

**SPINNAKER BAY OF LONG BEACH  
HOME OWNERS CORPORATION**

**LANDSCAPE GUIDELINES**

**HOMEOWNER'S LANDSCAPE  
IMPROVEMENT PROCEDURES**

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## **A. PURPOSE**

The landscape plays a significant role in establishing Spinnaker Bay's distinctive character. The landscape design for Spinnaker Bay is intended to complement the building architecture and reinforce the coastal Mediterranean flavor of the area.

In an effort to ensure consistent landscape standards are maintained throughout our community, Spinnaker Bay has established a Landscape Committee composed of volunteer members within the Spinnaker Bay Community. The Architectural Review Committee enforces the Landscape Guidelines.

The Landscape Committee acts as an advisory committee on landscape issues to the Spinnaker Bay Board, the Architectural Review Committee, the management company, the landscape contractor, and homeowners.

## **B. LANDSCAPE CHARACTER**

Extensive use of Queen, King and Washingtonia palms creates a strong streetscape rhythm and highlights the building facades. Flowering Coral Trees, Pears, and Oleander are utilized in combination with broadleaf ornamentals such as Flax, Carrot Wood, and Melaleuca to define a sense of community and overall environmental organization. Turf grass is the predominant ground cover to create a more spatial and verdant environment. Flowering shrubs and ground covers are concentrated around building walls and entries to highlight and soften hardscape elements. Whenever possible, the use of flowering shrubs and vines is emphasized, including Star Jasmine, Mandevilla, Raphioleipsis, Viburnum, Agapanthus, Limonium, Bougainvillea, Oleander, Day Lily, Lantana and Bird of Paradise. The Spinnaker Bay plant palette is designed not only to satisfy aesthetic qualities but also to evolve into a relatively low-maintenance landscape which will continue to harmonize and complement as time passes. The design also increasingly emphasizes water conservation and the ability to maintain aesthetic qualities despite drought conditions.

## **C. GENERAL GUIDELINES FOR FRONT YARDS**

### **1. Annual Color, Ground Cover, Shrubbery, Vines**

- a) Annual color may be added by the homeowner to the front yard without Architectural Review Committee approval. See approved plant lists herein.
- b) Homeowners seeking to replace or augment ground cover, vines and accent shrubs in front yards shall refer to the approved plant list herein.
- c) Homeowners who choose to replace or augment front yard plants, including annual color, will be responsible for the cost of new plant materials as well as installation and replacement cost.
- d) The Board of Directors has the authority to remove any front yard landscaping that is not approved by the Architectural Review Committee or is not maintained to the standards of the community. Homeowners will be responsible for replacing such landscaping with the original landscaping.

- e) The Association cannot be held liable for homeowner replaced or augmented landscaping that dies due to lack of watering or irrigation schedules. Homeowners are urged to select plants that are drought tolerant.
- f) All changes to front yard landscaping (excepting annual color) and irrigation must be approved by the Architectural Review Committee. Use enclosed "Homeowner's Landscape Improvement Form – Exhibit A" and "Neighbor Notification - Exhibit B" to submit request to the management company.

## **2. Hardscape Structures in Front Yards**

- a) Small hardscape structures such as stepping stones, planters, stones and smooth pebbles can be incorporated with existing plants in a homeowner's front yard if approved by the Architectural Review Committee. Use "Homeowner's Landscape Improvement Form – Exhibit A" and "Neighbor Notification - Exhibit B" to submit request to the management company.
- b) Larger hardscape structures such as statues and fountains are only allowed on non-turf areas; e.g., front entrance. The Architectural Review Committee must approve any such hardscape structures. Use enclosed "Homeowner's Landscape Improvement Form – Exhibit A" and "Neighbor Notification - Exhibit B" to submit request to the management company.

## **3. Maintenance and Irrigation**

- a) Front yard landscaping installed by the Association will be maintained and irrigated by the Association.
- b) Front yard landscaping replaced or added by homeowners must first be approved by the Architectural Review Committee. Landscaping that is approved and is drought tolerant will be maintained and irrigated by the Association. Landscaping that is approved but not drought tolerant must be maintained and irrigated by the homeowner. Use enclosed "Homeowner's Landscape Improvement Form – Exhibit A" and "Neighbor Notification - Exhibit B" to submit request to the management company.
- c) Los Angeles County and/or City of Long Beach ordinances require homeowners to maintain correct grades of lots so that water drainage does not flow into adjoining properties. Any grade or irrigation changes to front yard landscaping must be approved by the Architectural Review Committee. Use enclosed "Homeowner's Landscape Improvement Form – Exhibit A" and "Neighbor Notification - Exhibit B" to submit request to the management company.

