

SAN LORENZO VILLAGE HOMES ASSOCIATION

FRONT YARD POLICY

PURPOSE: This document establishes the policy and criteria for approval 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:

“**Dark Sky Compliant**” refers to outdoor lighting designed to direct light toward the ground, minimizing glare, reduce light trespass and skyglow to minimize light pollution.

“**Exterior Appearance**” in relation to the home means the home's front and sides, if visible from the street. This includes, but is not limited to, the porch, windows, window coverings, paint, stucco, roof, gutters, fences, security screens, satellite dishes, and seasonal lights.

“**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.

“**Functional Necessity**” means in order to operate as designed, with no other practical alternative available, of which documentation, for verification, may be requested.

“**Garden Appurtenances**” are structures or objects that contain or support plants or serve as ornaments or accessories in the Front Yard.

“**Hardscape**” means concrete, paved area, artificial elements and/or material that is impervious to rain and/or irrigation water.

“**Impervious**” means solid surfaces that prevent aeration, infiltration, and/or water penetration to ground or soil below.

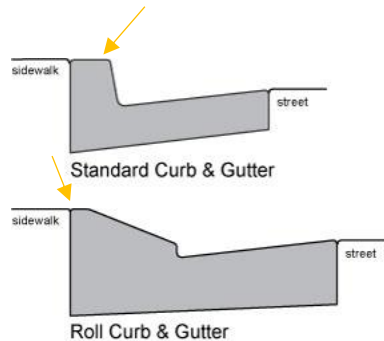
“**Landscaping**” means the Front Yard plants, trees, shrubs, grass, ground-cover, tanbark, rock gardens, and/or artificial turf that is pervious.

“**Pervious**” describes a surface that allows water to percolate through to the area underneath rather than impeding absorption and creating runoff.

“**Softscape**” means living vegetation, examples of which include, but are not limited to, grass, cacti, flowers and plants with minimal weeds and material that supports rain and/or water percolation through to the soil below.

“**Storage**” means keeping any item(s) 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, and/or inoperable vehicles.

“**Street Line**” means the line in the sidewalk at the top of the rolled curb or end of a straight angle curb, as depicted in the below figure.



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 permitted designs include drought tolerant, rock gardens with decorative plants and/or cacti, and artificial lawns that are Pervious. All Front Yards, regardless of design type, are required to have at least 50% Softscape.

- 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 on any lot between the front Street Line of such lot and the front line of the dwelling.
- c. Hardscape may not exceed 50% of the Front Yard. This standard is applied equally to corner houses from either side of the property.
 - I. For corner lots, each side of the lot facing the street is treated as a separate Front Yard for purposes of the 50% Hardscape measurement. Any loss of on-street parking will be considered as part of the application process.
- d. Driveway widening cannot abut the neighbor's driveway and must be separated by a planting strip or decorative feature that is a minimum of 1 ft. in width. Driveways currently not abutting must be maintained.
 - I. A decorative feature refers to a feature adding aesthetic value to a property and incorporates Softscape elements. Examples of this include a planter box with vegetation, Pervious design, a small tree, shrubs, a low decorative fence or approved Landscaping supporting water absorption and separation between driveways.

- II. The new section of the widened driveway must match the material of the existing driveway.
- e. ADA ramps must meet accessibility standards and shall be of similar material and color as the home. If ADA accommodation is no longer needed, ramps shall be removed.

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 Association's 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.
- j. Little Libraries are permitted only if approved and provided directly through the Association's Little Library Program to maintain consistency and support the Association's commitment to community and connectedness through education and learning. Requests for a Little Library may be made directly through the office.

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. Plants in pots shall not exceed 1/3 of the Front Yard Landscaping must be well maintained and have a neat and well kept appearance.
- c. 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.
- d. 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. Hedges are generally not allowed nearer than ten (10) feet from the Street Line.

- e. 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 which is typically within the first six (6) feet of a Front Yard. 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.
 - I. Trees not in the County right-of-way must have Association written permission prior to removal.
 - II. When a home does not have a street tree it is recommended that a street tree be installed in accordance with Alameda County's Tree Preservation Ordinance.

3. Exterior Appearance

The home's exterior, including roofs and gutters, shall be well maintained, and must have a neat and well-kept appearance.

- a. 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)
- b. Electrical service panels including service entrance, solar, and car charging panels shall not be placed on the front or street facing vertical side of the house unless required by code or Functional Necessity.
- c. Air conditioner units shall not be placed on the front or street facing vertical side of the house or in a front facing window unless required by code or Functional Necessity.
- d. 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.
- e. Security bars on the Front Yard windows and Front Yard porches are not permitted.
- f. Peeling, flaking, or cracked painted surfaces must be repaired and repainted in a timely manner.
- g. Security lights must be well maintained and Dark Sky Compliant. When requesting installation, members should consider placement to ensure safety, as well as maximize privacy for their fellow neighbors, minimal intrusion, and general village aesthetics.
- h. Security Cameras must be properly installed. Immediately visible connection cables/wires shall be properly secured and painted to match the home and shall not be exposed or hung loosely. Security Camera(s) shall be well-kept and in good repair.

4. Storage

- a. Playground/sports equipment must be moved near the garage, to the side of the home, or in the backyard when not in use.
- b. Trash, garbage, recycling, and/or green waste cans, bins, boxes, or other such containers shall not be stored in any area between the public street and the building wall facing said public street, driveway, or county right-of-way except on designated trash pickup days.

- c. Recreational vehicles, boats, trailers, Seadoos, ATVs, and Golf Carts shall not be stored in the Front Yard or driveway 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 or driveway.
- e. Car covers used on any type of vehicle located in the Front Yard must be designed and sold as a car cover and maintained in good condition. General purpose tarps are not permitted.
- f. 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 for: a) the acts and omissions of all of the Member's tenants, guests and invitees, b) the acts and omissions of all guests and invitees of any tenants; and c) 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 January 18, 2024.



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