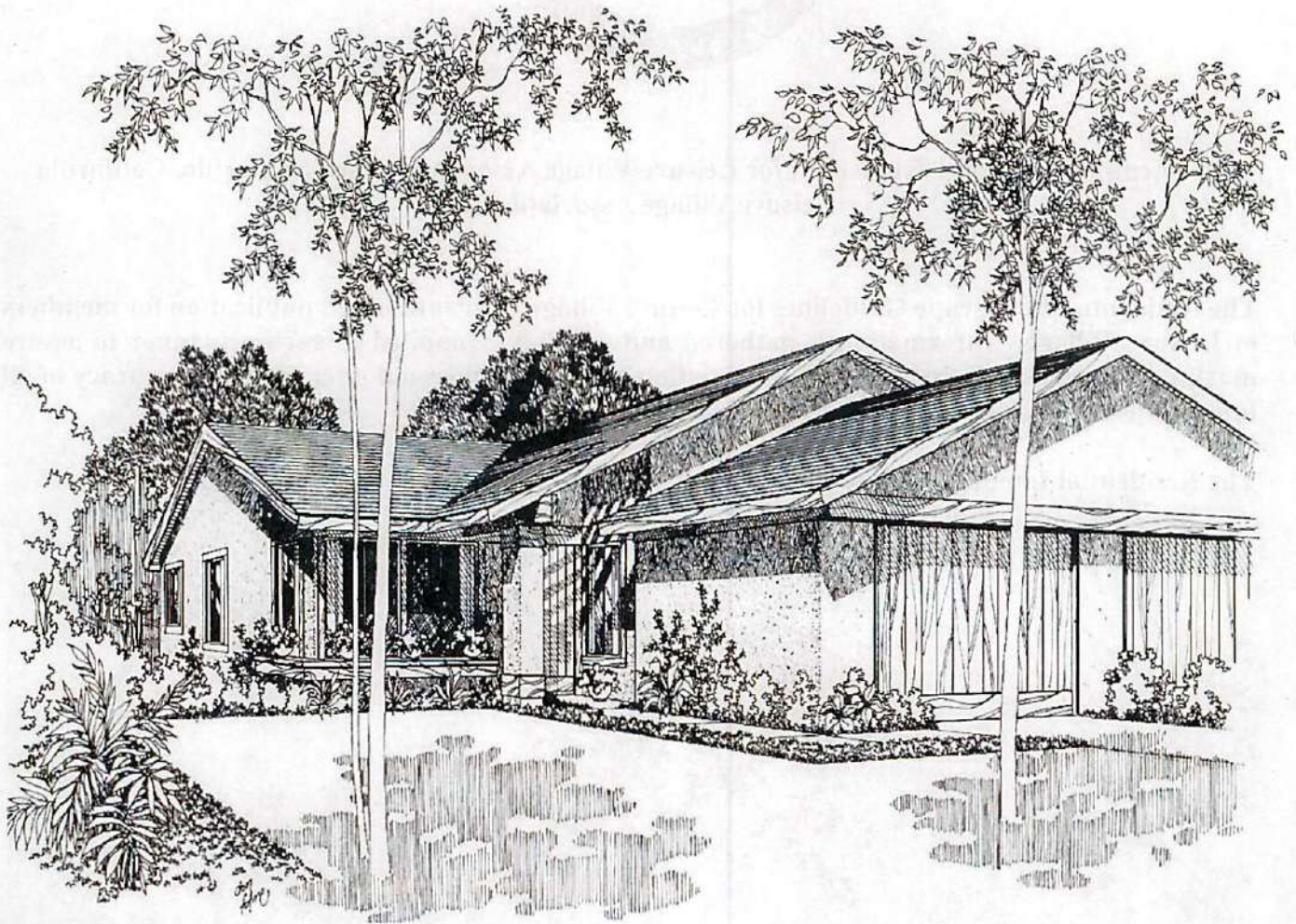


LEISURE VILLAGE
Residential Landscape
Guidelines



LEISURE VILLAGE RESIDENTIAL LANDSCAPE COMMITTEE



Residential Landscape Guidelines for Leisure Village Association, Inc., Camarillo, California
Leisure Village Association, Inc.

The Residential Landscape Guidelines for Leisure Village is an authorized publication for members of Leisure Village. Information is gathered and carefully compiled in such a manner to assure maximum accuracy. Leisure Village Association cannot and does not guarantee the accuracy of all information furnished.

The Residential Landscape Guidelines are subject to change.



Leisure Village Residential Landscape Guidelines

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1. STATEMENT OF INTENT

1.1 Purpose

Residential Landscape is defined as the planted garden beds adjacent to the outside perimeter of each home. Established garden beds are designed separately and extend from corner to corner of the house on each side measured diagonally or within a separate area, such as along an entry sidewalk. (See Appendix)

As homeowners and residents of the Leisure Village Association (LVA), we are fortunate to live in a community that accepts and encourages variety in our landscapes. To maintain quality and consistency within the community, rules and guidelines have been developed to help homeowners make decisions regarding their residential garden beds.

