

# LANDSCAPING GUIDELINES & REQUIREMENTS

## Broadmoor Park: Orange Park Community Association

The landscaping in general must present an attractive appearance that complements the home and the surrounding environs. Landscaping design is to follow the rural/country theme. The front yard is defined as any area visible from the street or path that is not behind any entry wall or solid fence. In the case of a corner lot, front yards will include any portion of the yard visible from the street, which could include the side yard.

Although plans do not need to be professionally drawn, please keep in mind that the Committee needs to be able to visualize your plan and its relation to your home and adjacent homes from various directions. The Committee looks at plans carefully, but frequently is unable to determine certain aspects of the proposed plan. In that case, the Committee has no choice but to request more information. To avoid the resultant delay, please read the guidelines and requirements carefully.

1. All landscaping improvements require Architectural Committee approval prior to planting.
  2. Landscape plans must show in detail:
    - a. The proposed location and elevation of all patios, walkways, planters, fences (see hardscape guidelines), trees, shrubs, bushes, hedges, and lawns;
    - b. The proposed location of plants and trees in relation to adjacent homes;
    - c. The common names of the trees and shrubs to be planted. (A general type of plant can be specified such as lawn, ground cover, bedding flowers, etc.); and/or
    - d. If changes in drainage are anticipated due to installation of new landscaping, then include a drainage plan showing the surface run-off flow and, in some cases, finish grade elevation drawings to show drainage
  3. Drainage should not be directed to adjoining properties.
  4. Grade changes are not usually permitted. If you are considering a grade change, please consult the Architectural Committee before considering the project.
  5. Planting shrubs or trees in an area that will block the line of sight sufficiently to inhibit safe entry or exit from a street corner or driveway is not acceptable. Nor is it acceptable to block the view of neighbors.
  6. Shrubs with thorns planted near the sidewalks may be considered a hazard.
- \* If you are constructing a planter next to the foundation of the house, you should consider sealing that area of the house to prevent moisture damage to walls and floors.

# LANDSCAPING REQUEST FORM

## BROADMOOR PARK: ORANGE PARK COMMUNITY ASSOCIATION

Name \_\_\_\_\_

Street \_\_\_\_\_ Home Plan:  1  2  3  4

Phone \_\_\_\_\_ Date \_\_\_\_\_

### GENERAL DIRECTIONS AND INFORMATION:

- Read the guidelines on the reverse side to make sure your request is consistent with current regulations and follows the process indicated. **Please indicate that you have seen and read the guidelines on the reverse side by signing your name here** \_\_\_\_\_
- Use a separate form for each request and each owner if both are making a request. Submit this completed form and all the required material or information to Cardinal Property Management, 1290 N. Hancock, # 103, Anaheim, CA 92807. Phone: 714-779-1300 Fax: 714-779-3400 E-mail: contactus@cardinal-online.com
- Allow 30 days for your request to be reviewed by the Architectural Committee. Note that the submission date is considered the date that the completed form and all the required information and material are received by Cardinal Property Management. Homeowners will receive a letter from Cardinal verifying that their plans have been received and forwarded to the Committee. **No work is to be done prior to approval.** Work done prior to approval is subject to a fine.
- The Architectural Committee meets the third Thursday of the month. In order to have your request reviewed by the Architectural Committee that month, Cardinal must receive your request by the second Thursday.

### PLEASE PROVIDE THE FOLLOWING INFORMATION:

**Plans** must be submitted along with this form. (See the reverse side for the complete requirements and guidelines.)

**Fences & Walls and Hardscape:** Use the special forms for both in addition to the landscape form if fences and walls and/or hardscape are to be included.

**Landscape Improvements Requested:**

\_\_\_\_\_  
\_\_\_\_\_

**Landscape Contractor** (For Reference Only) \_\_\_\_\_

(FOR ARCHITECTURAL COMMITTEE USE ONLY)

Approved  Not Approved  Conditional Approval  Insufficient Information  Prior Work

Comments \_\_\_\_\_

\_\_\_\_\_

Committee Signature \_\_\_\_\_ Date \_\_\_\_\_