

COVENANT HILLS

Addenda Log

Addenda to Covenant Hills Custom Home Design Guidelines dated September 18, 2006

6/27/2024

Addendum Number	Date	Description	Distributed
301	5/17/2007	Parkway Landscape Requirements	5/23/2007
302	7/27/2007	Foundation Planting	10/3/2007
303	9/13/2007	Vehicular Gate Setback	10/3/2007
*304	3/20/2008	Yard Area Exhibit Submittal *****VOID*****	4/3/2008
305	5/15/2008	Wood Siding	5/16/2008
306	5/15/2008	Stucco	5/16/2008
307	5/15/2008	Lightweight-Concrete Roof Tiles	5/16/2008
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310	5/15/2008	Two-Car Garage-Door Dimensions	5/16/2008
311	5/15/2008	Can lights	5/16/2008
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313	5/15/2008	Light Wells	5/16/2008
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317	5/15/2008	Driveway Landscape Enhancements	5/16/2008
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319	9/2/2008	Italian Revival Plant Palette	9/2/2008
320	9/2/2008	Colonial Revival Plant Palette	9/2/2008
321	9/2/2008	Craftsman Plant Palette	9/2/2008
322	9/2/2008	English Revival Plant Palette	9/2/2008
323	9/2/2008	French Revival Plant Palette	9/2/2008
324	4/20/2009	Colonial Revival Plant Palette	7/1/2009
325	4/20/2009	Curb Cuts	7/1/2009
326	4/23/2009	Sidewalks	7/1/2009
327	6/3/2009	Plank doors on Tuscan	7/1/2009
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329	6/3/2009	Obscure Glazing at Exterior Light Fixtures	7/1/2009
330	6/3/2009	Spanish Revival Plant Palette	7/1/2009
*331	7/3/2012	Required Implementation of In-Home Community Structured Wiring Systems *****VOID*****	7/16/2013
*332	7/3/2012	Required Implementation of In-Home Community Structured Wiring Systems *****VOID*****	7/16/2013
333	6/25/2013	Requirements for Structures	7/16/2013
334	6/25/2013	Accent Elements	7/16/2013
335	6/25/2013	Accent Elements	7/16/2013
336	6/25/2013	Landscape Amenities	7/16/2013
337	11/21/2013	Yard Area Exhibit Submittal	12/10/2013
338	5/1/2015	Structured Wiring	5/13/2015

339	5/1/2015	Structured Wiring	5/13/2015
340	5/13/2015	San Juan Capistrano Rustic Casement Windows	10/13/2015
341	6/3/2015	Lightweight-Concrete Roof Tiles-English Revival	10/13/2015
342	12/7/2015	Workshop 1b: Conceptual Design	12/7/2015
343	12/7/2015	Step 2: Design Development	12/7/2015
344	12/7/2015	Step 3: Construction Document Review	12/7/2015
345	12/7/2015	Step 4: Final Design Review	12/7/2015
*346	2/8/2016	Parkway trees *****VOID*****	4/29/2016
*347	2/8/2016	Parkway trees *****VOID*****	4/29/2016
*348	2/8/2016	Parkway trees *****VOID*****	4/29/2016
*349	2/8/2016	Parkway trees *****VOID*****	4/29/2016
350	6/8/2022	Parkway trees	6/8/2022
351	6/8/2022	Parkway trees	6/8/2022
352	6/8/2022	Parkway trees	6/8/2022
353	6/8/2022	Parkway trees	6/8/2022
354	6/12/2024	Parkway Landscape Requirements	6/27/2024
355	6/12/2024	Parkway Landscape Requirements	6/27/2024
356	6/12/2024	Design Review and Fees and Costs of Design Review	6/27/2024

Covenant Hills
— AT LADERA RANCH —

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: MAY 17, 2007
ADDENDUM #: 301
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in ***underlined bold italics***

Subchapter: **5.4 PARKWAYS, PAGE 5-5**

Diagram: Parkway Landscape Requirements

A Zone

- Rhapsioleipsis indica 'Clara'
- ~~Rhapsioleipsis indica Springtime~~
- ***Rhapsioleipsis indica 'Ballerina'***
- ***Rhapsioleipsis indica 'Pinkie'***
- Trachelospermum jasminoides
- Myoporum parvifolium
- Rosa Floral Carpet

APPROVAL:

ML *ZML* KM *KM* SL *N/A* RW *N/A* MS **MS* WS **WS*

*Approved via e-mail

B Zone (Swale)

- Agapanthus africanus 'Peter Pan'
- Hemerocallis species
- Dietes species
- Carex pansa
- ~~•~~ Fragaria chiloensis

C Zone (18" wide)

- No planting – must remain clear
- Rock/Cobble – Beige tones required – *i.e.: 'Sunburst Peebles'3" to 5" or equal (common river rock is not permitted)*
 - Full length of swale
 - 3" min. dia.
 - 6" depth - buried
 - 1 ½" max. exposed

Notes:

1. **A Zone to be** 60% of shrub planting to be 5-gallon containers; 40% to be 1-gallon.
B Zone to be 40% 5-gallon containers; 60% to be 1-gallon.
2. **The Landscape Architect shall design the parkway with (2) shrubs from A Zone palette and (2) shrubs from B Zone.**
3. Maximum plant spacing for A Zone:
 - Rhapsalopsis indica species at 3'-0" o.c.
 - Trachelospermum jasminoides at 2'-0" o.c.
 - Myoporum parvifolium at 3'-0" o.c.
 - Rosa Floral Carpet at 2'-0" o.c.