The Residential Landscape Guidelines serve:

- As an overview and reference for homeowners to understand the garden bed maintenance categories: Leisure Village Maintained (LVM), Homeowner/Resident Maintained (HRM) and Edible Fruit Citrus (EFC).
- As a resource for members of the Residential Landscape Committee.
- As a resource for the Leisure Village Administration Staff.

Common Area Landscape shall be all areas not designated above as Residential Landscape. These areas shall be controlled and maintained by Leisure Village Association (LVA).

1.2 Residential Landscape Committee

The Residential Landscape Committee is a group of volunteer homeowners who meet regularly to discuss common landscaping issues and recommend changes to the LVA Approved Plant List and the Residential Landscape Guidelines. The Committee works cooperatively with the LVA Landscape Department, the Architecture Committee and Buildings and Grounds Committee representatives.

The Committee helps homeowners process Landscape Permit Applications for changing or modifying their garden beds. Committee members are assigned to review the applications and to meet with the homeowner on site to discuss and resolve any issues. Work on the changes may proceed only after the committee member signs the permit. The homeowner then has 60 days to complete the work. Once complete, the homeowner will contact the Residential Landscape Committee and request a final inspection.

2. LEISURE VILLAGE MAINTAINED (LVM) GARDENS

2.1 Description

The standard garden option provided by LVA includes plants and shrubs that are of a low maintenance nature and must be listed on the current or past LVA Approved Plant List. Regular maintenance is provided by LVA as detailed below.

2.2 Maintenance Provided By LVA

Maintenance of LVM gardens is currently provided by an outside landscape contractor employed by LVA. The contractor's trim crew performs garden maintenance at each residence multiple times a year. This work includes shearing or pruning of shrubs, trimming and deadheading flowering plants, removing diseased or dead plant materials, weeding, raking, and complete cleanup of the garden. Several times a year the garden border is sprayed with herbicide to prevent or curtail intrusion of grass and weeds into the garden bed.

LVA will remove and replace plants that are dead, terminally diseased, or if continued growth shall create a hazard to Association property, persons, or structures. The cost of removal and/or replacement of dead, diseased or damaged plants is covered by LVA. If a garden is missing plants (bare spots), LVA will provide and install replacement plants if requested. Homeowners should submit maintenance requests to LVA using a Frontsteps Work Order.

Leisure Village, without exception, controls and maintains all outdoor irrigation systems including in residential garden beds and patios. This system uses non-potable water. Residents and outside landscape professionals are not allowed to repair or alter LVA irrigation systems. Homeowners must submit a Frontsteps Work Order to LVA requesting adjustments or repairs to any part of the system.

2.3 Maintenance Not Provided By LVA

LVA does not routinely apply fertilizer or pesticides to treat diseases, ants, snails, spiders, etc.

LVA will not remove a plant simply because it is old or unsightly. Plants the homeowner does not like can be changed at their expense. The work may be performed by the homeowner or a contracted gardener. These steps should be followed:

- Landscape Permit Application Required (See Appendix).
- Replacement plants must be listed on the LVA Approved Plant List
- Work on changes may proceed only after approval of the permit.
- Remove the old plant materials listed in the permit.
- Once these steps have been taken and approved by LVA, the plants shall become the property of LVA which shall again assume maintenance of the beds.
- LVA will adjust the irrigation system to accommodate new plants.

Homeowners may perform minor work if desired in LVM gardens such as applying fertilizer, applying pest control, removing spent flowers and leaves, weeding, and minor pruning. Homeowners may dispose of green waste only from the garden in the green bins used by the trim and mowing crews. NO Plastic bags, containers of any kind, trash, or other non-green waste material may be placed in the green bins.

2.4 Allowed Items

If a garden bed remains as an ongoing LVM bed, a plant on a former but not on the current LVA Approved Plant List may remain in the garden bed. Such plants are allowed and are considered “grandfathered”.

Garden bed edgings, pavers, and low-voltage or solar lights may be installed in a LVM garden subject to the requirements of the Architectural Guidelines. Architectural permit approval **and** Leisure Village indemnification for pavers and garden bed edging are required.

One semi-dwarf citrus tree is allowed in each LVM garden bed subject to the requirements identified in Section 5.0 of this guideline. All other trees in LVM garden beds planted in the past are the responsibility of LVA to maintain or remove if deemed necessary. Homeowners may request maintenance pruning or removal of such trees using a Frontsteps Work Order. Decisions regarding these requests are the responsibility of the LVA Landscape Superintendent.

2.5 Not Allowed Items

No potted plants, decorative items, sculptures, rocks, or mulch of any kind may be added to an LVM garden. If such items are installed by the homeowner or resident, the trim crew will not perform maintenance on the garden bed unless the items are permanently removed. Homeowners have the option of converting the garden to HRM if keeping these items in place is desired (refer to Section 2.6).

Personal agriculture such as seasonal vegetables and fruit plants are not allowed in LVM garden beds except for the designated exclusive use common areas (patios).

Trees (other than citrus trees) are no longer allowed to be planted in LVM garden beds. All naturally introduced sapling tree(s) will be promptly removed by the trim crew. Homeowners are encouraged to submit a Frontsteps Work Order if they notice a tree beginning to grow in a LVM garden.

