and that residents take necessary precautions to ensure that the neighbors are not disturbed. Please see Chapter 8.42 of the City of Folsom Municipal Code for the City's Noise Ordinance.

CONTRACTORS

Owners shall ensure that any contractor they hire to per-

form work adheres to the following:

1. Contractor shall abide by all traffic safety rules and signs, posted and otherwise.
2. Vehicles and other equipment must be parked in such a manner so as not to block vehicular and bicycle traffic or access to fire hydrants, driveways or streets.
3. Contractors will not leave vehicles, equipment, trash, construction debris or material on streets overnight.
4. Contractors should adhere to the following construction hours:
 7 a.m. – 7 p.m. Monday through Friday
 8 a.m. – 8 p.m. Saturdays
 No construction access on Sundays or Holidays
5. Portable toilets are not allowed.
6. Dumpsters are not permitted, unless previously approved in writing by the Board of Directors or DRC.
7. If lumber or other packaged material is unloaded in the street, street access must not be blocked and safety warning devices must be used while the material is being unloaded. The maximum length of time that material can be unloaded in the street is three

(3) hours. Unpacked material, such as sand or soil, may not be unloaded in the street. Stockpiling in the street is prohibited.

8. Contractors shall not bring or use alcohol or recreational drugs on site.
9. Contractors must take all necessary safety precautions and shall erect and maintain barriers, lights, signs and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions associated with their construction activity.
10. All construction activity must comply with local governmental codes/permits as well as plans Approved by the DRC.
11. At the end of the work day, the streets must be left broom clean. All debris (i.e. paper, bottles), must be removed from the job site on a daily basis.
12. Contractors shall not play loud radios or other musical appliances so that the sound extends across property lines. Contractors shall minimize noise impacts from generators or other construction equipment.
13. Contractors must perform work in accordance with Best Management Practices. Owners are ultimately

responsible for contractors' violations of Best Management Practices.

WASTE DISPOSAL

1. Single Family Homes: Residents are required to contract with the City of Folsom for waste removal services. Waste containers may not remain curbside for collection more than 12 hours before or after collection takes place.
2. Units with trash or containers out beyond this time frame will be in violation and subject to action by the Association which could result in, but is not limited to, fines being assessed to the HOA account.
3. All waste must fit into the cans so that the lid can close securely.
4. All trash or refuse shall be properly bagged before disposing in the trash and/or recycling bins.
5. Residents are responsible for their making their own arrangements to have oversized articles, such as furniture, appliances, moving boxes, crates, etc. to be removed from their home. These items will not be removed as part of the HOA refuse removal contract.

LANDSCAPING INSTALLATION OR MODIFICATION

1. Within one hundred eighty (180) days after the Close of Escrow for the sale of a Lot, the Owner of same must submit an application, plans, and specifications to the DRC with respect to the installation of landscaping on the Owner's Lot (other than areas that were landscaped by the Declarant prior to the Close of Escrow) and shall complete such installation within one (1) year after the Close of Escrow. Plans and installation must be in accordance with the DRC's governing documents and Design Guidelines, which include limitations to plants that may be used based on water consumption in accordance with City requirements.
2. If an Owner fails to install and maintain landscaping in conformance with Article VII, Section 7.4 of the CC&Rs, or allows Owner's Lot landscaping to deteriorate to a dangerous, unsafe, unsightly, or unattractive condition, the Board, upon thirty (30) days' prior written notice to such Owner, may seek to correct such condition through the installation of landscape (if no landscape has been installed) or maintenance of installed landscape (if installed landscape has become unsightly). The Owner shall be responsible for reimbursing the Master Association

for resulting incurred costs.

3. An approved Plant Palette has been established for Russell Ranch within the Design Guidelines, and is available for reference as Appendix C within this document. Selected plant must also be appropriate for the proposed planting area.

Otherwise:

1. Modification of private yard landscape, as described in the CC&R's, is an Architectural Modification and, therefore, a submittal for it must be approved by DRC BEFORE proceeding with the installation and/or modification.
2. Landscaping: All Owners are required to submit landscaping plans to the DRC for review and written approval prior to making any alterations or developing the private yard areas, as required by the CC&Rs.
3. No plants or seeds infected with noxious insects or plant diseases may be brought upon, grown or maintained on the properties.

SLOPE EASEMENTS

Many lots within Russell Ranch have a Slope Easement Area on a portion of the lot, which is initially landscaped by

the Neighborhood Builder/Developer, and over which the Master Association has a nonexclusive easement. Owners are responsible for maintenance of these areas and are not permitted to modify or alter the plantings, grading, or drainage within these areas in any manner. Should an Owner fail to maintain the Slope Easement Area, the Master Association will take over maintenance of the Slope Easement Area and charge a Special Assessment against the Owner to reimburse the Master Association for maintenance and access costs. See CC&R Sections 1.1.83 and 7.12.4 for more information on the slope easement areas.