4. Maximum plant spacing for B Zone:
 - *Agapanthus africanus* 'Peter Pan' at 18" o.c.
 - *Hemerocallis* species at 3'-0" o.c.
 - *Dietes* species at 3'-0" o.c.
 - *Carex pansa* at 12" o.c.
5. Mulch is required on the exposed soil areas and shall be 1" to 2" size, 'Forest Floor' mulch or equivalent.

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Addendum

ISSUE DATE: JULY 27, 2007
ADDENDUM #: 302
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-7**

Sidebar: Custom Home Landscape Criteria

Topic: Shrubs & Ground Covers

▪ There is to be a continuous 3'-0" wide minimum foundation planting around the home and in front of walls or fences that exceed 24" in height. At side yards with a 5'-0" setback, ~~this criteria can be reduced to 1'-6" in depth except where trees will be planted. In areas where trees will be planted, the 3'-0" deep criteria shall be maintained.~~ **3'-0" of foundation planting must be maintained adjacent to the house. In no case are sidewalks permitted against side yard walls.**

APPROVAL:

ML  KM  SL  RW  MS 

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Addendum

ISSUE DATE: SEPTEMBER 13, 2007
ADDENDUM #: 303
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-15**

Topic: Fence & Wall Requirements

Vehicular Gates (Max. height 12'-0", Avg. 8'-0") require an 5'-0" ***8'-0"*** setback

APPROVAL:

ML  KM  SL  RW  MS 

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Addendum

ISSUE DATE: MARCH 24, 2008
ADDENDUM #: 304
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter: 7.4 DESIGN REVIEW, PAGE 7-4

Topic: Step 2: Design Development Review

D) Landscape and Hardscape Submittals

- ***Provide Yard Area Exhibit in plan set, as well as a CAD file, that indicates your interpretation of the extent of front and rear yards. Include front yard hardscape areas, rear yard foundation planting, rear yard tree, slope tree (if applicable) calculations and how parking criteria is being met.***

APPROVAL:

ML * KM KM SL SL MS *

*Approved via e-mail

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 305
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-4**

Topic: Materials

Detail: Wall Finishes:

Line Item: wood siding

Column: Spanish Revival, Colonial Revival and San Juan Capistrano Rustic

√* (permitted, special conditions apply)

Column: Remarks

*Only on appendages, connectors, and subordinate masses. Wood siding shall not exceed 40% of total wall area **on front elevations and visible side yards and 60% of total wall area on side and rear elevations**, or 30% of any single elevation.

APPROVAL:

ML  KM  SL  TK 

*Approved via e-mail

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 306
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-4**

Topic: Materials

Detail: Wall Finishes:

Line Item: stucco

Column: Colonial Revival, Craftsman, English Revival, Provencal and Tuscan

√* (permitted, special conditions apply)

Column: Remarks

*Only on appendages, connectors, and subordinate masses. Stucco shall not exceed 40% of total wall area **on front elevations and visible side yards and 60% of total wall area on side and rear elevations**, or 30% of any single elevation.

APPROVAL:

ML  KM  SL  TK 

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Addendum

ISSUE DATE: MAY 15, 2008

ADDENDUM #: 307

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-7**

Topic: Materials

Detail: Roofing Materials:

Line Item: Lightweight-concrete roof tiles

Column: Spanish Revival, Italian Revival, French Revival, **Provencal and Tuscan**

√* (permitted, special conditions apply)

Column: Remarks

*Only if appropriate documentation and samples are submitted and approved at
Step2: Design Development Review

APPROVAL:

ML  KM  SL  TK 

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 308
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-11**

Topic: Doors

Detail: Dimensions of Glass Lights (Panes):

Line Item: 18 inches or narrower, 24 inches or shorter

Column: All architectural styles

+ * (required, special conditions apply)

Column: Remarks

***Single light French doors permitted in areas not visible to the street. Single light French doors permitted on the front elevation if located in a Covered Outdoor Area at least 10' deep.**

APPROVAL:

ML *ML* KM *KM* SL *SL* TK *N/A*

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Addendum

ISSUE DATE: MAY 15, 2008

ADDENDUM #: 309

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-11**

Topic: Doors

Detail: One-Car Garage-Door Dimensions:

Line Item: 9 feet or narrower; 9 feet or shorter

Column: All architectural styles

√_* (required, special conditions apply)

Column: Remarks

*** Garage doors up to 10' tall permitted in areas not visible to the street.**

APPROVAL:

ML *Zul* KM *KM* SL *SL* TK *N/A*

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Addendum

ISSUE DATE: MAY 15, 2008

ADDENDUM #: 310

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-11**

Topic: Doors

Detail: Two-Car Garage-Door Dimensions:

Line Item: 18 feet or narrower; 9 feet or shorter

Column: All architectural styles

√_* (required, special conditions apply)

Column: Remarks

*** Garage doors up to 10' tall permitted in areas not visible to the street.**

APPROVAL:

ML *ML* KM *KM* SL *SL* TK *N/A*

*Approved via e-mail

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 311
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-19**

Topic: Miscellaneous

Detail: Exterior Light Fixtures:

Line Item: flush-mounted (recessed) light fixtures

Column: All architectural styles

√* (permitted, special conditions apply)

Column: Remarks

*Only **in areas not visible to the street** within ~~concealed~~ courtyards. **Not permitted in soffits over doors and windows.**

APPROVAL:

ML *ML* KM *KM* SL *SL* TK *N/A*

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 312
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.7 BUILDING AREAS, PAGE 4-24**

Topic: A. Calculating the Building Area

▪ The measurements for determining the square footage shall be taken from the exterior surface **most exterior framed surface** of the exterior walls, columns or surfaces.

APPROVAL:

ML ML KM KM SL SL TK TK

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 313
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.7 BUILDING AREAS, PAGE 4-24**

Topic: A. Calculating the Building Area

▪ Basements with light wells, entrances, stairwells or other conditions in excess of ~~three~~ **four** feet shall be included in square footage calculations as *Basement Area*. The area to be counted shall be the entire length of the non-conforming perimeter condition multiplied by a depth of fifteen feet.

APPROVAL:

ML ML KM KM SL SL TK N/A

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 314
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.9 MASSING REQUIREMENTS, PAGE 4-28**

Topic: B. Requirements

▪ **Front Elevation**

No front exterior building wall may exceed fifty feet in length. Further, the front elevation of the Indoor Area shall be no less than ten feet narrower (from corner to corner) than the maximum width of the Custom Home for at least ten feet back from the face (plane) of the front elevation. At irregularly shaped lots, ~~this front elevation of Indoor Area must also be no less than ten feet narrower than the building envelope (at the front elevation) for at least ten feet back~~ **this criterion does not apply.**

APPROVAL:

ML *ML* KM *KM* SL *SL* TK *N/A*

*Approved via e-mail

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 315
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-7**

Sidebar: Custom Home Landscape Criteria

Topic: Shrubs & Ground Covers

▪ There is to be a continuous 3'-0" wide minimum foundation planting around the home and in front of walls... ~~At porte-cochere's this criteria can be reduced to 1'-6" in depth.~~ If a courtyard is to be developed **and is visible to the street**, a minimum 2'-0" planter must be provided between pavement and the house or walls. In some locations, built-in pots with irrigation and drains may be allowed in lieu of the 2'-0" planter.

APPROVAL:

ML  KM  SL  TK 

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 316
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-7**

Sidebar: Custom Home Landscape Criteria

Topic: Shrubs & Ground Covers

- At rear elevation continuous foundation planting is required for 50% of the wall space for a minimum of 3'-0." in depth. ~~Built-in pots with irrigation and drainage are required at the remaining wall space.~~

APPROVAL:

ML *ML* KM *KM* SL *SL* TK *N/A*

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Addendum

ISSUE DATE: MAY 15, 2008
ADDENDUM #: 317
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-9**

Topic: Driveways

Any driveway over ~~12'-0"~~ **14'-0"** in width and 35'-0" in length must have a landscape treatment in the form of a center strip or landscape pattern the full length.

APPROVAL:

ML  KM  SL  TK 

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Addendum

ISSUE DATE: SEPTEMBER 2, 2008

ADDENDUM #: 318

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 RECOMMENDED CHARACTERISTICS**, page 4-4

Section: **Materials**

Topic: Wall Finishes

Line Item: brick facing

Column: Tuscan

√ (permitted)

APPROVAL:

ML  KM  SL  TK 

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Addendum

ISSUE DATE: SEPTEMBER 2, 2008

ADDENDUM #: 319

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-22

Sidebar: ITALIAN REVIVAL PLANT PALETTE

Topic: Trees

Add: **Pittosporum tenuifolium (permitted in side yards only)**

APPROVAL:

ML  KM  SL  TK N/A

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Addendum

ISSUE DATE: SEPTEMBER 2, 2008

ADDENDUM #: 320

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-26

Sidebar: COLONIAL REVIVAL PLANT PALETTE

Topic: Trees

Add: **Pittosporum tenuifolium (permitted in side yards only)**

APPROVAL:

ML  KM  SL  TK 

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Addendum

ISSUE DATE: SEPTEMBER 2, 2008

ADDENDUM #: 321

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-30

Sidebar: CRAFTSMAN PLANT PALETTE

Topic: Trees

Add: **Pittosporum tenuifolium (permitted in side yards only)**

APPROVAL:

ML  KM  SL  TK 

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Addendum

ISSUE DATE: SEPTEMBER 2, 2008

ADDENDUM #: 322

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-34

Sidebar: ENGLISH REVIVAL PLANT PALETTE

Topic: Trees

Add: **Pittosporum tenuifolium (permitted in side yards only)**

APPROVAL:

ML MR KM KW SL LS TK N/A

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Addendum

ISSUE DATE: SEPTEMBER 2, 2008

ADDENDUM #: 323

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-38

Sidebar: FRENCH REVIVAL PLANT PALETTE

Topic: Trees

Add: **Pittosporum tenuifolium (permitted in side yards only)**

APPROVAL:

ML  KM  SL  TK 

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CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: APRIL 20, 2009
ADDENDUM #: 324
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-26

Sidebar: COLONIAL REVIVAL PLANT PALETTE

Topic: Trees

Add: **Arbutus sp. (Strawberry Tree)**

APPROVAL:

ML * KM KM , SL SL TK N/A

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Addendum

ISSUE DATE: APRIL 20, 2009
ADDENDUM #: 325
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in ***underlined bold italics***

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN, PAGE 5-9**

Topic: Driveways

Homesites designated as Garage Class "A" shall not have more than one curb cut or driveway. Homesites designated as Garage Class "B" or "C" shall not have more than two curb cuts. ***Where more than one curb cut is proposed they must be separated by a minimum of 16'-0"***.

APPROVAL:

ML * KM *KM* SL *SL* TK *N/A*

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Addendum

ISSUE DATE: APRIL 23, 2009
ADDENDUM #: 326
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.4 PARKWAYS, PAGE 5-5**

Topic: Sidewalks

Sidewalks at driveways should **must** be removed and reinstalled with an engineered design capable of handling vehicular traffic.

APPROVAL:

ML*  KM  SL  TK* 

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Addendum

ISSUE DATE: JUNE 3, 2009
ADDENDUM #: 327
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-10**

Topic: Doors

Detail: Door Types:

Line Item: plank doors

Column: Tuscan

√ (permitted)

APPROVAL:

ML * KM KM. SL SL TK N/A

*Approved via e-mail

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Addendum

ISSUE DATE: JUNE 3, 2009
ADDENDUM #: 328
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-7**

Topic: Materials

Detail: Roof Tiles:

Line Item: pan-and-roll tiling

Column: Tuscan

√ (permitted)

APPROVAL:

ML * KM KM SL SL TK N/A

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 3, 2009
ADDENDUM #: 329
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-19**

Topic: Miscellaneous

Detail: Exterior Light Fixtures:

Line Item: **obscure glass on light fixtures**

Column: Spanish Revival, Italian Revival, Colonial Revival, Craftsman, English Revival,
French Revival, Provençal, San Juan Capistrano Rustic, Tuscan

± (required)

APPROVAL:

ML * KM km SL SL TK N/A

*Approved via e-mail

Covenant Hills
AT LADERA RANCH

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 3, 2009
ADDENDUM #: 330
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in ***underlined bold italics***

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-18

Sidebar: SPANISH REVIVAL PLANT PALETTE

Topic: Trees

Add: ***Strelitzia nicolai***

APPROVAL:

ML * KM KM. SL SL TK *

*Approved via e-mail

Covenant Hills
AT LADERA RANCH

REQUIRED IMPLEMENTATION
OF
IN-HOME
COMMUNITY STRUCTURED WIRING SYSTEMS

Addendum

ISSUE DATE: JULY 3, 2012
ADDENDUM #: 331
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in ***underlined bold italics***

Section: **12 Telecommunications Service Outlets – (TSO), page 27**



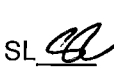

TSO Types

The SWS defines ~~five (5)~~ ***six (6) distinct categories*** or types of TSO. Each is Designed to provide connection for a specific group of serviced and or equipment. The following is a brief description of each TSO type.

Type "TVD" TSO

TV/Data TSO. This type of service outlet is designed to support the majority of cable TV or satellite applications while also providing simultaneous connectivity for Data applications, including local area networking and high speed Internet access. This "Type TVD" TSO should be fed from the CDE with one (1) RG-Coaxial Cable and one (1) Category 5e Cable.

APPROVAL:

ML  KM  SL  TK 

*Approved via e-mail

Covenant Hills
— AT LADERA RANCH —

**REQUIRED IMPLEMENTATION
OF
IN-HOME
COMMUNITY STRUCTURED WIRING SYSTEMS**

Addendum

ISSUE DATE: JULY 3, 2012
ADDENDUM #: 332
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Section: **14 Minimum Point-of-Use Location Requirements, page 30-31**

Type T (Telecom Only)

Required	Possible Additional Locations
None	Any wall mount telephone locations Bathroom Telephones

APPROVAL:

ML ML KM KM SL SL TK NA

*Approved via e-mail

Type TD (Telecom / Data)

Required	Possible Additional Locations
Master Bedroom - On bed wall	Outdoor Areas (weatherproof cover)
Entertainment Center Area – on sofa wall opposite entertainment center	Kitchen: counter, island or desk
Great Room/Bonus Room/Loft – on sofa wall opposite entertainment center	Garage / Workshop

Type TVT (TV / Telecom)

Required	Possible Additional Locations
None	Kitchen Children’s Play Room

Type TVD (TV / Data)

Required	Possible Additional Locations
<u>All Bedrooms – placed to maximize availability for entertainment, desk and telephone</u>	<u>Any location the Resident requests additional connectivity to services</u>
<u>Kitchen - placed to maximize availability at the nook, desk or other probable interactive location</u>	<u>Placed to maximize availability at desk, nook or other probable interactive location</u>