Gardening tools, supplies, containers, and other non-decorative items must not be stored within LVM garden beds.

2.6 Converting an LVM to an HRM Garden

Converting to an HRM Garden is a long-term commitment accepting all costs of conversion and ongoing maintenance. A Landscape Permit Application is required to convert an LVM garden bed to an HRM garden bed. Any number of garden beds may be converted.

Only the homeowner may submit a Landscape Permit Application. A garden plan drawing showing the layout of plants and any decorative features must be included with the application.

After the application is approved by the Landscape Committee representative, the homeowner may make the approved changes. After the garden bed has been planted, the homeowner shall notify the Landscape Committee representative. The representative shall perform an onsite inspection and request necessary irrigation modification to water plants. Upon satisfactory

inspection, the LVA maintenance crew will install a 1-inch round washer on the bottom side of the fascia board above the garden to indicate that the garden is an HRM garden. The homeowner assumes full responsibility for maintenance of the garden bed thereafter.

3. HOMEOWNER/RESIDENT MAINTAINED (HRM) GARDENS

3.1 Description

Homeowners have the option of converting one or more of their LVM garden beds to HRM garden beds. HRM gardens allow homeowners greater flexibility in the plants they select. They are not confined to choosing plants from the LVA Approved Plant List. The homeowner, through the Landscape Permit Application process, selects, installs, and maintains the plants. All garden maintenance is the responsibility of the homeowner. The homeowner or their representative may do the work; this includes contracted gardeners. The homeowner shall cover all the costs of establishing and maintaining HRM garden beds.

Plantings are to be of such nature that eventual growth will not cause damage to structures, foundations, walks, or common areas. LVA may remove such plants at homeowner's expense if any damage occurs or is imminent. If any damage occurs LVA shall not be responsible or liable.

LVA is not responsible or liable for damage to plants or any other homeowner installed objects. LVA does not routinely apply fertilizer or pesticides to treat diseases, ants, snails, spiders, etc.

3.2 Maintenance Provided by LVA

Several times a year LVA sprays the garden border with herbicide to prevent or curtail intrusion of grass and weeds into the garden bed. Homeowners shall ensure their plants are kept away from the turf border to allow for spraying.

LVA maintains and repairs the non-potable water irrigation. The irrigation system may only be serviced by the LVA Irrigation Department. Homeowners and gardeners are prohibited from making changes or adjustments to the irrigation system. If the irrigation system needs repair, changes, or adjustments the homeowner must submit a request to LVA using a Frontsteps Work Order. Changes to the irrigation system in a HRM garden bed may be subject to a fee charged to the homeowner. If this applies, LVA will notify the requestor of the cost.

3.3 Maintenance Provided by Homeowner

The homeowner/resident maintains garden beds at their own expense. The homeowner's responsibility for maintenance includes, but is not limited to, weeding, pruning, removing spent flowers and leaves, fertilizing and pest control. Maintenance and cleanup work must be performed on a regular basis. Plants and shrubbery must not be allowed to grow into or over the entry walkway or common area grass. Plants shall not exceed 8' in height (i.e. above the roof line) and shall not be allowed to touch the roof, fascia, or walls of the building.

3.4 Allowed Items

Garden edging, pavers, and low-voltage or solar lights may be installed in a HRM garden bed subject to the requirements of the Architectural Guidelines. Architectural permit approval and Leisure Village Indemnification are required for pavers and garden bed edging.

Potted plants, decorative items, rocks, and mulch may be added to an HRM garden. Care should be taken to avoid creating trip hazards. See Section 8 for additional information.

3.5 Not Allowed Items

No invasive species of plants are permitted. This includes low, spreading ground covers such as ivy that may provide a supporting environment for rodents. No plants or vines are allowed that may attach themselves to walls, fences, lattice screens, or other building elements.

Gardening tools, supplies, containers, and other non-decorative items must not be stored within HRM garden beds.

Artificial flowers are not permitted to be placed directly into a garden bed.

Trees (other than semi-dwarf citrus trees) are not allowed in HRM gardens. Naturally introduced sapling trees should be promptly removed. Homeowners shall not plant any trees in the HRM garden soil. Trees in pots must be placed on a paver to prevent roots from growing into the ground. See Section 4 for additional information.

3.6 Changes to HRM Gardens

Minor changes to HRM garden beds include and may be made without submitting a Landscape Permit:

- Replacing plants like-for-like, or not substantially different.
- Adding and removing annuals.
- Moving pots, containers, and decorative items to different locations.
- Contact the Residential Landscape Committee if you have any questions.

Significant changes that do require Landscape Permit Application include but are not limited to:

- Changing the shape or size of the garden bed.
- Large scale redesign of the plantings or decorations.

3.7 Monitoring the Condition of HRM Gardens

The Building & Grounds Committee is to oversee and ensure that the condition of Leisure Village homes and common areas comply with established Rules and Regulations. It is also responsible for monitoring compliance with the Residential Landscape Guidelines.

