

WESTLAKE VILLAGE CIVIC ASSOCIATION, INC ARCHITECTURAL POLICY

LAWNS AND OTHER LANDSCAPING

This policy implements Article VIII, Section Seven, Paragraph 1 of the Protective Restrictions to set standards for lawns in Westlake Village. Section Seven, Paragraph 1 is quoted in part:

1. "All lots, together with the exterior of all improvements (if any) located thereon, shall be maintained in a neat and attractive condition by their respective Owners. Such maintenance shall include, but shall not be limited to, painting, repairing, replacing and caring for roofs, screens, windows, gutters, downspouts, building surfaces, trees, shrubs, walks and other exterior improvements. Each owner shall be responsible for maintaining that portion of a street used as his yard which lies between a Lot and the paved street in the same manner as if said Owner owned it ... "

This policy also affirms the support of the Association for efforts by the State of Florida, other governmental agencies and district water resource boards to promote the use of alternate landscaping to conserve water resources.

Acceptable landscaping encompasses defined shrubbery and flower beds, lawns, hedges and Florida-friendly landscaping.

DEFINITIONS

1. **LAWN** - The lawn is considered that portion of the property that has been planted or seeded in grass. Lawn grasses are routinely mowed to maintain a short height. All areas of a lot not designated as traditional shrubbery or flower beds, hedges or Florida-friendly landscape areas shall be considered lawn areas.

2. **XERISCAPING** - See Florida-Friendly Landscaping below.

3. **LAWN GRASS** – The following are deemed as acceptable lawn grasses for use in Westlake Village and are pre-approved for use without the consent of the Architectural Committee.

- St. Augustine (except Roselawn)
- Argentina Bahia
- Improved Bermuda (excluding common or Wild Bermuda)
- Zoysia
- Winter ryegrass (used as a temporary Winter-season grass)

Lot owners may request approval from the Architectural Committee to use other grasses commercially available and sold as lawn grasses. Written documentation of the quality and durability of these grasses is required. Varieties of grasses that do not meet the above requirements or for which specific approval has not been granted shall be considered to be weed grasses and are unacceptable for lawn grasses.

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4. FLORIDA-FRIENDLY LANDSCAPING – quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance.

Lot owners must submit plans for Florida-friendly landscaping to the Architectural Committee for approval and documentation showing that the shrubs, ground covers, grasses and other plantings are designated as Florida-friendly by an appropriate governmental or horticultural organization.

STANDARDS

These standards apply to all areas of a lot. The area routinely evaluated by the Architectural Committee is from the house to the property lines on the side of the house and the area located between the curb of the street and the front of the house. This includes the area (median) between the street and the sidewalk. These are those areas that can be seen from the street. The Committee may also evaluate and enforce these standards to other areas of a lot upon the written complaint from another homeowner.

LAWNS

Lawns shall meet the standard of "neat and attractive" if substantially all of the owner's lawn is covered in one of the above listed grasses, or another grass approved by the Architectural Committee, in dense growth. Bare areas, areas of sparse growth and areas with growths of weeds or weed grasses are not considered to be covered with grass for purposes of meeting the "substantially all" standard.

1. This standard shall not apply to portions of a lawn that have recently been plugged, seeded or planted. The homeowner has the responsibility to water, fertilize and take any other measures to insure that the plugged, sodded or planted lawn meets the "substantially all" standard in a reasonable period of time.
2. Plugs must be placed no further than 18 inches apart for jumbo plugs or 12 inches apart for regular plugs. Exceptions may be granted by the Committee.
3. Rye grass may be used to meet the "neat and attractive" standard during the winter months in cases where a Lot owner determines that it may be more difficult to grow one of the permanent type lawn grasses. When Rye grass is used, weeds must be killed prior to seeding and the seed must be evenly spread over all affected areas so as to give a "neat and attractive" appearance. The use of Rye grass does not reduce the requirement that weed grasses and weeds must be removed and bare areas covered in grass. Those owners who use Rye

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grass to meet the "substantially all" standard of coverage must plug or sod with one of the above listed grasses by March 31st of each year.

4. If one area of the lawn is bare and/or in weeds or weed grasses the whole lawn does not meet the "substantially all" standard.
5. Sidewalks, driveways and curb lines must be edged, lawn areas must be kept neat by regular mowing.
6. Homeowners are encouraged to periodically treat lawns for weeds, insects and lawn diseases to promote a neat and attractive appearance. Routine watering and fertilization are encouraged to promote healthy lawns.

FLORIDA-FRIENDLY LANDSCAPING, SHRUBBERY AND FLOWER BEDS, HEDGES

All designated areas shall be maintained free of weeds and the intrusion of lawn grasses. Shrubbery, hedges and trees shall be kept trimmed in such a manner as to present a pleasing appearance and not present obstacles to passers-by or vehicles.

All dead vegetation must be removed.

COMMENTS

1. Given the availability of reclaimed water in Westlake Village, lawns and landscaping are able to be provided adequate irrigation to maintain them in a neat and attractive manner in spite of restrictions that may be imposed on other water sources.
2. Homeowners may substitute traditional landscaping and/or Florida-Friendly landscapes as alternatives to the planting of traditional lawn grasses. Landscape plans must be submitted to the Architectural Committee for review and approval. Plans should include a plot plan showing the area to be included and a list of the plantings that will be used and their arrangement in a landscape area.
3. All lot owners are reminded that, as required by the Covenants, all significant changes to the landscaping layout or composition must be submitted to the Architectural Committee for approval before work begins.

Reviewed and approved by the Board of Directors: October 13, 2009