DRAINAGE

1. No one may interfere with or alter the established drainage pattern over the common area unless an adequate alternative provision is made for proper drainage with the Board of Directors' prior written approval. Established drainage in any Phase means the drainage which:

- A. Exists at the time of the first Close of Escrow in such Phase
- B. Is shown on any plans approved by the Board of Directors

2. Established drainage includes drainage from the Lots onto the common area and from the common area onto the lots. To ensure adequate drainage through-

out the properties, it is essential that the drainage improvements, if any, not be altered, removed, blocked or replaced without having first made alternative drainage arrangements. Therefore, no owner may alter, remove, block or replace any drainage improvements without receiving written approval from the Board of Directors. The owner must submit a plan to the Board of Directors for alternative drainage acceptable to the Board of Directors to obtain such approval. Any alteration, removal or replacement of drainage improvements must comply with applicable law.

3. Yards must be maintained to the same standard as the common area landscape; weeds and dead material are not acceptable.
4. Owners and residents must adhere to any adopted Water Quality Management Plan and/or restrictions that may be imposed for water usage and/or runoff.

SIDEYARD EASEMENTS

Some lots within Russell Ranch are designed with a Sideyard Easement Area. If you live in a home with a Sideyard Easement Area, it means that you have one large side yard on only one side of your house, instead of two smaller side yards. Owners of homes with this condition receive benefit of their neighbor's side yard, and, in exchange, the

neighbor relinquishing their side yard receives a nonexclusive easement to access the side yard for maintenance, repair, painting, etc. of their house. See CC&R Sections 7.31-7.31.5 for more information on Sideyard Easements.

RAINWATER HARVESTING

1. The use of gravity rainwater catchment systems (rain barrels or cisterns) is allowed within Russell Ranch for outdoor irrigation in compliance with Chapter 17 of the 2013 California Plumbing Code. The following systems are acceptable:
 - A. Exterior rainwater catchment systems used for outdoor non-spray irrigation with a maximum storage capacity of 5000 gallons supported on grade and a height to width ratio that does not exceed 2:1.
 - B. Exterior rainwater catchment systems used for spray irrigation with a maximum storage capacity of 360 gallons and no pump.
2. Refer to Chapter 17 of the 2013 California Plumbing Code for systems requiring a permit.
3. Rainwater catchment systems must be stored in side yards or back yards.
4. The following rain barrel technical and operational

features must be present on all systems:

- A. Screens on gutters and downspouts to remove sediment and particles as the water enters the barrel.
- B. Fully enclosed containers with the option of draining the system completely for maintenance.
- C. Aesthetic features that are compatible with the lot's landscaping plan.
- D. Private stormwater maintenance agreements met between the property owner and any potential second and third parties.

EXTERIOR IMPROVEMENTS

1. The following exterior improvements are prohibited unless approved in writing by the DRC:
 - A. Outside installations, including deck covers, wiring (i.e. any cables, conduit, solar, satellite), air conditioning equipment, water softeners, other machines (including, but not limited to, solar inverters) and other Improvements.
 - B. Improvements penetrating the exterior structure of a building.

C. Any other exterior additions or alterations to any lots/units.

2. All exterior modifications are subject to design review. Please see the Design Review Process in the beginning of this document.
3. Residences shall conform to the material, colors, character and detailing as established on the existing Lots/Units.

SPORTS FIXTURES

1. No basketball standards, hoops, backboards, or other fixed sports apparatus shall be attached to the residence or erected in the front yard or driveway. Portable basketball standards may not be placed on sidewalks or public or private streets at any time. Portable sports apparatus must be stored out of sight and may not be left out overnight.
2. Sports fixtures, including play structures and play houses in backyards and sideyards must meet City setback and height requirements, and may need to be screened to minimize impacts to neighbors to the extent feasible and is subject to DRC approval.

SIGNS

Please refer to CC&Rs Article VII, Section 7.9, Signs, for

restrictions and guidelines for signs and flags.

EXTERIOR LIGHTS

1. Exterior lights on all residences must be consistent with the architectural style and new fixtures must be comparable to the original fixture that was installed. Owners who would like to install fixtures that vary from what was originally installed, must submit requests to the DRC for approval before installation.
2. No Owner may make any alterations to the exterior lights that are controlled by the Association.

INTERIOR IMPROVEMENTS - ATTACHED RESIDENCES

1. No Owner may pierce or remove or otherwise modify any fire wall assembly or other interior common wall separating adjoining Units. (Attached Residences)
2. No Owner may take any actions that may interfere with structural noise mitigation Improvements installed at construction. (Attached Residences).
3. No Owner shall remove any Neighborhood Builder-installed noise mitigation Improvements without replacing it with materials offering the same, substantially similar or better noise mitigation as the materials that were originally installed by Neighborhood Builder.

Please refer to CC&Rs Article VII, Section 7.9, Signs, for

4. Before installation of hard-surface flooring or replacement of any existing noise mitigating materials that may have been installed in walls, floors or ceilings, the Owner shall present the DRC with written documentation from a licensed engineer, architect or other consultant with qualifications reasonably acceptable to the Committee that the noise mitigating properties of the proposed flooring or wall material are the same as, substantially similar to, or better than the materials originally installed by Neighborhood Builder. (Attached Residences)
5. No individual water supply, sewage disposal or water softener system is permitted in any unit unless such system is designed, located, constructed and equipped in accordance with the requirements, standards, and recommendations of any water district having jurisdiction, the applicable Governing Authority, the DRC and all other governmental authorities with jurisdiction.
6. No bearing walls, ceilings, floors or other structural or utility bearing portions of the buildings housing the Units may be pierced or otherwise altered or repaired without approval from the DRC.