If a homeowner fails or neglects to maintain a HRM garden in a manner acceptable to the Association, the homeowner shall be issued a Notice of Violation. Failure to comply with this violation letter may result in a monetary penalty levied against the homeowner or other remedies established by LVA at the homeowner's expense. If a homeowner is cited repeatedly for

Leisure Village Residential Landscape Guidelines

neglecting garden maintenance, LVA may request conversion back to LVM status as described in Section 3.8.

3.8 Converting an HRM Garden to an LVM Garden

A Landscape Permit Application is required to convert an HRM garden bed to an LVM garden bed. Only the homeowner may submit a Landscape Permit Application. A garden plan must be submitted with the application showing the changes planned. All existing plants that are not on the current LVA Approved Plant List must be removed. Any decorative items including stones, mulch, potted plants, statuary, etc. must be removed as well. All costs of conversion are borne by the homeowner.

Changes to the irrigation system in a Homeowner/Resident Maintained Garden bed are subject to a fee charged to the homeowner. If this applies to your project, LVA will notify you of the cost.

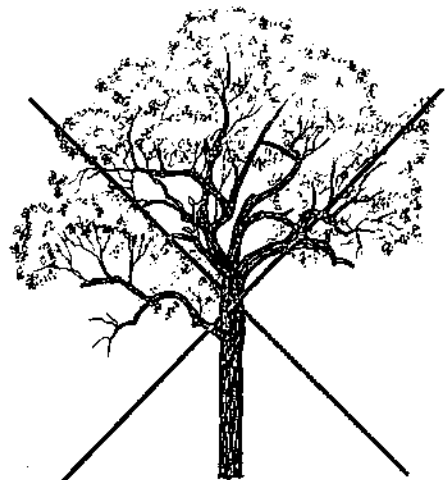
New plants chosen from the current LVA Approved Plant List must be specified to refill the garden as needed. After the garden bed has been planted, the homeowner shall notify the Landscape Committee representative. The representative shall perform an onsite inspection and request necessary irrigation modification to water plants. Upon satisfactory inspection, the LVA maintenance crew will remove the 1-inch round washer from the bottom side of the fascia board above the garden to indicate that the garden is no longer an HRM garden. LVA thereafter assumes responsibility for maintenance of the bed.

4. TREES IN HRM & PATIO GARDEN BEDS

Planting of a non-citrus fruit tree is no longer permitted. Self-sown sapling trees should be removed promptly. Homeowners must not transplant indoor tree specimens or any other trees into garden beds.

It is strongly recommended that existing trees in HRM and enclosed patio garden beds be removed. Future growth of a tree may risk damage to the building structure and/or LV maintained components such as irrigation, sewer, water main lines, sidewalks, and driveways. When and if LVA becomes concerned about such a tree, a letter will be sent requesting the homeowner to remove the tree or sign a Tree Indemnification Agreement with the understanding that all damage and liability arising from the tree is the sole responsibility of the homeowner.

A residential Landscape Permit and site inspection are required before any tree(s) are removed to ensure that no irrigation, electric or drain lines are in danger of damage due to removal. It is recommended that the homeowner use a tree professional that is licensed, bonded and insured.



5. EDIBLE FRUIT CITRUS (EFC) TREES IN GARDEN BEDS

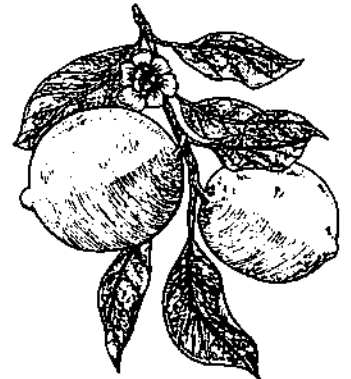
5.1 Existing Non-Dwarf Citrus and Fruit Trees

Garden beds may contain existing, non-dwarf citrus and fruit trees planted in a residential garden bed. The non-dwarf citrus and fruit trees are limited to a height of no more than 8 feet (with consideration to the overall health of the tree) and must be maintained at a width appropriate to the boundaries of the garden bed.

Existing, non-dwarf citrus and fruit trees planted in a residential garden bed are limited to a height of no more than 8 feet (with consideration to the overall health of the tree) and width appropriate to the size of the residential garden bed. If an existing, non-dwarf citrus or fruit tree becomes too old to bear fruit or is terminally diseased it shall be removed by the homeowner at their expense. Any tree must be pruned off the roof, away from fascia, exterior wall, and common area.

a. New Semi Dwarf Citrus Trees

Only citrus tree varieties that are grafted onto dwarfing rootstock are allowed (known as semi-dwarf trees). This includes oranges, tangerines/mandarins, grapefruits, lemons, limes, tangelos, tangors, kumquat and citrus hybrids. Semi-dwarf trees are restricted to one citrus tree per garden bed and are limited to a height of no more than 6 feet (with consideration to the overall health of the tree) and must be maintained at a width appropriate to the boundaries of the garden bed.



The homeowner is responsible for the cost of the semi-dwarf citrus tree, its planting and maintenance.

b. Existing & New Citrus Trees

The homeowner is also responsible for maintaining the tree, harvesting the fruit, and removing fruit droppings in a timely manner. The homeowner is the owner of the tree and fruit. Only the homeowner may authorize harvest of the fruit.