## **D. GUIDELINES FOR BACK YARD LANDSCAPE**

### **1. General Guidelines**

- a) Back yard landscape shall be appropriately maintained by the homeowner to remain aesthetically appealing and consistent with the overall Mediterranean theme of the Spinnaker Bay Community. b) Planters with adequate drainage are permitted, subject to approval by the Architectural Review Committee. Materials used shall conform to quality, character and detailing established in the Spinnaker Bay Community.

- c) There can be no interference with the established drainage patterns over any lot or common area unless an adequate alternative provision is made for proper drainage and is first approved by the Architectural Review Committee. Use enclosed "Homeowner's Landscape Improvement Form - Exhibit A" and "Neighbor Notification - Exhibit B" to submit request.
- d) The following trees shall not be planted near hardscape or HOA common areas elements because of probable damage by surface rooting:

Albizia Julibrissin - Silk Tree	All Ficus Trees
Alnus Cordata - Italian Alder	Fraxinus Spp. - Ash
Alnus Rhombifolia - White Alder	Gleditsia Triacanthos Honey
Bauhinia Spp. - Orchid Tree	Locust
Brachychiton Spp.	Grevillea Robusta - Silk
Brazilian Pepper	Oak Olea Europaea - Olive
California Pepper	Pinus Spp. – All Pines
Cape Chestnut	Planatus Racemosa - CA
Ceratonia Siliqua -Carob Tree	Sycamore
Coast Live Oak	Populus Spp. - Poplars
Camphor Tree	Ulmus Spp. - Elm
Coral Tree	Weeping Willow

Homeowners who have any of these trees installed in their back yard must have such tree(s) removed to prevent damage to the hardscape or common areas.

If these tree(s) are not removed, then the Board of Directors can have them removed at the homeowner's expense.

4. Homeowners are discouraged from planting palm trees within the patio areas, unless planted well away from walls or other infrastructure, inasmuch as they have an invasive root system.
5. No plants/trees shall be planted that will unreasonably obstruct the view from any other lot or extend above the rooftop of the dwelling unit on such lot. If there is a dispute between owners concerning the obstruction of a view from a lot, the dispute shall be submitted to the Spinnaker Bay management company for review by the Board of Directors . The decision in such matters shall be binding.
6. The back yard landscaping shall be maintained solely by the Homeowner so that it is in harmony with the Spinnaker Bay Community as well as complementary of the beauty and attractiveness of the common area. If the Homeowner does not maintain back yard landscaping, then the Board of Directors has the right to uphold the back yard landscaping standards at the Homeowner's expense.

#### **E. GENERAL CONDITIONS**

1. Any damage to Spinnaker Bay of Long Beach Home Owners Corporation community property

caused by a Homeowner will be replaced or repaired by the Spinnaker Bay landscape contractor. All applicable charges for restoration will be charged back to the homeowner by Spinnaker Bay of Long Beach Home Owners Corporation and is due and payable within 30 days from notification of assessment of penalties.

2. Improvements and changes to landscaping must be submitted to the Architectural Review Committee for approval and be completed within six months of approval.
3. Approval of plans is not authorization to proceed with improvements on any property other than the lot owned by the applicant.
4. Approved plans are not considered authorization to change the drainage plan as installed by the developer and approved by the County of Los Angeles and/or the City of Long Beach.
5. Homeowners interested in making landscaping changes to their front or back yards that are not within the parameters of these Guidelines may request an exception from the Architectural Review Committee. See exhibits A and B herein.
6. Failure to obtain the necessary approval from the Architectural Review Committee, or failure to complete the improvements in conformity with the plans and specification approved by such Committee, may constitute a violation of the Declaration of Restrictions and may require modifications or removal of the landscape improvements at the homeowner's expense. The Board shall have the right to record against your home a Notice of Non-Conformance that shall identify the reason(s) for such notice.

#### **F. REQUEST FOR LANDSCAPE MAINTENANCE/SERVICE**

1. The Spinnaker Bay Board of Directors, along with the property management company and landscape contractor, has established a regular landscape maintenance plan throughout the Spinnaker Bay Community.
2. The landscape maintenance plan includes but is not limited to the following areas:

<u>Lawn</u>	Mow all turf areas
<u>Trees/ Shrubs</u>	Prune & trim to maintain a natural appearance
<u>Ground Cover</u>	Edge & maintain regular weed control
<u>Fertilization</u>	Apply seasonally or as needed
<u>Weed Control</u>	Weed maintenance done by sections
<u>Irrigation System</u>	Regulation of irrigation system
<u>Sprinkler heads</u>	Cleaned & repaired, as needed
<u>Horticultural Pest Control</u>	Application of chemicals as needed to prevent and control insect and disease infestations.