WINDOW COVERINGS

1. No window in any Residence shall be covered in whole or in part, inside or outside, with aluminum foil, newspaper, paint, reflective tint, or any other material reasonably deemed inappropriate for such use by the Board.
2. An Owner may use plain, clean, pressed white sheets that entirely cover the window opening to cover windows for a period of time not to exceed 90 days after the Close of Escrow or occupancy of the Residence, pending the installation of drapes, curtains, shutters, or other appropriate interior window coverings.
3. The color of the surface of all window coverings visible outside the Residence shall be neutral and earth toned or shall be subject to the approval of the DRC.

SECURITY CAMERA INSTALLATION

1. Security cameras or security camera doorbells are permitted following DRC review, provided the camera and all components are installed with minimum visibility from the exterior of the home. Cameras may not intrude on neighboring lots/units/homes.

SATELLITE DISHES AND ANTENNAE

Please refer to CC&Rs Article VII, Use Restrictions, Section 7.6, Satellite Dishes and Antennae, for restrictions and guidelines regarding dishes and broadcast antennae.

SCREEN DOORS AND SECURITY DOORS

1. The only screen doors permitted include phantom (or invisible) screen doors, and may be purchased and installed at the owner's expense and owner shall be responsible for proper maintenance and repair of doors.
2. Installation of a screen door alternative or security door that is other than a phantom screen door is subject to DRC approval.

EXTERIOR PAINT & MATERIALS

1. Owners who would like to touch-up or repaint their residence may do so, provided colors and materials are in accordance with the original colors and materials for their residence.
2. Owners who would like to repaint their residence with a color scheme other than what was originally specified must submit paint colors, with physical paint color chip samples, to the DRC for approval before painting.

3. Owners who would like to replace their roof may replace with the same roofing selection that was initially installed.
4. Owners who would like to change the roofing selection from what was originally specified must submit roofing selection, with physical samples to the DRC for approval.

FENCES

No fence design other than the original fence, as shown in the below detail, is allowed. If Owner wishes to paint or touch up Owner's fence facing a public street, the paint color shall match Sherwin Williams color "Anonymous SW 7046". Fencing shall only be located where originally constructed. Placement of any fencing other than where originally located must be approved by the DRC.