LVA will maintain the remainder of a LVM garden bed that has a single approved citrus tree.

A Landscape Permit Application is required to add or replace a citrus tree. Once the permit is approved, the homeowner may install or change the tree, at their expense. Once installed, the tree remains the property of the homeowner, and maintenance of the tree shall be the obligation of the homeowner.

6. PROHIBITED TREES & PLANTS

Prohibited plants include, but are not limited to, avocado, blueberries, bramble berries, fig, grapevines, guava, olive, loquat, passion fruit, pomegranate, pome fruits, stone fruits, sapote, walnut and other nut species. Plants grown on standard orchard-size rootstock are not allowed.

7. ENCLOSED PATIO GARDENS

The homeowner/resident is responsible for maintaining all enclosed patio and exclusive use common areas in a neat, and clean manner. Plants and shrubbery shall not exceed 8' in height and shall not be allowed to touch the roof, fascia, or walls of the building. Plants and shrubbery may not extend beyond the patio boundaries, into common areas or to trail over or through walls, fences and lattice screens. Homeowners may landscape these areas subject to a review of the Residential Landscape Committee.

One semi-dwarf citrus tree may be planted in the patio garden as described in Section 5.0. Other types of trees are no longer allowed in patio gardens. Planting non-citrus trees is no longer allowed. Refer to Section 6 for existing non-citrus trees.

A homeowner may use the area designated as exclusive use common area to cultivate edible plant crops for personal use or donation. Seasonal edible vegetable plants are allowed in the ground or in a plant container. This would include exclusive use patio areas not enclosed by a fence or wall.

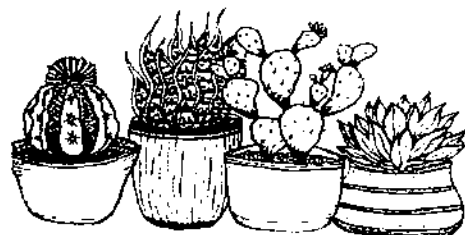
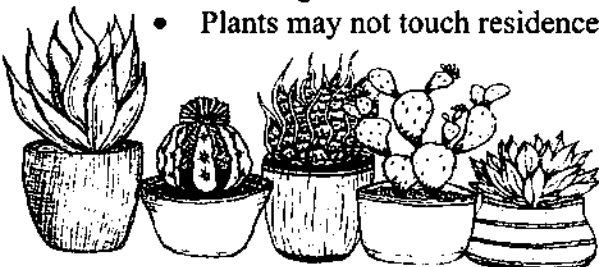
Plant crops shall not include any unlawful crops or substances. It is the homeowner's responsibility to maintain the area in a neat and clean manner.

For emergency egress, potted and garden plants (and other items) within a patio should be arranged such that a clear path (32" minimum width) is maintained between the rear door and patio opening. Gates and doors must not be obstructed.

8. PLANTS IN CONTAINERS AND POTS

Garden containers and pots are allowed to be placed within HRM garden beds, enclosed patios, and to a limited extent non-garden locations such as at entryways. The following requirements apply to containers and pots:

- Trees in pots are not allowed to establish root systems outside the pots.
- Potted plants, including decorative tree varieties, must be placed upon a concrete or other solid paver to prevent roots from entering the soil.
- LVA irrigation system will not accommodate watering the plants in containers.
- Must be in good condition; not cracked or broken.
- Plants in plastic/fabric nursery pots may only be used temporarily.
- Must be placed so that they do not interfere with lawn mowing (8" clear mow strip must be maintained along garden beds, sidewalks, etc.).
- Must not interfere with entry and exit walkways. A 32" clear path shall be maintained.
- Potted plants may be kept in the driveway space between adjoining garages and may not extend more than 4' into the driveway. No other pots may be kept in the driveway.
- The height of the container and plant must not exceed 6'.
- Plants may not touch residence walls, fascia, or roof.