When landscape issues/concerns arise that require action please contact our property management company as follows:

Jennifer Critchfield  
714-505-1444, Ext. 3380  
[jennifer@mylordon.com](mailto:jennifer@mylordon.com)

Or  
Ashley Boardman  
714-505-1444, Ext. 3355  
[aboardman@mylordon.com](mailto:aboardman@mylordon.com)

For emergencies after hours:  
714-505-1444 and follow the prompts

**SPINNAKER BAY OF LONG BEACH  
HOME OWNERS CORPORATION**

**LANDSCAPE GUIDELINES**

**HOMEOWNER'S LANDSCAPE  
IMPROVEMENT FORM  
(EXHIBIT A)**

**NEIGHBOR NOTIFICATION  
(EXHIBIT B)**



### **Homeowner's Landscape Improvement Form**

1. The Spinnaker Bay homeowner shall submit the Landscape Improvement Form to the Spinnaker Bay management company in duplicate for review by the Architectural Review Committee.
2. Plans and specifications for landscape improvements must be presented with sufficient clarity and completeness to enable the Architectural Review Committee to make an informed decision on your request. The plans must include details of plant types, including names and sizes.
3. The Architectural Review Committee, in consultation with the Landscape Committee, shall review and approve or conditionally approve or disapprove all plans submitted for any proposed landscape improvement, primarily on the basis of aesthetic considerations and overall benefit or detriment to Spinnaker Bay. The Architectural Review Committee shall consider the impact of views from other dwelling units and reasonable privacy rights when reviewing any proposed landscape plans. However, the Spinnaker Bay Board does not warrant any protected view within the properties, and no unit is guaranteed the existence or unobstructed continuation of any particular view. All proposed changes shall be shared with every neighbor who is impacted. Signatures of the neighbors must accompany the proposed landscape plan on the Impacted Neighbor Form (Exhibit B). If impacted neighbor(s) disagree with the planned landscaping, they must submit their concerns in writing within 10 working days to the Spinnaker Bay management company for the Architectural Review Committee's review.
4. The Architectural Review Committee shall respond to the Homeowner's Landscape Improvement Form within 45 days.

**EXHIBIT A**  
**HOMEOWNER'S LANDSCAPE IMPROVEMENT FORM**

Spinnaker Bay of Long Beach Home Owners Corporation  
C/O Lordon Management  
1275 Center Court Drive, Covina, CA 91724

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

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address - Spinnaker Bay of Long Beach

\_\_\_\_\_  
Home Phone #

**PROJECT(S) BEING SUBMITTED:** (Please check appropriate items)

Estimated Start Date: \_\_\_\_\_ Finish Date: \_\_\_\_\_

\_\_\_\_\_ LAWN ONLY

\_\_\_\_\_ TREES

\_\_\_\_\_ LANDSCAPING:

\_\_\_\_\_ SIDE

\_\_\_\_\_ BACK

\_\_\_\_\_ FRONT

\_\_\_\_\_ OTHER

**PLEASE FILL IN DETAILS BELOW IF NOT SHOWN ON LANDSCAPE PLANS:**

Are all existing improvements shown on attached plans? \_\_\_\_\_

Name(s) of Plants: \_\_\_\_\_

Color Scheme: \_\_\_\_\_

Impacted Neighbor Statement attached? \_\_\_\_\_

TWO COPIES OF PLANS ATTACHED? \_\_\_\_\_

**NOTE: Plans that are approved are not to be considered authorization to change the drainage plan as installed by the developer and approved by the County of Los Angeles and/or the City of Long Beach. The review is intended to consider aesthetic appearance of the drains, pipes and coring, and other applicable aspects of drainage.**

### **Neighbor Notification**

It is the intent of the Architectural Review Committee to consult neighbors on any improvements which may impact their use and enjoyment of their property. Neighbor approval or disapproval of a particular improvement shall only be advisory and shall not be binding in any way on the Architectural Review Committee's decision. However, impacted neighbors who disapprove of the proposed improvement may submit their objections to the Architectural Review Committee for consideration.

1. Definitions: Facing Neighbor; Adjacent Neighbor; and Impacted Neighbor.

**Facing Neighbor:** Means the three (3) homes most directly across the street

**Adjacent Neighbor:** Means all homes with adjoining property lines to the Lot in question

**Impacted Neighbor:** Means all homes in the immediate surrounding area which would be affected by the construction of any improvement

2. Improvements Requiring Notification:

Any exterior improvements that may impact the neighbors in the Community

3. Statement:

The Facing, Adjacent, and Impacted Neighbor Statement (Exhibit "B") must be provided to the Architectural Review Committee (via the management company) to verify the neighbors have been notified about the proposed improvements. Failure to submit this Statement will result in delays and/or rejection of the request.