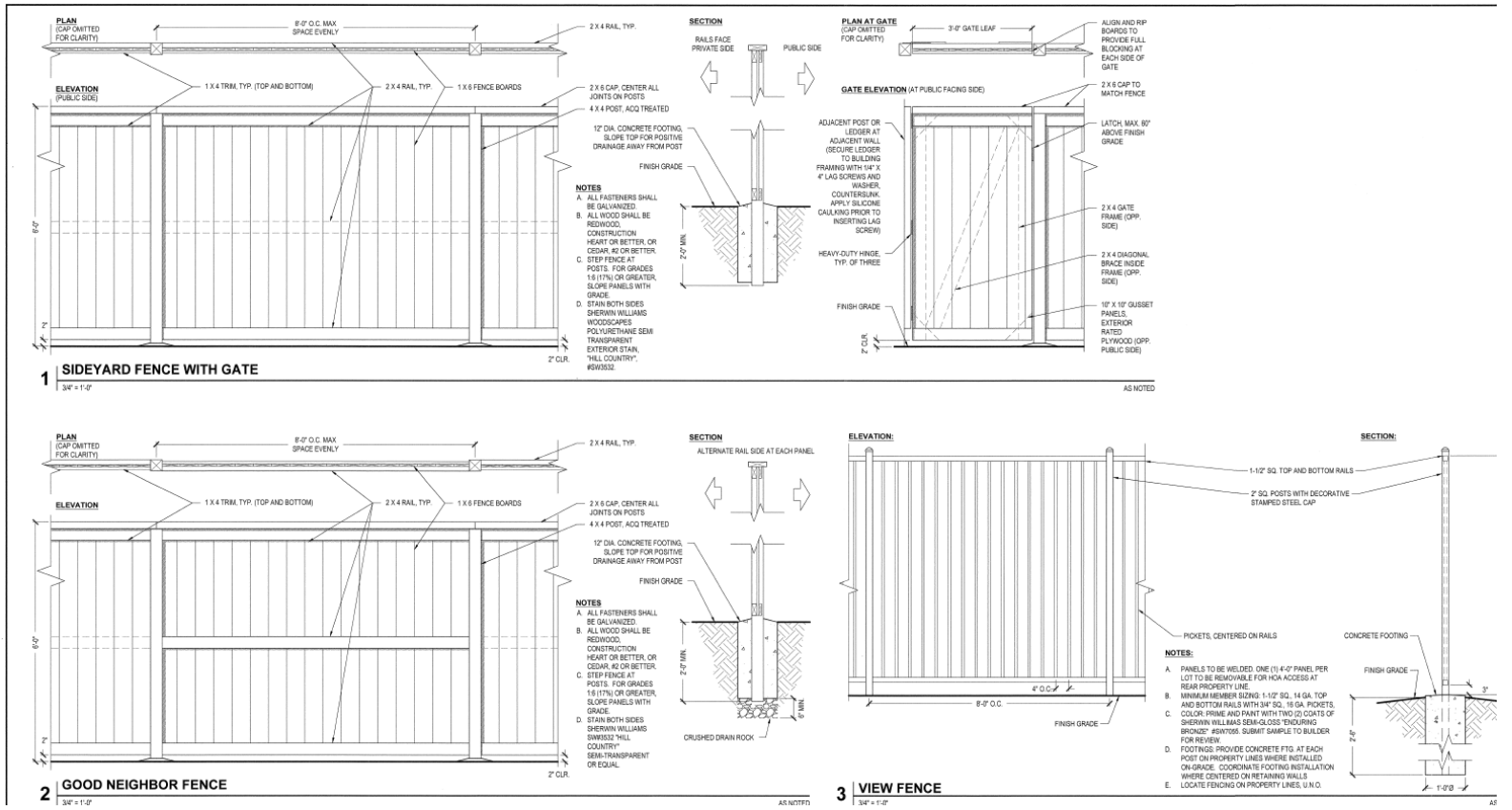


Figure 1.1: Russell Ranch Fencing

RUSSELL RANCH NEIGHBORHOOD ASSOCIATION HOME IMPROVEMENT REQUEST APPLICATION

NOTE: Plans should be submitted at least 45 days before activity begins. No activity may begin prior to approval.

NAME: _____

DATE: _____

ADDRESS: _____

LOT NO. _____

PHONE: (H) _____ (W) _____ (M) _____

PROPOSED COMPLETION DATE: _____

EMAIL: _____

TYPE OF ARCHITECTURAL AND/OR LANDSCAPING IMPROVEMENT

MODIFICATIONS/ADDITIONS

- ☐ Remodeling/Additions
- ☐ Garage Doors/Exterior Doors
- ☐ Driveways/Walkways
- ☐ Gazebos/Sheds/Play Equipment
- ☐ Greenhouses/Sun Rooms
- ☐ Swimming Pool/Spa/Solar Panels
- ☐ Decks/Patio
- ☐ Arbors/Overhangs
- ☐ Dog Houses/Runs
- ☐ Fences/Fence Additions & Retaining Walls
- ☐ Visible Landscaping
- ☐ Other

Is material same color and type as your house?

☐ Yes ☐ No

Materials to be used:

☐ Wood ☐ Stucco ☐ Brick
☐ Stone ☐ Concrete
☐ Other _____

Painting:

☐ Repaint house same color
☐ Repaint house new color

Attach paint color samples for all colors used

ADDITIONAL COMMENTS: _____

NEIGHBOR NOTIFICATION FORM

Acknowledgment of all neighbors who will be affected by your alterations/improvements is required. To expedite the processing of your application, please show and explain your plans to all those neighbors who will be affected and have them sign in the appropriate place below.

NEIGHBOR ACKNOWLEDGMENT: I have reviewed the plans of _____ and am aware of all their proposed alterations/improvements shown on the attached plan.
Applicant name

NOTE: PLEASE COMPLETE THIS FORM FOR EACH IMPACTED NEIGHBOR. If neighbor is not impacted by Improvements, then write "Not Impacted" in signature line.

Signature does not constitute approval of plans presented, only notification. Any concerns about plans being presented may be addressed, in writing, to the Community Association.

LEFT REAR
Name: _____
Address: _____
Signature: _____

REAR
Name: _____
Address: _____
Signature: _____

RIGHT REAR
Name: _____
Address: _____
Signature: _____

LEFT ADJACENT
Name: _____
Address: _____
Signature: _____

YOUR HOUSE
Name: _____
Address: _____
Signature: _____

LEFT ADJACENT
Name: _____
Address: _____
Signature: _____

LEFT FRONT
Name: _____
Address: _____
Signature: _____

FRONT
Name: _____
Address: _____
Signature: _____

RIGHT FRONT
Name: _____
Address: _____
Signature: _____

GENERAL CONDITIONS OF APPROVAL:

1. Comply with Covenants, Conditions and Restrictions, final Subdivision Map, and established Design Guidelines previously approved by the Board of Directors.
2. Obtain all necessary governmental approvals. Construction shall comply with applicable laws, ordinances, codes and regulations within the City or County. A permit may be required.
3. If construction waste or excavation material results, it shall be disposed of properly. Adjoining properties are not to be disturbed.
4. No construction materials or debris of any type shall be stored or dumped on any street within the development.

DOCUMENTS REQUIRED FOR SUBMITTAL

[These documents may be submitted as a PDF through email]

- Three (3) sets of detailed plans as specified in the Community Design Guidelines (Step 1).
- Three (3) sets of this Home Improvement Request Application & Neighbor Notification Form (Step 2)
- Sample of Materials, if applicable.

The undersigned applicant requests approval of the improvements described above based upon the plans included with this application, and understands and agrees to comply with the general conditions stated above.

Applicant Signature

Date

RETURN APPLICATION AND PLANS TO:

Landmark Limited | Attention: Home Improvements | 1731 E Roseville Parkway, Suite #100 | Roseville, CA 95661 or via email to: homeimprovements@landmarklimited.net

21

___ Conditionally Approved

COMMENTS: _____

[illegible]

By: _____ Date: _____

THIS PAGE INTENTIONALLY LEFT BLANK

NOTICE OF COMPLETION FORM

This form must be completed and returned to the Community association within 30 days after the approved Improvements have been completed.