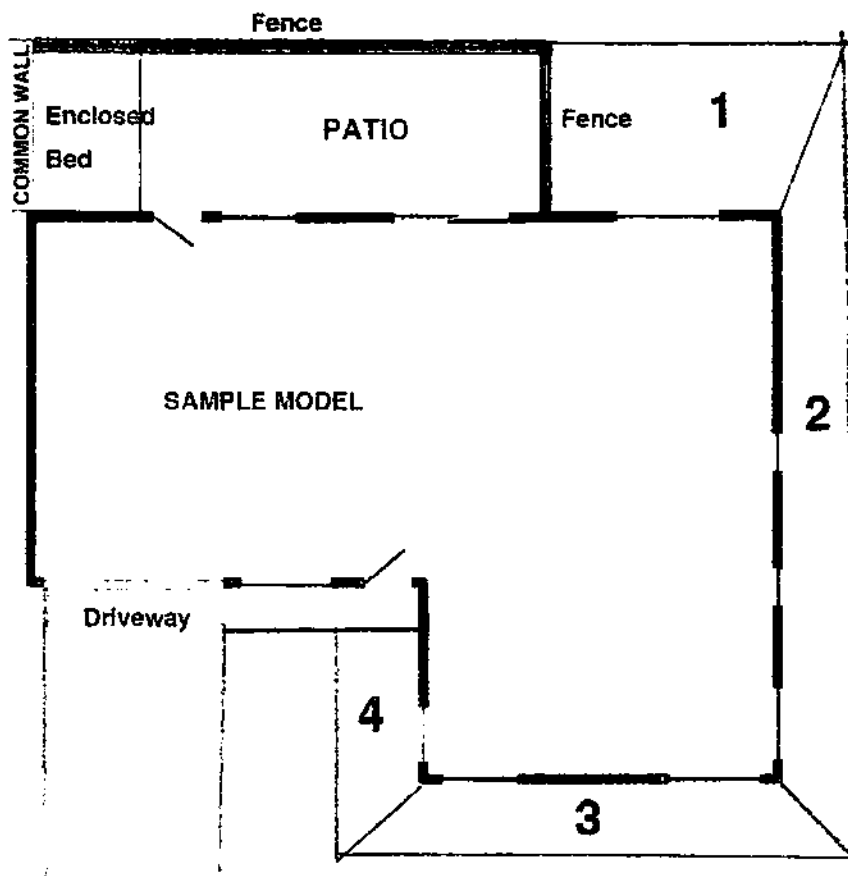


Example of Garden Beds Surrounding a Home

This sample home portrays four numbered residential landscape beds. Any one or all the beds (1 – 4) have these planting options.

- Leisure Village Maintained (LVM)
- Homeowner/Resident Maintained (HRM)
- Edible Fruit Citrus (EFC)

Note: The garden bed in the enclosed patio area is maintained solely by the homeowner/resident.



- 1= Rear Garden
- 2= Side Garden
- 3= Front Garden
- 4= Entryway Garden

Leisure Village Residential Landscape Guidelines

LANDSCAPE PERMIT APPLICATION LEISURE VILLAGE ASSOCIATION, Inc.

SAMPLE ONLY – Do not use

LANDSCAPE PERMIT APPLICATION
LEISURE VILLAGE ASSOCIATION, Inc.
PLEASE PRINT

No.

NAME _____ VILLAGE ADDRESS _____
MODEL NAME _____ TELEPHONE _____

OWNER REQUESTS

- Convert garden bed(s) from Leisure Village Maintained (LVM) to Homeowner/Resident Maintained (HRM)
- Convert garden bed(s) from HRM to LVM
- Add semi-dwarf citrus tree to garden bed(s)
- Add pavers to garden bed(s)
- Remove tree(s) from garden bed(s)

GARDEN BEDS INVOLVED Entry Front Side Rear

DESCRIPTION OF PROJECT (attach garden plan drawing)

All work shall be subject to inspection by the Landscape Committee. Work must be completed in accordance with the approved plan within 60 days of approval of application.

The undersigned agrees to all conditions as stated in the Residential Landscape Guidelines and understands that all changes are at homeowner's expense. Restoration to Leisure Village maintenance shall be homeowners' expense.

By signing this Permit Application, owner(s) agrees to hold the Association harmless from all obligations, controversies, suits or actions that may arise in connection with the work described in or done in connection with and pursuant to the permit. Owner accepts responsibility to maintain said improvements. Owner understands that any alterations or changes to the permit will require approval of the Association.

Owner or authorized agent signature _____ Date _____

Upon completion of the project, please call the LCR for inspection. Phone # _____

COMMITTEE ACTION

Approval to proceed by Landscape Committee Representative (LCR) _____ Date _____

Approvals

LCR Signature _____ Date _____

Landscape Committee Chair Signature _____ Date _____

Notes: _____

GARDENS ARE NOW (Indicate HRM or LVM in spaces provided)

ENTRY FRONT SIDE REAR

LVA ACTIONS

Washers on fascia installed (HRM) or removed (LVM) by _____ Date _____

Irrigation system checked and adjusted by _____ Date _____

LVA Landscape Supervisor _____ Date _____

May 1, 2025

Leisure Village Residential Landscape Guidelines

LANDSCAPE/EXTERIOR SERVICE REQUEST— *Village Responsibility (Work Order)*

B&G MEMBER NAME: _____	DATE: _____
ADDRESS: _____	<input type="checkbox"/> HOMEOWNER
PHONE #: _____	<input type="checkbox"/> PARTY REPORTING

LOCATION OF WORK REQUESTED: FRONT SIDE REAR

WORK REQUESTED: **ONE ITEM ONLY PER WORK ORDER**

ANIMALS: GOPHERS BEES OTHER: _____

SOD/SEED or RE-SEED WEEDS: REMOVE

SPRINKLERS BROKEN: AREA DRY WET REQUIRE ADJUSTMENT

SHRUBS: TRIM REMOVE REPLACE

Note: These items will normally be done at the time the shrub crew is in your Village. Please do not duplicate your request.

