

DATE: January 21, 2016

TO: All Homeowners Mabury Ranch Homeowners Association

FROM: The Board of Directors  
Mabury Ranch Homeowners Association

RE: Approved Architectural Addendum

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One of the more important functions of our community association is to enhance the desirability, attractiveness and living experience by preserving the architectural character of the neighborhood. Enclosed, please find a copy of the Association's approved Architectural Addendum governing all alterations, additions, modifications and changes to any Home, Lot or Unit within our Association. It is the responsibility of every homeowner to review the Architectural Addendum in its entirety and to submit all requests for architectural changes in full conformance with these guidelines and standards prior to the commencement of any work. These guidelines and each Member's compliance with them are intended to help maintain our community's architectural integrity and property values.

The goal of the Architectural Addendum is to provide a fair, reasonable, and expeditious procedure for making decisions when reviewing architectural improvement requests. Please remember, all requests must be in writing and shall include sufficient plans and specifications for the Architectural Committee to determine the full extent of the proposed changes and their compliance with the enclosed guidelines and standards.

Should you have any questions regarding the Architectural Addendum and compliance with these regulations, please contact Accell Property Management at 949-581-4988 for assistance. Please keep a copy of the Architectural Addendum as part of your permanent records for the Association.

Sincerely,

The Board of Directors  
Mabury Ranch Homeowners Association

**Addendum to the Mabury Ranch Architectural Standards:  
Drought-Tolerant Live Plant & Artificial Turf Guidelines  
Re: CC&Rs, Section 4 – Standards for Maintenance and Installation, B & C**

**Background:** In light of the new California watering restrictions, the MRHOA Board agreed to amend the current landscaping standards to address drought-tolerant plantings. On October 7, 2015 the MRHOA Board voted to adopt the ***Drought-Tolerant Live Plant & Artificial Turf Guidelines*** addendum to the Architectural Standards.

Due to the California watering restrictions, the MRHOA has had to take a more lenient approach to small brown patches in lawns. However, homeowners should be advised that turning off the water and allowing an entire lawn to turn brown is not allowed.

As stated in the MRHOA CC&Rs it is the homeowner's responsibility to maintain the landscaping and replace any dead plants in a timely manner. If dead plants are observed in yards where sod has been replaced by drought-tolerant landscaping, homeowners will be mailed warnings and assessed fines if the situation is not corrected in a timely manner.

Going forward homeowners are allowed to remove sod and replace with drought-tolerant plantings or artificial turf as long as guidelines are followed in order to preserve the current character of Mabury Ranch. Well-maintained parkway strips with sod, shrubs, plants and mature trees are the current standards in Mabury Ranch common areas. Any change to homeowners' landscaping visible to the street must be consistent with the common area landscaping.

**Drought-Tolerant Landscaping Overview:**

- No desert landscaping will be approved
- All plans must include an irrigation system and plants must be densely populated so as to conceal most of the ground cover material
- There are no ***specific*** plant types required although homeowners are encouraged to contact a local nursery for advice on "California-friendly" and "non-invasive" plant choices.
- Homeowners are encouraged to include at least one tree in their drought-tolerant landscaping plan
- Homeowners should consult a professional landscaper before undertaking any sod-removal project. Homeowners should be aware that the cost to fill an entire yard with the minimum requirement of drought-tolerant plants and install a new irrigation system far exceeds the cost of planting sod.

**Drought-Tolerant Live Plant Guidelines:**

- 1) Acceptable ground cover includes:
  - a. any living, natural green plant material that grows no taller than 5 inches tall
  - b. bark or mulch
  - c. decomposed granite

No rock or gravel will be permitted as a ***primary*** ground cover. Rock used in a "feature" such as a dry creek bed may be approved on a case-by-case basis

- 2) Acceptable ground cover to plant ratio

- a. Ground cover shall be limited to no more than 20% of the entire surface. The majority of the area will be filled with natural, living plants or shrubs and irrigation, preferably a drip system
- 3) Non-flowering plant or shrub
    - a. 1-gallon plants are the minimum size that can be planted (hanging pots are exempt)

Smaller-sized **Annuals** may be used to fill in with Spring color

- 4) Parkway strips in front of homes
  - a. Must be natural green plant material that grows no taller than 5 inches tall
  - b. When artificial turf is used in parkway strips it shall confirm to the **Artificial Turf Guidelines**
  - c. Must have a consistent, attractive and well-maintained appearance

#### Artificial Turf Overview:

There are many aspects to consider when replacing live sod with artificial turf:

- Many of the types available do not meet MRHOA standards
- Artificial turf is not permanent. It will need to be replaced should it become damaged or when it starts to fade within 3-7 years.
- Installing artificial turf is a complicated and costly job that should be left to a professional.

#### Artificial Turf Guidelines:

- 1) **Color:** Must be a 3-color variety, the most realistic looking grass color
- 2) **Material:** No nylon due to its susceptibility to fading
- 3) **Pile & weight:** Minimum 40 face weight for a more realistic appearance
- 4) **Toxicity:** No lead in the manufacturing process which can seep into storm drains/ neighboring yards
- 5) **Permeability:** Only backings that are completely permeable, not backings with holes that can become clogged
- 6) **Water absorption:** Products that absorb water are not allowed. These products also absorb pet urine which creates offensive odors
- 7) **Base & drainage:** Artificial turf cannot be installed over the top of existing grass. Sod and dirt must be removed and an aggregate base and soil stabilization fabric installed to allow for proper drainage. Artificial turf must be installed according to the manufacturer's instructions.

In accordance with the existing CC&Rs, all landscaping projects must be submitted for approval to the Architectural Committee before work can begin. Submissions must include a description of the project, detailed drawing including specific plant placement, plant names and samples of any non-organic material.