Owner Name: _____

Address: _____

Residential Lot #: _____

Phone: _____

Summary of Completed Improvements:

Attachments (check the box to indicate that they have been enclosed):

☐ Copies of photographs of all improvements included. Please note that Notice of Completion Form is not complete if photographs of improvements are not enclosed.

By signing this form, the Owner is stating that Improvements have been completed in accordance to the scope and specification of the approved architectural application and in accordance with the Community Design Guidelines.

Signature: _____

Date: _____

Print Name: _____

RETURN APPLICATION AND PLANS TO:

Landmark Limited | Attention: Home Improvements | 1731 E Roseville Parkway, Suite #100 | Roseville, CA 95661 or via email to: homeimprovements@landmarklimited.net

THIS PAGE INTENTIONALLY LEFT BLANK

RIPARIAN PLANT COMMUNITY

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Open Space Preservation Landscape								
Siouxland Cottonwood	Populus deltoides 'Siouxland'	o						
California Sycamore	Platanus racemosa	o						
Arroyo Willow	Salix lasiolepis	o						
White Alder	Alnus rhombifolia	o						
Fremont's goldfields	Lasthenia fremontii		o					
Toad rush	Juncus bufonis		o					
Coyote thistle	Eryngium castrense		o					
Dwarf calicoflower	Downingia spp		o					
Tidy-tips	Layia fremontii			o				
California Goldfields	Lasthenia californica			o				
Miniature lupine	Lupinus bicolor			o				
Sky lupine	Lupinus nanus			o				
Brodiaea species	Brodiaea spp.			o				
Blue dicks	Dichelostemma capitatum			o				
White Brodiaea	Triteleia hyacinthina			o				
Ithuriel's spear	Triteleia laxa			o				
Little-head clover	Trifolium microcephalum			o				
Various species of tarweed	Hemizonia fitchii, Madia elegans, Holocarpha virgata			o				
Vinegar weed	Trichostema lanceolatum			o				

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Baltic rush	<i>Juncus balticus</i>			o				
Iris-leaved rush	<i>Juncus xiphioides</i>			o				
Common spikerush	<i>Eleocharis macrostachya</i>		o					
White hedge-nettle	<i>Stachys albens</i>		o					
Rice cutgrass	<i>Leersia oryzoides</i>		o					
Dense-flowered willowherb	<i>Epilobium densiflorum</i>		o					
California rose	<i>Rosa californica</i>		o					
Open Space Transition Landscape								
Interior Live Oak	<i>Quercus wislizenii</i>	o						
Siouxland Cottonwood	<i>Populus deltoides</i> 'Siouxland'	o						
California Sycamore	<i>Platanus racemosa</i>	o						
California Buckeye	<i>Aesculus californica</i>	o						
Valley Oak	<i>Q. lobata</i>	o						
Arroyo Willow	<i>Salix lasiolepis</i>	o						
White Alder	<i>Alnus rhombifolia</i>	o						
California Fescue	<i>Festuca californica</i>				o			
Idaho fescue	<i>Festuca idahoensis</i>				o			
Flannel Bush	<i>Fremontodendron californicum</i>							
Purple needlegrass	<i>Nassella pulchra</i>				o			
California rush	<i>Festuca californica</i>				o			
Yarrow	<i>Achillea millefolium</i>				o			
California Poppy	<i>Eschscholzia californica</i>				o			
Deer Grass	<i>Muhlenbergia rigens</i>				o			
Blue-eyed grass	<i>Sisyrinchium bellum</i>				o			

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Blue Fescue	Festuca Glauca				o			
Blue-eyed Grass	Sisyrinchium bellum				o			
San Diego Sedge	Carex spissa					o		
Ceanothus 'Yankee Point'	Ceanothus					o		
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'					o		
Texas Sage	Leucophyllum frutescens					o		
Community Interface Landscape								
Coast live oak	Quercus agrifolia	o						
California Sycamore	Platanus racemosa	o						
California Laurel	Umbellularia California	o						
Valley Oak	Q. lobata	o						
Interior Live Oak	Q. wislizenii	o						
Sweet Bay	Laurus nobilis 'Saratoga'	o						
Siouxland Cottonwood	Populus deltoides 'Siouxland'	o						
Coyote brush	Baccharis pilularis						o	
Cleveland sage	Salvia clevelandii 'Winifred Gillman'						o	
Manzanita	Arctostaphylos						o	
Mexican Blue Sage	Salvia chamaedryoides						o	
Ceanothus 'Yankee Point'	Ceanothus							o
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'						o	

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Texas Sage	Leucophyllum frutescens						o	
Slope Landscape								
Coast live oak	Quercus agrifolia	o						
California Sycamore	Platanus racemosa	o						
California Laurel	Umbellularia California	o						
Toyon	Heteromeles arbutifolia	o						
Arbutus Marina	NCN	o						
Wilson Holly	Ilex x Altaclerensis 'Wilsonii'	o						
Sweet Bay	Laurus Nobilis 'Saratoga'	o						
Siouxland Cottonwood	Populus deltoides 'Siouxland'	o						
Ceanothus 'Yankee Point'	Ceanothus						o	
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'						o	
Coyote brush	Baccharis pilularis						o	
Cleveland sage	Salvia clevelandii 'Winifred Gillman'						o	
Manzanita	Arctostaphylos						o	
Mexican Blue Sage	Salvia chamaedryoides						o	
Arctostaphylos species							o	
Mugwort	Artemisia douglasiana						o	
Artemisia species							o	
Ceanothus Species							o	
White Rockrose	Cistus hybridus						o	
Orchid Rockrose	Cistus purpurea						o	