TREES: TRIM REMOVE REPLACE ROOTS: REMOVE

CONCRETE ROOF STUCCO EXTERIOR WOOD TRIM

PRESSURE WASH TRASH VAULT

DESCRIBE PROBLEM: _____

----- **DO NOT DETACH (OFFICE USE ONLY)** -----

W/O NUMBER: _____ WORK COMPLETED BY: _____

H/O NOTIFIED BY: DOOR HANGER IN PERSON DATE: _____

ACTION TAKEN: _____

MATERIALS USED: _____

LABOR: _____ WORK TO BE COMPLETED: _____

Leisure Village Residential Landscape Guidelines

APPROVED LVA MAINTAINED PLANT LIST (Example)

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**LVA APPROVED PLANT LIST
ARRANGED BY SUN EXPOSURE AND HEIGHT
MAY 1, 2023**

FULL SUN
SUN/PRTL SHADE
PARTIAL SHADE
PARTL/FULL SHADE

	Common Name	Botanical Name	Height	Width	Exposure
1	Sea Pink or Common Thrift	<i>Armeria maritima groundcover</i>	6"-10"	X 1'	full sun
2	Blue Fescue Grass	<i>Festuca glauca</i>	1'	X 10"	full sun
3	Lavender	<i>Lavendula angustifolia 'Munstead'</i>	1.5'	X 2'	full sun
4	Society Garlic	<i>Tulbaghia violacea</i>	1'-2'	X 1'-2'	full sun
5	Dwarf N.Z. & Hybrid Flax	<i>Phormium Dwarf selections</i>	1'-3'	X 1'-5'	full sun
6	Rosemary Groundcover	<i>Rosmarinus officinalis 'Prostratus'</i>	2'	X 4'-8'	full sun
7	Atlas Grass	<i>Festuca mairei</i>	2'-3'	X 2-3'	full sun
8	Compact Indigo Spires Sage	<i>Salvia 'Mystic Spires Blue'</i>	2'-3'	X 2'-3'	full sun
9	Dwarf Lantana	<i>Lantana bandana</i>	2'-3'	X 2'-3'	full sun
10	Cotoneaster	<i>Cotoneaster horizontalis</i>	2'- 3'	X 15'	full sun
11	Blanket flower	<i>Gaillardia x grandaiflora</i>	2'- 4'	X 1.5'	full sun
12	Star Clusters	<i>Pentas Lanceolata</i>	3'	X 3'	full sun
13	Mar. Washington Geranium	<i>Pelargonium x domesticum</i>	4'	X 3'	full sun
14	Lion's Tail, dwarf	<i>Leonotis leonurus dwarf</i>	4'-6'	X 4'-6'	full sun
15	Cotoneaster	<i>Cotoneaster glaucophyllus</i>	6' - 8'	X 6' - 8'	full sun
16	Dalmatian Bellflower	<i>Campanula portenschlagiana</i>	4"	X 8"	sun/prtl shade
17	Wheeler's Dwarf	<i>Pittosporum tobira 'Wheeler's Dwarf'</i>	6"-1'	X 1' >	sun/prtl shade
18	Dwarf Garden Juniper	<i>Juniperus procumbens 'Nana'</i>	8"-1'	X 6"	sun/prtl shade
19	Lily Of The Nile, Peter Pan	<i>Agapanthus Africanus peter pan</i>	1'	X 1'	sun/prtl shade
20	Ivy Geranium	<i>Pelargonium peltatum</i>	1'-1.5'	X 6"	sun/prtl shade
21	Box-Leaf Euonymus	<i>Euonymus japonicus 'Microphyllus'</i>	1'-2'	X 1'-2'	sun/prtl shade
22	Flax Lilly	<i>Dianella casa blue</i>	1'- 2'	X 2'-3'	sun/prtl shade
23	Silver King Euonymus	<i>Euonymus 'Silver King'</i>	1'-2'	X 1'-2'	sun/prtl shade
24	Boxwoods	<i>Buxus cvs. Green Series, etc.</i>	1'-3'	X 1'-4'	sun/prtl shade
25	Common Garden Geranium	<i>Pelargonium x hortorum</i>	1'-3'	X 1-2'+	sun/prtl shade
26	Calamint	<i>Calamintha grandiflora</i>	2'	X 2'	sun/prtl shade
27	Compact Variegated Tobira	<i>Pittosporum tobira 'Cream de Mint', 'Shima'</i>	2.5'	X 2'-2.5'	sun/prtl shade
28	Blue Heliotrope	<i>Heliotroium amplexicaule</i>	2'-3'	X 2'-3'	sun/prtl shade
29	Redhot poker plant	<i>Kniphofia galpinii</i>	2'- 3'	2'- 3'	sun/prtl shade
30	Sweet Pea Bush, Petite	<i>Polygala Fruitcosa</i>	2'-3'	X 2'-3'	sun/prtl shade
31	Variegated Glossy Abelia	<i>Abelia X grandiflora 'Kaleidoscope'</i>	2'-3'	X 3-4'	sun/prtl shade
32	Day Lilly	<i>Hemforocallis Hybrids</i>	3'	X 3'	sun/prtl shade
33	Flax Lilly	<i>Dianella tasmanica</i>	2'- 4'	X 15"-18"	sun/prtl shade
34	Hebe	<i>Hebe veronica lake</i>	3'	X 3'	sun/prtl shade
35	Lily Of The Nile	<i>Agapanthus Africanus</i>	3'	X 3'	sun/prtl shade
36	Little John Bottlebrush	<i>Callistemon 'Little John'</i>	3'	X 3'	sun/prtl shade
37	Golden Breath of Heaven	<i>Coleonema pulchellum 'Sunset Gold'</i>	3'	X 5'	sun/prtl shade
38	Silver Princess Euonymus	<i>Euonymus japonicus 'Silver Princess'</i>	3'	X 2'	sun/prtl shade
39	Compact Karo Bush	<i>Pittosporum crassifolium 'Compactum'</i>	3'	X 3'	sun/prtl shade
40	Sea Lavender	<i>Limonium perezii</i>	3'	X 3'	sun/prtl shade
41	Indian Hawthorne	<i>Rhaphiolepis ballerina</i>	6" - 1'	X 6" - 1'	sun/prtl shade
42	Fancy Cordyline	<i>Cordyline hybrid</i>	-5'	X 3'-5'	sun/prtl shade
43	Compact Myrtle Bush	<i>Myrtus communis tarentina 'Compacta'</i>	3'-5'	X 3'-5'	sun/prtl shade
44	Compact Myrtle, Variegated	<i>Myrtus communis l. 'Compacta Variegata'</i>	3'-5'	X 3'-5'	sun/prtl shade
45	Kohuhu Bush, Compact	<i>Pittosporum tenuifolium</i>	3'-5'	X 3'-5'	sun/prtl shade
46	Indian Hawthorn	<i>Rhaphiolepis indica Enchantress</i>	5'	X 3'	sun/prtl shade
47	Heavenly Bamboo	<i>Nandina domestica</i>	3'-8'+	X 2'-4'	sun/prtl shade