Single Type MM (Multi-Media)

Required	Possible Additional Locations
All Bedrooms – placed to maximize availability for entertainment, desk and telephone	Any location the Resident requests additional connectivity to services
Kitchen – placed to maximize availability at the nook, desk or other probable interactive location	Placed to maximize availability at desk, nook or other probable interactive location
Other defined “Living Areas” not otherwise referenced in detail: Bonus Room, Loft, Family Room or similar	

Two Type MM (Multi-Media)

Required	Possible Additional Locations
Home Office* One located at probable desk area and second located at probable entertainment area (typically opposite walls subject to window placement)	Any location the Resident requests additional connectivity to services

*If identified on the plan, or in the marketing representations, for this actual, or possible use.

Type MM Enhanced (Multi-Media) or Two Type MM (Multi-Media)

Required	Possible Additional Locations
Entertainment Center*	Any location the Resident requests additional connectivity to services
Home Theater / Media Room**	
Additional Locations (Not Required)	
Any location the Resident requests additional connectivity to services	

*Every Ladera Ranch home must have at least one (primary) Entertainment Center TSO

**Required if Home Theater, or Media Room, is identified on the plan, or in any collateral or marketing representations, for this actual, or possible use.

Living Area Definition

"Living Areas", for the purposes of this SWS, includes all portions of the home that are climate controlled, including the Living Room, ~~Dining Room~~, Lofts, Tech Desks (if in hallway), if any, and excludes the Dining Room, Laundry Room, Bathroom and Closets.

Covenant Hills
— AT LADERA RANCH —

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 25, 2013
ADDENDUM #: 333
REGARDING RFI #: N/A

DESCRIPTION:




Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-15

Topic: Requirements for Structures, ~~Sculptures~~, Fountains, Etc.:

Add: ~~Fountains and sculptures~~ that are visible from the street may not exceed 48" in height.

APPROVAL:

ML  KM  SL  TK N/A

*Approved via e-mail

Covenant Hills
AT LADERA RANCH

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 25, 2013
ADDENDUM #: 334
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-11

Topic: Accent Elements

Line Item: Sculpture

Column: All Architectural styles

Column Remarks: *Must reflect architectural style and materials. ~~Maximum height 48"~~
where **Not permitted in areas** visible to the street.

APPROVAL:

ML  KM  SL  TK 

*Approved via e-mail

Covenant Hills
AT LADERA RANCH

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 25, 2013
ADDENDUM #: 335
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.6 DESIGN CHARACTERISTICS**, page 5-11


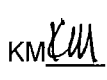
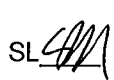
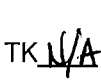
Topic: Accent Elements

Line Item: Painted figurines

Figurines: All Architectural styles

Figurine Remarks: *Must reflect architectural style and materials. ~~Maximum height 48"~~
where **Not permitted in areas** visible to the street.

APPROVAL:

ME  KM  SL  TK 

*Approved via e-mail

Covenant Hills
— AT LADERA RANCH —

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 25, 2013
ADDENDUM #: 336
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter: **5.5 HOMESITE LANDSCAPE DESIGN**, page 5-6

Sidebar: Custom Home Hardscape Criteria

Topic: Landscape Amenities

Line Item: Fountains, ~~statues and sculptures~~ must be made of natural materials that match the style and color of the Custom Home. Materials may not be bright white or reflective. Accent tiles may be used if appropriate to architectural style. These garden elements may not exceed 48" in height from ground if visible from the street or other common areas adjacent to the Homesite. Fountains located in sideyards shall not be attached to common side-yard walls and may not exceed the height of these walls. Plumbing and electricity shall not be incorporated into common side-yard walls.

APPROVAL:

ML  KM  SL  TK 

*Approved via e-mail

Covenant Hills
AT LADERA RANCH

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: NOVEMBER 21, 2013
ADDENDUM #: 337
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

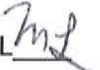



Subchapter: **7.4 DESIGN REVIEW, PAGE 7-4**

Topic: Step 2: Design Development Review

D) Landscape and Hardscape Submittals

- ***A CAD file, that indicates your interpretation of the extent of front and rear yards. Include front yard hardscape areas, rear yard foundation planting, rear yard tree, slope tree (if applicable) calculations.***

APPROVAL:

ML  KM  SL  TK 

*Approved via e-mail

Covenant Hills
— AT LADERA RANCH —

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: MAY 1, 2015
ADDENDUM #: 338
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.10 ADDITIONAL REQUIREMENTS, PAGE 4-29**

Topic: E. Wiring Requirements

- ~~Each Homeowner is required to install in-home wiring which meets or exceeds the residential low-voltage construction pre-wire guidelines. Copies of the pre-wire guidelines are available from the Design Review Manager.~~
- **Owners may select and install the internet and cable wiring systems appropriate for their residences.**
- **Contractors must ensure that wiring is appropriate for Ladera Ranch's cable and internet services made available to all residences through Cox Communications.**
- **Owners must work with their contractors and specialists to ensure that wiring systems meets Cox's technical specifications.**