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Sageleaf Rockrose	Cistus salvifolius						o	
Rockspray Cotoneaster	Cotoneaster microphyllus						o	
Mirror Plan	Cotoneaster repens						o	
Cotoneaster	Cotoneaster lacetura						o	
Silverberry	Elaeagnus pungens						o	
Buckwheat	Eriogonum arborescens						o	
Toyon	Heteromeles arbutifolia						o	
Scarlet Monkeyflower	Mimulus cardinalis						o	
Japanese silver Grass	Miscanthus sinensis						o	
Carolina Laurel Cherry	Prunus lyonii						o	
Coffeeberry	Rhamnus californica						o	
California White Sage	Salvia apiana						o	
Autumn Sage	Salvia greggii/salvia x jamensis						o	
Mint Bush Sage	Salvia microphylla						o	
Mexican Elderberry	Sambucus mexicana						o	
Local Streetscape								
Birch	Betula pendula	o						
Oriental Plane	Platanus orientalis 'Digitata'	o						
Chinese Pistash	Pistacia chinensis 'Red Push'	o						
Chinese Elm	Ulmus parvifolia 'Athena', 'Allee'	o						
Chinese Elm	Ulmus wilsoniana 'Frontier'	o						

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Chinese Elm	Ulmus wilsoniana 'Patriot'	○						
Chinese Elm	Ulmus wilsoniana 'Emerald Sunshine'	○						
Chinese Elm	Ulmus wilsoniana 'Prospector'	○						
Yarrow	Achilea millefolium							○
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'							○
Wayne Roderick Seaside Daisy	Erigeron 'Wayne Roderick'							○
Arron's Beard	Hypericum calycinum							○
Gold Flower	Hypericum moserianum							○
Silver Carpet California-Aster	Californica 'Silver Carpet'							○
Dwarf Rosemary	Rosmarinus o. Prostratus							○

OAK WOODLAND PLANT COMMUNITY

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Open Space Transition Landscape								
Blue Oak	<i>Quercus douglasii</i>	o						
Interior live oak	<i>Quercus wislizenii</i>	o						
Coast live oak	<i>Quercus agrifolia</i>	o						
California Laurel	<i>Umbellularia californica</i>	o						
Toyon	<i>Heteromeles arbutifolia</i>	o						
Sweet Bay	<i>Laurus Nobilis 'Saratoga'</i>	o						
Western Redbud	<i>Cercis occidentalis</i>	o						
California Buckeye	<i>Aesculus californica</i>	o						
Fremont Cottonwood	<i>Populus fremontii</i>	o						
Toyon	<i>Heteromeles arbutifolia</i>	o						
Coffeeberry	<i>Rhamnus californica</i>						o	
Tidy-tips	<i>Layia fremontii</i>			o				
California Goldfields	<i>Lasthenia californica</i>			o				
Miniature lupine	<i>Lupinus bicolor</i>			o				
Sky lupine	<i>Lupinus nanus</i>			o				
Brodiaea species	<i>Brodiaea</i> spp.			o				
Blue dicks	<i>Dichelostemma capitatum</i>			o				
White Brodiaea	<i>Triteleia hyacinthina</i>			o				
Ithuriel's spear	<i>Triteleia laxa</i>			o				
Various species of tarweed	<i>Hemizonia fitchii</i> , <i>Madia elegans</i> , <i>Holocarpha</i>			o				
Vinegar weed	<i>Trichostema lanceolatum</i>			o				

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Purple needle grass	Nassella pulchra			o				
Dogtail grass	Cynosurus echinatus				o			
Blue wildrye	Elymus glaucus				o			
Douglas Iris	Iris douglasiana				o			
Sedge	Carex species				o			
Blue Wild Rye	Elymus glaucus 'Anderson'				o			
Fescue	Festuca species				o			
Meadow Barley	Hordeum brachycantherum				o			
Pacific Rush	Juncus effuses				o			
Rice Cutgrass	Leersia oryzoides				o			
Canyon prince Wild Rye	Leymus condensatus				o			
Creeping Wild Rye	Leymus triticoides 'Grey Dawn'				o			
Eualia Grass	Miscanthus				o			
Mexican Deergrass	Muhlenbergia dubia				o			
Deer Grass	Muhlenbergia rigens				o			
Japanese silver Grass	Miscanthussinensis				o			
Cleveland sage	Salvia clevelandii 'Winifred Gillman'						o	
Manzanita	Arctostaphylos						o	
Mexican Blue Sage	Salvia chamaedryoides						o	
Ceanothus	Ceanothus 'Yankee Point'						o	
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'						o	
Arctostaphylos	Arctostaphylos species						o	

