



SAN LORENZO VILLAGE HOMES ASSOCIATION

Front Yard Policy

(Adopted July 16, 2009, Revised May 21, 2015, Revised March 15, 2018)

PURPOSE: This document establishes the policy for approval or disapproval of applications for proposed changes to any exterior hardscape or landscape on the front yard of any lot and sets standards for front yard maintenance pursuant to the governing documents.

INTRODUCTION: The exterior appearance of all buildings, fences, walls, retaining walls, and structures on any lot, and all exterior hardscape and landscape on the front yard of any lot shall be well maintained. Any exterior alterations, including hardscape and landscape, require the prior written approval of the Association (see Procedure for Application, Approval, and Completion of Exterior Alterations).

DEFINITIONS:

“Front yard” means the portion of a lot between the house and the public street, including driveways, walkways, and side yards that are visible from the street.

“Landscaping” means the front yard plants, trees, shrubs, grass, groundcover, tanbark, rock gardens, and artificial turfs.

“Home’s Exterior appearance” means the home’s front and side if visible from the street. This includes the porch, windows and coverings, paint, stucco, roof, gutters, fences, security bars, satellite dishes, and seasonal lights.

“Storage” means keeping any items in the front yard that are not intended to be permanently placed in the yard, such as playground/sports equipment, household furniture/items, tools, car parts, toys, recreational vehicles, trailers, inoperable vehicles, and trash receptacles.

“Garden appurtenances” are structures or objects that contain or support plants or serve as ornaments or accessories in the front yard.

“Street line” means the line in the sidewalk at the top of the rolled curb.

AESTHETIC STANDARDS: Homeowner’s front yards shall be designed and maintained as a complete landscape design of which a traditional grass yard is one type. Other designs such as rock gardens, artificial lawns, and drought tolerant or decorative plants are also permitted.

- a. Garden appurtenances shall not exceed three (3) feet in height.
- b. Hedges or mass shrub plants shall not be planted nearer than ten (10) feet from the street line and shall not exceed three (3) feet in height.
- c. Driveway widening cannot abut the neighbor’s driveway and must be separated by a planting strip. The new section must match the material of the existing driveway. The hardscape cannot exceed 50% of the front yard. Any loss of on-street parking will be considered as part of the application process.
- d. Wheelchair ramps must meet ADA standards and shall be of similar material and color as the home.

MAINTENANCE STANDARDS

1. Front Yard

- a. Front yards shall be well maintained and must have a neat and well-kept appearance.

- b. Landscaping shall be kept reasonably free of weeds.
- c. The growing of vegetables is not permitted in the front yard.
- d. Front yards shall be kept clear of miscellaneous items, which are not meant to be permanently placed in the yard.
- e. Driveways and walkways that are severely cracked or upheaved shall be repaired or replaced.
- f. Outdoor lawn furniture, fountains, and other decorations must be in harmony with the external design of all structures and landscaping and cannot interfere with the reasonable enjoyment of any other owner's property.
- g. Parking on the unpaved portions of any lot is not allowed.
- h. Working on vehicles on the front half of a lot or side yard adjacent to a street is not permitted. Minor repairs on a resident's vehicle are permitted on that resident's lot, if the repairs are completed within 72 hours.
- i. Signage is restricted by the CC&Rs. Political signs, which are more than nine (9) square feet (e.g. 3 ft. x 3 ft.), are prohibited from being posted or displayed on any lot.

2. **Landscaping**

- a. Landscaping shall be kept in a healthy and attractive state through regular pruning, mowing, weeding, edging, and raking, subject to all applicable water-efficient landscape ordinances, government water use restrictions, and state laws including but not limited to Civil Code section 4735. Owners and residents shall comply with all applicable state and local water conservation directives, laws, statutes, ordinances, orders, and policies. Dead foliage must be removed in a timely manner.
- b. Yard debris (e.g. yard clippings, tree and shrub trimmings) cannot be visible from any other lot or from the street until trash pick-up day. Blowing, raking, or sweeping yard clippings and leaves onto the street is prohibited.
- c. Trees and hedges may not extend over paved areas in a manner that interferes with the usage of the paved area. All hedges on the lot must be neat and pruned to a height not exceeding three (3) feet. Hedges are generally not allowed nearer than ten (10) feet from the street line. Check your CC&Rs for the requirements of your specific tract.
- d. Most properties located in San Lorenzo Village have a County right-of-way in their front yard. Alameda County's Tree Preservation Ordinance protects the trees in the County's right-of-way. Front yard trees in the County right-of-way shall not be pruned or removed without a County issued permit and prior written notification to the San Lorenzo Village Homes Association. Fruit trees are not permitted in, or near, the County's right-of-way.
- e. Trees not in the County right-of-way shall not be removed without the prior written permission of the Association.
- f. When a home does not have a street tree it is recommended that a street tree be installed. Street trees shall be installed within the County's right-of-way or within the first six (6) feet of a front yard. A variance as to the placement may be granted by the Board of Directors (e.g. when certain lots cannot accommodate a street tree within the County's right-of-way or within the first six (6) feet of a front yard).

3. **Exterior Appearance**

- a. The home's exterior, including roofs and gutters, shall be well maintained, and must have a neat and well-kept appearance.
- b. All windows must have appropriate window coverings, which must be in good condition (e.g. no bent/broken slats, no tattered/torn material). Unsightly window coverings, including those made from materials such as blankets, sheets, foil, newspapers, or paper are not permitted. Window screens must be in good condition (e.g. not torn or rusty)
- c. Decorative lighting and/or displays installed to celebrate a holiday shall not be installed more than

30 days before the holiday and shall be removed within 30 days following the holiday.

- d. Security bars on the front yard windows are not permitted.
- e. Peeling, flaking, or cracked painted surfaces must be repaired and repainted in a timely manner.
- f. Graffiti must be removed within 48 hours after the graffiti is first observed.

4. **Storage**


- a. Playground/sports equipment must be moved near the house or garage when not in use.
- b. Trash and recycle bins cannot be visible from any other lot or from the street except on trash pick-up day.
- c. Recreational vehicles, boats, and trailers shall not be stored in the front yard for more than 36 hours and shall not exceed a maximum length of 20 feet and/or a maximum height of 11 feet.
- d. Vehicles, which are inoperable, unregistered, or obviously not in use (for example, flat tires, placement on jacks, debris on, under, or around the vehicle, etc.) shall not be stored in the front yard.
- e. Items placed in the front yard for sale or pick up shall not be left in the front yard longer than 24 hours.

COMPLIANCE: Members who fail to comply with the standards established herein are subject to discipline by the Association (see *CC&R Enforcement Procedures and Fine Policy*). Each Member is strictly liable: a) for the acts and omissions of all of the Member's tenants, guests and invitees, b) for the acts and omissions of all guests and invitees of any tenants; and c) for the acts and omissions of all residents living on the lot.

Submittal of plans: Prior to making any exterior alterations, all homeowners are required to submit a completed *Application for Architectural Alterations* form along with all required plans, specifications, drawings, and other documents to the Association and must obtain written approval from the Association. This process is set forth in the *Procedure for Application, Approval, and Completion of Exterior Alterations*.

Adopted by the San Lorenzo Village Homes Association Board of Directors on April 19, 2018.

Certified as a true copy


Secretary of the Corporation