APPROVAL:

ML 

KM 

SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: MAY 1, 2015

ADDENDUM #: 339

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **7.4 DESIGN REVIEW, PAGE 7-5**

Topic: Step 3: Construction Document Review

- ◆ ~~Architectural Working Drawing with electrical plans that comply with Community Structured Wiring System.~~

APPROVAL:

ML 

KM 

SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: MAY 13, 2015
ADDENDUM #: 340
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-14**

Topic: Windows

Detail: Window Operation

Line Items: casement windows

folding casement windows

Column: San Juan Capistrano Rustic

✓ = permitted

APPROVAL:

ML  - KMA  SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 3, 2015
ADDENDUM #: 341
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **4.1 DESIGN CHARACTERISTICS, page 4-7**

Topic: Materials

Detail: Roofing Materials:

Line Item: Lightweight-concrete roof tiles

Column: Spanish Revival, Italian Revival, French Revival, Provencal, Tuscan **and English Revival**

√* (permitted, special conditions apply)

Column: Remarks

*Only if appropriate documentation and samples are submitted and approved at
Step2: Design Development Review

APPROVAL:

ML  KM  SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: DECEMBER 7, 2015
ADDENDUM #: 342
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **7.4 DESIGN REVIEWS, page 7-3**

Topic: Step 1: Conceptual Design Workshops

Subtopic: Workshop 1b: Conceptual Design

Line Item: ~~Three full-sized copies of the following exhibits shall be prepared and submitted to the Design Review Board:~~

A digital PDF plan set containing the following exhibits shall be prepared and submitted to the Design Review Board via the CHDRC cloud file server.

APPROVAL:

ML 

KM 

SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: DECEMBER 7, 2015
ADDENDUM #: 343
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **7.4 DESIGN REVIEWS, page 7-4**

Topic: Step 2: Design Development Review

Subtopics: B) Architectural Submittals

D) Landscape and Hardscape Submittals

Line Item: ~~Three full-sized copies of the following exhibits shall be prepared and submitted to the Design Review Board:~~

A digital PDF plan set containing the following exhibits shall be prepared and submitted to the Design Review Board via the CHDRC cloud file server.

APPROVAL:

ML  KM  SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: DECEMBER 7, 2015
ADDENDUM #: 344
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **7.4 DESIGN REVIEWS, page 7-5**

Topic: Step 3: Construction Document Review

Line Item: ~~Three full-sized copies of the following exhibits shall be prepared and submitted to the Design Review Board:~~

A digital PDF plan set containing the following exhibits shall be prepared and submitted to the Design Review Board via the CHDRC cloud file server:

APPROVAL:

ML  KM  SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: DECEMBER 7, 2015
ADDENDUM #: 345
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**

Subchapter: **7.4 DESIGN REVIEWS, page 7-5**

Topic: Step 4: Final Design Review

Subtopics: B) Architectural, Landscape and Engineering Submittals

Line Item: ~~Three full-sized sets are required.~~

One full sized set is required. In addition a digital PDF plan set containing the following exhibits shall be prepared and submitted to the Design Review Board via the CHDRC cloud file server.

APPROVAL:

ML  KM  SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: FEBRUARY 8, 2016
ADDENDUM #: 346
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in **underlined bold italics**




Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-4**

Sidebar: Custom Home Landscape Criteria

Topic: Custom homeowner responsibilities

36" box London Plane ~~California~~ **California Sycamore** trees are to be planted a maximum of 30'-0" on center to ensure a visible street tree program. This may result in more than one tree per lot, with a minimum of two required.

APPROVAL:

ML  KM  SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: FEBRUARY 8, 2016
ADDENDUM #: 347
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~ and new or revised text is in ***underlined bold italics***

Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-4**

Topic: Streetscapes

The ~~Platanus acerifolia (London Plane tree)~~ ***Platanus racemosa (California Sycamore tree)*** has been selected as the street tree for the Custom Home Neighborhoods. These trees have been chosen for their ability to reinforce the village theme and complement the architectural scale of the Custom Home Neighborhoods. To ensure a visible street tree program, each Homeowner is required to plant 36" box ~~London Plane~~ ***California Sycamore*** trees at a maximum spacing of thirty feet on center within the parkway adjoining their Homesite. In all cases, this will result in each Homeowner being required to plant a minimum of two street trees. Street trees planted within the parkway must meet all County of Orange minimum setback requirements for intersections, streetlights, fire hydrants, utilities, etc.

APPROVAL:

ML  KM  SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: FEBRUARY 8, 2016
ADDENDUM #: 348
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in ***underlined bold italics***

Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-5**

Sidebar: Parkway Landscape Requirements

36" box ~~London Plane~~ ***California Sycamore*** trees must be planted a maximum of 30' on center, at least 24"-36" from the edge of the ribbon curb or walk, and 3 feet from the center line of the swale. This may result in more than one street tree per Homesite, with a minimum of two required. In the instance of Homesites with narrow throats, the second street tree will be planted in the front yard adjacent to the parkway.