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Ceanothus	Ceanothus Species						o	
Scarlet Monkeyflower	Mimimulus cardinalis						o	
Coffeeberry	Rhamnus californica						o	
Community Interface / Slope Landscape								
Toyon	Heteromeles arbutifolia	o						
Arbutus u. "Marina"	Strawberry Tree 'Marina'	o						
Honeyleaf Cherry	Prunus ilicifolia	o						
Holly Oak	Quercus ilex	o						
English Oak	Quercus robur	o						
Valley Oak	Quercus lobata							
Blue Oak	Quercus douglasii	o						
Interior live oak	Quercus wislizeni	o						
Afghan Pine	Pinus elderica	o						
California Laurel	Umbellularia californica	o						
Toyon	Heteromeles arbutifolia	o						
Sweet Bay	Laurus Nobilis 'Saratoga'	o						
Siouxland Cottonwood	Populus deltoides 'Siouxland'	o						
Coffeeberry	Rhamnus californica						o	
Manzanita	Arctostaphylos species						o	
Mugwort	Artemisia douglasiana						o	
Sage	Artemisia species						o	
Japanese Barberry	Berberis thunbergii						o	
Butterfly Bush	Buddleia davidii						o	
Dwarf Bottlebursh	Callistemon c. 'Little John'						o	
Ceanothus	Ceanothus Species						o	
White Rockrose	Cistus hybridus						o	

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Orchid Rockrose	<i>Cistus purpurea</i>						o	
Sageleaf Rockrose	<i>Cistus salvifolius</i>						o	
Rockspray Cotoneaster	<i>Cotoneaster microphyllus</i>						o	
Mirror Plant	<i>Cotoneaster repens</i>						o	
Silverberry	<i>Elaeagnus pungens</i>						o	
Euonymus							o	
Toyon	<i>Heteromeles arbutifolia</i>						o	
Texas Ranger	<i>Leucophyllum frutescens</i>						o	
Scarlet Monkeyflower	<i>Mimulus cardinalis</i>						o	
Carolina Laurel Cherry	<i>Prunus lyonii</i>						o	
india hawthorn	<i>Raphiolepis indica</i>						o	
Coffeeberry	<i>Rhamnus californica</i>						o	
California wild Rose	<i>Rosa California</i>						o	
Rose	<i>Rosa 'Iceberg'</i>						o	
Clustered Wild Rose	<i>Rosa pisocarpa</i>						o	
Butterfly Rose	<i>Rosa x odoratus 'Mutabilis'</i>						o	
California White Sage	<i>Salvia apiana</i>						o	
Autumn Sage	<i>Salvia greggii/salvia x jamensis</i>						o	
Mint Bush Sage	<i>Salvia microphylla</i>						o	
Mexican Elderberry	<i>Sambucus mexicana</i>						o	
Laurustinus							o	
Shiny Xylosma 'compacta'	<i>Xylosma congestum</i>						o	

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Local Streetscape								
Strawberry Tree "Marina"	Arbutus u. "Marina"	o						
Holly Oak	Quercus ilex	o						
California Laurel	Umbellularia California	o						
Wilson Holly	Ilex x Alataclerensis 'Wilsonii'	o						
Sweet Bay	Laurus Nobilis 'Saratoga'	o						
Fern Pine	Podocarpus Gracilior	o						
Honeyleaf Cherry	Prunus ilicifolia	o						
Chinese Holly	Ilex Cornuta	o						
Yarrow	Achillea millefolium							o
Cape weed	Archotheca calendula							o
Dwarf Coyote Brush	Baccharis pilularis 'Pigeon Point'							o
Snow-in Summer	Cerastium tomentosum							o
Bearberry Cotoneaster	Cotoneaster dammeri							o
Wayne Roderick Seaside Daisy	Erigeron 'Wayne Roderick'							o
Arron's Beard	Hypericum calycinum							o
Gold Flower	Hypericum moserianum							o
Californica 'Silver Carpet'	Silver Carpet California- Aster							o
Myoporum	Myoporum parvifolium							o
Dwarf Rosemary	Rosmarinus o. Prostratus							o
Blue-eyed Grass	Sisyrinchium bellum							o

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Local Streetscape								
Asain jasmine	Trachelospermum asiaticum							o
Star Jasmine	Trachelospermum jasinoides							o

OAK SAVANNAH PLANT COMMUNITY

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Open Space Transition Landscape								
Honeyleaf Cherry	Prunus ilicifolia	o						
Holly Oak	Quercus ilex	o						
English Oak	Quercus robur	o						
Cork Oak	Quercus suber	o						
Southern Live Oak	Quercus virginiana	o						
Interior Live Oak	Quercus wislizenii	o						
Blue Oak	Quercus douglasii	o						
Coast live oak	Quercus agrifolia	o						
California Pepper Tree	Schinus molle	o						
California Laurel	Umbellularia California	o						
Toyon	Heteromeles arbutifolia	o						
California Laurel	Umbellularia California	o						
Sweet Bay	Laurus Nobilis 'Saratoga'	o						
Coffeeberry	Rhamnus californica						o	
Tidy-tips	Layia fremontii			o				
California Goldfields	Lasthenia californica			o				
Miniature lupine	Lupinus bicolor			o				
Sky lupine	Lupinus nanus			o				
Brodiaea species	Brodiaea spp.			o				
Blue dicks	Dichelostemma capitatum			o				
White Brodiaea	Triteleia hyacinthina			o				
Ithuriel's spear	Triteleia laxa			o				
Little-head clover	Trifolium microcephalum			o				