**EXHIBIT B**  
**FACING, ADJACENT AND IMPACTED NEIGHBOR STATEMENT**

**NOTE:** PLEASE BE ADVISED THAT YOUR SIGNATURE IS NOT AN APPROVAL NOR IS IT BINDING. THIS IS ONLY AN ACKNOWLEDGEMENT THAT YOU HAVE REVIEWED THE ATTACHED PLANS. IF NECESSARY, PLEASE WRITE YOUR CONCERNS ON THIS STATEMENT WITH YOUR SIGNATURE OR SUBMIT WITHIN 10 WORKING DAYS FOR THE ARCHITECTURAL REVIEW COMMITTEE'S EVALUATION.

The attached plans were made available to the following neighbors for review:

**FACING NEIGHBOR:**

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Name	Address	Signature
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**FACING NEIGHBOR:**

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Name	Address	Signature
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**FACING NEIGHBOR:**

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Name	Address	Signature
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**ADJACENT NEIGHBOR:**

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Name	Address	Signature
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**ADJACENT NEIGHBOR:**

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Name	Address	Signature
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**IMPACTED NEIGHBOR:**

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Name	Address	Signature
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**IMPACTED NEIGHBOR:**

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Name	Address	Signature
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The neighbors have seen the plans I am submitting for Architectural Review Committee approval (see above signatures). I understand neighbor objections do not in themselves cause denial. However, the Architectural Review Committee will contact the neighbors to determine their objections and their appropriateness, if necessary.

**SUBMITTED BY:**

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Name:	Date:
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Address:

**SPINNAKER BAY OF LONG BEACH  
HOME OWNERS CORPORATION**

**LANDSCAPE GUIDELINES**

**APPROVED PLANTS  
FOR  
FRONT AND BACK YARD  
LANDSCAPING**

**ANNUAL COLOR**

Plants shown in bold and underlined are part of the drought tolerant landscaping planted in 2015.

*Plants shown in bold italics are listed on the Metropolitan Water District website as drought tolerant.*

	<b>SHADE</b>	<b>SUN</b>
<b>FALL</b>	<b><i>Candytuft</i></b> <b><i>Primrose</i></b> Begonias	Calendula Chrysanthemum Morifolium
<b>WINTER</b>	<b><i>Primrose</i></b> Begonia	Calendula Iceland Poppy Pansy Ranunculus Snapdragons
<b>SPRING</b>	Browallia Speciosa New Guinea Impatiens Viola Carnuta	<b><i>Alyssum</i></b> <b><i>Lobelia</i></b> Coleus Impatiens Marigolds
<b>SUMMER</b>	<b><i>Fuchsia</i></b> <b><i>Giant Liriope</i></b> <b><i>Myers Asparagus (ponytail)</i></b> Baby Tears Browallia Speciosa Dianthus Ferns: Blechnum, Boston, etc. New Guinea Impatiens Scotch and Irish moss Tuberous Begonias	<b><i>Blue &amp; Red Salvia</i></b> <b><i>California Poppies</i></b> <b><i>Geranium</i></b> <b><i>Gloriosa Daisies</i></b> <b><u>Lantana</u></b> <b><u>Lavenders</u></b> <b><i>Rosemary</i></b> <b><i>Society Garlic</i></b> <b><i>White Verbena</i></b> Begonia "Bronze Leaf" Echinacea Heather Native Ornamental Grasses Ornamental Cabbage and Kale Petunias Portaluca (Moss Roses) Shasta Daisy

## PLANT LISTING

Plants shown in bold and underlined are part of the drought tolerant landscaping planted in 2015.

*Plants shown in bold italics are listed on the Metropolitan Water District website as drought tolerant.*

### GROUND COVER

Gazania

Lantana

Lowfast Cotoneaster

### ACCENT

Australian Tree Fern (shade)

Dracaena (shade)

Kentia Palm (shade)

Sage Palm (shade)

Blue Hibiscus

Kangaroo Paw

*Photinia*

Pygmy Date Palm

### MEDIUM HEIGHT

Bird of Paradise

*Indian Hawthorn*

*Mexican Sage*

*Pittosporum Tobira*

*Privet*

Evergreen Japonica

Giant Bird of Paradise

Iceberg Rose

*Leptospermum*

New Zealand Flax

*Pride of Madeira*

Rockrose

Fruit Trees

Tasmanian Tree Fern (shade)

### LOW HEIGHT

*Big Blue Lily Turf (shade)*

*Ivy Geranium (shade)*

*Myers Asparagus (shade)*

*Star Jasmine (shade)*

Begonia

Kaffir Lily (shade)

Daylily

Lavender

Lily of the Nile

Statice (Sea Lavender)

Gardenia "Veitchii"

Leather Leaf Fern (shade)

### VINES

*Bougainvillea*

*Star Jasmine (shade)*

Guinea Gold Vine

Violet Trumpet Vine

*Grape Ivy (shade)*

Cissus Kangaroo Vine

Mandevilla