APPROVAL:

ML  KM  SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: FEBRUARY 8, 2016
ADDENDUM #: 349
REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is stricken and new or revised text is in **underlined bold italics**

Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-5**

Topic: Parkway

In addition to providing the ~~London-Plane~~ **California Sycamore** trees, Homeowners are required to improve the parkway adjacent to their Homesite with landscaping and hardscaping elements. The requirements and criteria which the Homeowner must satisfy with respect to the parkway are set forth in the sidebar to the right. The plants used in the parkway will be consistent regardless of the architectural style of the Custom Home.

APPROVAL:

ML  KM  SLM 

*Approved via e-mail

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 8, 2022

ADDENDUM #: 350

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~, and new or revised text is in **underlined bold italics**

Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-4**

Sidebar: Custom Home Landscape Criteria

Topic: Custom homeowner responsibilities

36" box ~~California Sycamore~~ **Virginia Oak** trees are to be planted a maximum of 30'-0" on center to ensure a visible street tree program. This may result in more than one tree per lot, with a minimum of two required.

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 8, 2022

ADDENDUM #: 351

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~, and new or revised text is in **underlined bold italics**

Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-4**

Topic: Streetscapes

The ~~Platanus Racemosa (California Sycamore tree)~~ **Virginia Oak** tree has been selected as the street tree for the Custom Home Neighborhoods. These trees have been chosen for their ability to reinforce the village theme and complement the architectural scale of the Custom Home Neighborhoods. To ensure a visible street tree program, each homeowner is required to plant 36" box ~~California Sycamore~~ **Virginia Oak** trees at a maximum spacing of thirty feet on center within the parkway adjoining their Homesite. In all cases, this will result in each Homeowner being required to plant a minimum of two street trees, Street trees planted within the parkway must meet all County of Orange minimum setback requirements for intersections, streetlights, fire hydrants, utilities, etc.

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 8, 2022

ADDENDUM #: 352

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~, and new or revised text is in **underlined bold italics**

Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-5**

Sidebar: Parkway Landscape Requirements

36" box ~~California Sycamore~~ **Virginia Oak** trees must be planted a maximum of 30' on center, at least 24"-36" from the edge of the ribbon curb or walk, and 3 feet from the center line of the swale. This may result in more than one street tree per Homesite, with a minimum of two required. In the instance of Homesites with narrow throats, the second street tree will be planted in the front yard adjacent to the parkway.

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 8, 2022

ADDENDUM #: 353

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~, and new or revised text is in **underlined bold italics**

Subchapter: **5.3 NEIGHBORHOOD LANDSCAPE CONCEPTS, page 5-5**

Topic: Parkway

In addition to providing the ~~California Sycamore~~ **Virginia Oak** trees, Homeowners are required to improve the parkway adjacent to their Homesite with landscaping and hardscaping elements. The requirements and criteria which the Homeowner must satisfy with respect to the parkway are set forth in the sidebar to the right. The plants used in the parkway will be consistent regardless of the architectural style of the Custom Home.

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: JUNE 8, 2022

ADDENDUM #: 354

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~, and new or revised text is in **underlined bold italics**

Subchapter: **5.4 PARKWAYS, PAGE 5-5**

Diagram: Parkway Landscape Requirements

A Zone

- Rhapsalopsis indica 'Clara'
- ~~Rhapsalopsis indica Springtime~~
- **Rhapsalopsis indica 'Ballerina'**
- **Rhapsalopsis indica 'Pinkie'**
- Trachelospermum jasminoides
- Myoporum parvifolium
- Rosa Floral Carpet

- **Artificial turf may only be installed in Zone “A”. Please see Section 5.4 of the Custom Home Design Guidelines for details as to swale planting requirements in the Custom Home neighborhood.**

B Zone (Swale)

- Agapanthus africanus ‘Peter Pan’
- Hemerocallis species
- Dietes species
- Carex pansa
- Fragaria chiloensis

C Zone (18” wide)

- No planting – must remain clear
- Rock/Cobble – Beige tones required – **i.e.: ‘Sunburst Peebles ‘3” to 5” or equal (common river rock is not permitted)**
 - Full length of swale
 - 3” min. dia.
 - 6” depth – buried
 - 1 ½” max. exposed

Notes:

1. **A Zone to be 60 % of shrub planting to be 5-gallon containers; 40% to be 1-gallon. B Zone to be 40% 5-gallon containers; 60% to be 1-gallon.**
2. **The Landscape Architect shall design the parkway with (2) shrubs from A Zone palette and (2) shrubs from B Zone.**

3. Maximum plant spacing for A Zone:
 - *Rhapiolepis indica* species at 3'-0" o.c.
 - *Trachelospermum jasminoides* at 2'-0" o.c.
 - *Myoporum parvifolium* at 3'-0" o.c.
 - Rosa Floral Carpet at 2'0" o.c.

4. Maximum plant spacing for B Zone:
 - *Agapanthus africanus* 'Peter Pan' at 18" o.c.
 - *Hemerocallis* species at 3'-0" o.c.
 - *Dietes* species at 3'-0" o.c.
 - *Carex pansa* at 12" o.c.