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Blue grama grass	Bouteloua gracilis				o			
Douglas Iris	Iris douglasiana				o			
Siskiyou blue fescue	Festuca idahoensis 'Siskiyou Blue'				o			
Giant Rye Grass	Leymus condensatus 'Canyon Prince'				o			
Blue Grama Grass	Bouteloua gracilis				o			
Sedge	Carex species				o			
Blue Wild Rye	Elymus glaucus 'Anderson'				o			
Fescue	Festuca species				o			
Meadow Barley	Hordeum brachycantherum				o			
Pacific Rush	Juncus effuses				o			
Rice Cutgrass	Leersia oryzoides							
Canyon prince Wild Rye	Leymus condensatus				o			
Creeping Wild Rye	Leymus triticoides 'Grey Dawn'				o			
Eualia Grass	Miscanthus				o			
Mexican Deergrass	Muhlenbergia dubia				o			
Deer Grass	Muhlenbergia rigens				o			
Community Interface / Slope Landscape								
Toyon	Heteromeles arbutifolia	o						
Arbutus u. "Marina"	Strawberry Tree 'Marina'	o						
Honeyleaf Cherry	Prunus ilicifolia	o						
Holly Oak	Quercus ilex	o						
English Oak	Quercus robur	o						

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Cork Oak	Quercus suber	o						
Blue Oak	Quercus douglasii	o						
Valley Oak	Quercus lobata							
Interior live oak	Quercus wislizeni	o						
California Pepper Tree	Schinus molle	o						
California Laurel	Umbellularia California	o						
Toyon	Heteromeles arbutifolia	o						
California Laurel	Umbellularia California	o						
Sweet Bay	Laurus Nobilis 'Saratoga'	o						
Coffeeberry	Rhamnus californica						o	
Manzanita	Arctostaphylos species						o	
Mugwort	Artemisia douglasiana						o	
Sage	Artemisia species						o	
Japanese Barberry	Berberis thunbergii						o	
Butterfly Bush	Buddleia davidii						o	
Dwarf Bottlebursh	Callistemon c. "Little John"						o	
Ceanothus	Ceanothus Species						o	
White Rockrose	Cistus hybridus						o	
Orchid Rockrose	Cistus purpurea						o	
Sageleaf Rockrose	Cistus salvifolius						o	
Rockspray Cotoneaster	Cotoneaster microphyllus						o	
Mirror Plan	Cotoneaster repens						o	
Cotoneaster	Cotoneaster parneyi						o	
Silverberry	Elaeagnus pungens						o	
Euonymus							o	
Toyon	Heteromeles arbutifolia						o	

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Cenizo, Texas Ranger	<i>Leucophyllum frutescens</i>						o	
Scarlet Monkeyflower	<i>Mimimulus cardinalis</i>						o	
Japanese silver Grass	<i>Miscanthussinensis</i>						o	
India hawthorn	<i>Raphiolepis indica</i>						o	
Coffeeberry	<i>Rhamnus californica</i>						o	
California wild Rose	<i>Rosa California</i>						o	
Rose	<i>Rosa 'Iceberg'</i>						o	
Clustered Wild Rose	<i>Rosa pisocarpa</i>						o	
Butterfly Rose	<i>Rosa x odoratus 'Mutabilis'</i>						o	
California White Sage	<i>Salvia apiana</i>						o	
Autumn Sage	<i>Salvia greggii/salvia x jamensis</i>						o	
Mint Bush Sage	<i>Salvia microphylla</i>						o	
Mexican Elderberry	<i>Sambucus mexicana</i>						o	
Laurustinus							o	
Shiny Xylosma 'compacta'	<i>Xylosma congestum</i>						o	
Local Streetscape								
Strawberry Tree 'Marina'	<i>Arbutus u. "Marina"</i>	o						
Southern Live Oak	<i>Quercus virginiana</i>	o						
Holly Oak	<i>Quercus ilex</i>	o						
California Laurel	<i>Umbellularia californica</i>	o						
Wilson Holly	<i>Ilex x Altaclerensis 'Wilsonii'</i>	o						
Sweet Bay	<i>Laurus nobilis 'Saratoga'</i>	o						
Fern Pine	<i>Podocarpus gracilior</i>	o						

Common Name	Botanical Name	Trees	Vernal Restoration	Native Grassland	Adaptive Grasslands	Adaptive Shrubs	Shrubs	Ground Cover
Chinese Holly	Ilex cornuta	o						
Yarrow	Achilea millefolium							o
Cape weed	Archotheca calendula							o
Dwarf Coyote Brush	Baccharis pilularis "Pigeon Point"							o
Snow-in Summer	Cerastium tomentosum							o
Bearberry Cotoneaster	Cotoneaster dammeri							o
Wayne Roderick Seaside Daisy	Erigeron 'Wayne Roderick'							o
Arron's Beard	Hypericum calycinum							o
Gold Flower	Hypericum moseranum							o
Californica 'Silver Carpet'	Silver Carpet California- Aster							o
Myoporum	Myoporum parvifilium							o
Dwarf Rosemary	Rosmarinus o. Prostratus							o
Blue-eyed Grass	Sisyrinchium bellum							o
Asain jasmine	Trachelospermum asiaticum							o
Star Jasmine	Trachelospermum jasinoides							o

THIS PAGE INTENTIONALLY LEFT BLANK