

Sun City Lincoln Hill ARC Application Checklist

Landscape – Boulders, Rock & Dry Creek Beds

Checklist 18

An application and approval is **NOT** required if the same type of approved landscape rock is being refreshed. The ARC will determine the acceptability of any boulder or rock material visible to neighboring properties.

This Checklist is for GUIDANCE ONLY, please refer to the CC&Rs and the Design Guidelines for all other specific requirements relating to your project.

OWNER CHECKBOXES (Must be filled in or noted N/A)

ARC CHECKBOXES

Brief Project Description _____

Required Documents & Samples

- Drawing showing the location and size of the area to
- Identify the type of boulders, (moss, rock, granite, etc.), to be used and include a photo of a sample.
- Identify the type of rock with a physical sample or a photo of a sample.

BOULDERS

- The area of boulders will not exceed five percent (5%) of the Plantable Area.
- Boulders will be set into the ground to create the look of a natural outcropping of rock. Grouping of boulders is recommended.
- The size of the boulders is compatible with the scale of the home.

DECORATIVE ROCK

The area of decorative rock will not exceed the following percentages of the plantable area.

- Front Yards, Corner Lot Street Side Yards, Open Space and Golf Course Rear Yards. Twenty percent (20%) of the plantable area.
- Interior Lot Rear Yards. Thirty percent (30%) of the plantable area.
- All Side Yards. Twenty percent (20%) of the plantable area.
- Decorative rock and stone will be a minimum of one inch (1") and a maximum of six inches, (6") in a blend for landscaping and is derived from native rock of the region, such as Cobble Rock, River Rock or Salt & Pepper Cobble. All Cobble rocks must be smooth and rounded.
- Decomposed granite and pea gravel may be used on pathways in the rear yard only, but not as a substitute for bark or patio area.
- Pea gravel may be considered on a case-by-case basis, if used sparingly in a specialized design e.g. Japanese garden. Use in the front and corner lot street side yards is prohibited.
- Other decorative rock may be considered on an individual basis.
- The use of lava rock of any color, artificially colored rock or crushed rock such as California or Sonoma Gold is prohibited.**

DRY CREEK BEDS & ROCK LANDSCAPE FEATURES

Refer to Dry Creek Example drawing on page 3.

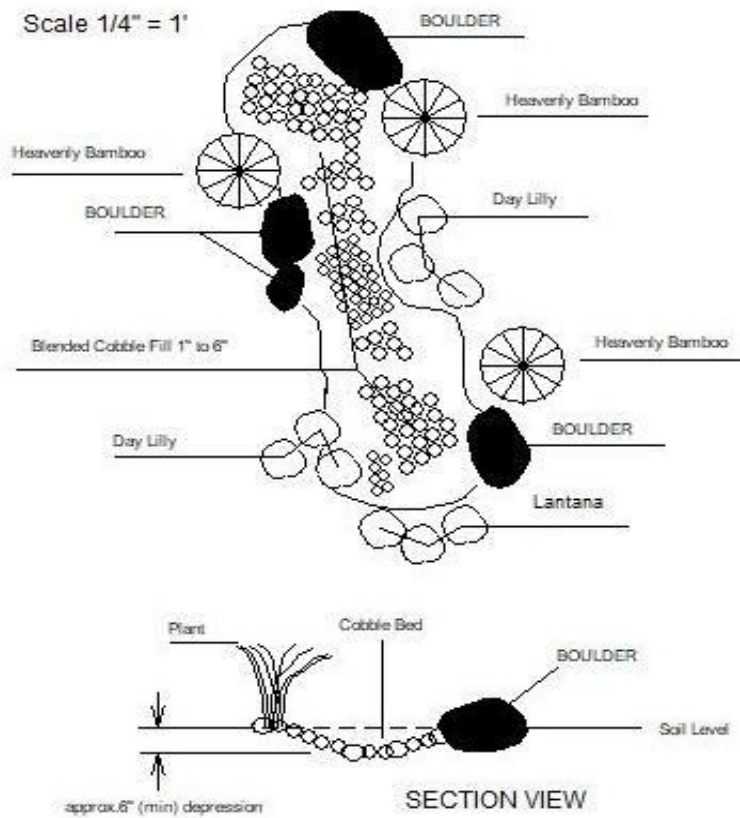
- The area of rock used in Dry Creek Beds is included in the overall Decorative Rock maximum.
- Layout follows a natural meandering path through the landscape and takes advantage of the natural contours of the site.
- Creek bed is depressed into the ground to simulate a natural creek's depth.
- Creek bed consists of varying widths.
- The maximum width and length in Front and Corner Lot Street Side Yards shall not exceed four feet (4'-0") and the maximum length shall not exceed fifteen feet (15'-0"), or a length approved by the ARC. All dry creek beds shall be in scale with the home and the overall landscape design.
- Creek bed stone to be cobble.
- Install boulders along edge to create a more natural appearance.
- Plants have been included along the edges to simulate a real creek.
- Straight line, same width, flat rock beds and hard edge borders of any material are prohibited.**
- The timeline for completion of work is within 90 calendar days from the start of work and must be completed before the one-year approved application period expires.

This checklist must be completed and signed by the Owner along with the Architectural Review Committee, (ARC) Application Form

<u>Homeowner Use</u>	
Planned Completion Date:	
Name:	
Address:	
Signature:	

<u>ARC Use Only</u>	
<input type="checkbox"/>	APPROVED _____
<input type="checkbox"/>	INCOMPLETE _____
<input type="checkbox"/>	DISAPPROVED _____
Date: _____	

DRY CREEK BED EXAMPLE



NOTE: Plant names above are for EXAMPLE ONLY, any appropriate plant from the approved plant list may be used.