5. Mulch is required on the exposed soil areas and shall be 1" to 2" size, 'Forest Floor' mulch or equivalent.

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: APRIL 24, 2024

ADDENDUM #: 355

REGARDING RFI #: N/A

DESCRIPTION:

Note: Deleted or revised text is ~~stricken~~, and new or revised text is in **underlined bold italics**

Subchapter: **5.4 PARKWAYS, PAGE 5-5**

Diagram: Parkway Landscape Requirements

A Zone and **maximum plant spacing:**

- ~~Rhapiolepis indica 'Clara'~~
- ~~Rhapiolepis indica Springtime~~
- ~~*Rhapiolepis indica 'Ballerina'*~~
- ~~*Rhapiolepis indica 'Pinkie'*~~
- ~~Trachelospermum jasminoides~~
- Myoporum parvifolium ***and/or Myoporum parvifolium pink*** – 3'- 0" spacing
- ~~*Rosa Floral Carpet*~~

- *Callistemon 'Little John' – Dwarf Callistermon (30" spacing)*
- *Olea europea 'Little Ollie' – Little Ollie Dwarf Olive (3' spacing)*
- *Tulbaghia violacea 'Silver Lace' – Sweet Garlic (18" spacing)*
- *Aloe Blue Elf – Blue Elf Aloe (2' spacing)*
- *Crassula Ovata – Jade Plant (2' spacing)*
- *Crassula Jitters – Jitter Jade Plant (2' spacing)*
- *Trachelospermum asisticum – Asian Jasmine (3' spacing)*
- *Carex tumulicola (18" spacing)*
- *Sesletia 'Greenlee' (24" spacing)*
- *Ceanothus horizontalis 'Yankee' (4' spacing)*
- *Westringea fruticose 'Mundi'(4' spacing)*
- Artificial turf may only be installed in Zone "A". Please see Section 5.4 of the Custom Home Design Guidelines for details as to swale planting requirements in the Custom Home neighborhood.

B Zone (Swale) and **maximum plant spacing:**

- ~~Agapanthus africanus 'Peter Pan'~~
- ~~Hemerocallis species~~
- ~~Dietes species~~
- ~~Carex pansa~~
- ~~Fragaria chiloensis~~

- *Dietes 'Orange Drop' – Orange Drop Lily (3' spacing)*
- *Dietes 'Lemon Drop' – African Iris (30" spacing)*
- *Gaura lindheimeri – Gaura (2' spacing)*
- *Boutelou Garcilis – Blond Ambition Grass (12" spacing)*
- *Chondropetalum tectorum – Small Cape Rush (3' spacing)*
- *Lomandra longifolia 'Breeze' – Dwarf Mat Rush (3' spacing)*
- *Carex tumulicola (18" spacing)*
- *Sesletia 'Greenlee' (24" spacing)*
- *Pennisetum spathiolatum (24" spacing)*
- *Salvia clevelandii 'Pozo Blue' (4' spacing)*
- *Tulbaghia violacea 'Silver Lace' – Sweet Garlic (18" spacing)*

C Zone (18" wide)

- No planting – must remain clear
- Rock/Cobble – Beige tones required – *i.e.: 'Sunburst Peebles '3" to 5" or equal (common river rock is not permitted)*
 - Full length of swale
 - 3" min. dia.
 - 6" depth – buried
 - 1 ½" max. exposed

Notes:

1. A Zone to be 60 % of shrub planting to be 5-gallon containers; 40% to be 1-gallon. B Zone to be 40% 5-gallon containers; 60% to be 1-gallon.
2. The Landscape Architect shall design the parkway with (2) shrubs from A Zone palette and (2) shrubs from B Zone.
3. ~~Maximum plant spacing for A Zone:~~
 - ~~Rhapiolepis indica species at 3'-0" o.c.~~
 - ~~Trachelospermum jasminoides at 2'-0" o.c.~~
 - ~~Myoporum parvifolium at 3'-0" o.c.~~
 - ~~Rosa Floral Carpet at 2'-0" o.c.~~
4. ~~Maximum plant spacing for B Zone:~~
 - ~~Agapanthus africanus 'Peter Pan' at 18" o.c.~~
 - ~~Hemerocallis species at 3'-0" o.c.~~
 - ~~Dietes species at 3'-0" o.c.~~
 - ~~Carex pansa at 12" o.c.~~
5. Mulch is required on the exposed soil areas and shall be 1" to 2" size, 'Forest Floor' mulch or equivalent.

CUSTOM-HOME DESIGN GUIDELINES

Addendum

ISSUE DATE: APRIL 2024

ADDENDUM #: 356

REGARDING RFI #: N/A

DESCRIPTION:

Note: New or revised text is in **underlined bold italics**

Subchapter: **7.4 and 7.5 ADMINISTRATION, page 7-6**

Sidebar: N/A

Topic: Designs Review and Fees and Costs of Design Review

In addition to the non-refundable initial review fee of \$10,000, Owner shall pay a non-refundable fee every two (2) calendar years, for purposes of offsetting costs incurred by LARMAC for the Fire Protection Plan plus road resurfacing and repairs, resulting from construction vehicles and heavy equipment. Said \$4,000 non-refundable fee shall be paid by the Owner on November 1 of every other year.