NUMBERS REFER TO PLANT PHOTOS

Leisure Village Residential Landscape Guidelines

These FAQ's are intended to provide a quick reference for Leisure Village homeowners considering residential garden changes. Complete requirements are contained in the latest Residential Landscape and Architectural Guidelines.

1. CONVERTING A GARDEN from LEISURE VILLAGE MAINTAINED to HOMEOWNER-MAINTAINED

Q – Can I convert just one or two garden beds, or must I do all?

A – You can convert just one, two or all.

Q – Do I have to remove all existing plants, or can I keep some?

A – You can keep any existing plants you like. Make sure to identify the existing plants on your landscape plan submitted with the Landscape Permit Application.

Q – Am I allowed to use any plant of my choosing in a homeowner-maintained garden?

A – You have wide latitude - annuals, perennials, shrubs, cacti and succulents. You are not restricted to the LVA Approved Plant List. Avoid invasive species, vines, trees, and plants that will get too large. The only trees allowed are semi-dwarf citrus (one per garden bed).

Homeowner personal agriculture (edible vegetable plants) is allowed by Leisure Village only within patio gardens. Use of drought-tolerant plants is a priority.

Only LVA Landscape Department may make changes to the irrigation in your garden beds (submit a Work Order in Frontsteps). See Section 4.

Q – Do I need to make a landscape plan showing the new garden plantings?

A – Yes, a landscape plan drawing must be submitted with the Landscape Permit Application. The drawing should be roughly to scale, include a North arrow, and indicate the name of plant in each location. Also, the plan should indicate if mulch, stones, pavers, or decorative items are to be installed. If you are working with a garden designer, they should provide a drawing with their quote.

Q – Who pays for removing existing unwanted plants?

A – The homeowner is responsible for all costs associated with converting a garden from LVA to homeowner maintenance. The homeowner may hire a gardener to do the work.

2. CONVERTING A GARDEN from HOMEOWNER-MAINTAINED to LEISURE VILLAGE MAINTAINED

Q – Do I need to remove all plants from the garden?

A – No, existing plants that are on the current LVA Approved Plant List can remain in place. However, you must remove all plants that are NOT on the current list.

Q – Do I need to remove mulch, stones, potted plants and other decorative items?

A – Yes, these items must be removed.

Q – Who pays for removing the plants, stones, etc.?

A – The homeowner is financially responsible. The homeowner may do the work themselves or hire someone else to do the work and haul away materials.

Leisure Village Residential Landscape Guidelines

Q – What plants are acceptable to install in an LV maintained garden?

A – Refer to the LVA Approved Plant List which includes photos of the plants. Be sure to use the latest version which is shown on the Leisure Village website and/or pick up a copy at the Recreation Center or LVA Association lobby.

Q – Who pays for the new plants and labor to install them?

A – The homeowner is financially responsible. The homeowner may purchase the plants and do the work themselves or hire a gardener to do the work. Once complete and approved, LVA will take responsibility for maintaining the garden.

Q – How do I know which plants and how many to plant?

A – Select plants from the LVA Approved Plant List by size, sun exposure and other factors. Look around your neighborhood for plants that seem to do well in similar situations. If you are working with a gardener or landscape professional, they can help you make these decisions. You may also contact the Landscape Committee for assistance.

Q – Do I need to make a landscape plan showing the new garden plantings?

A – Yes, a landscape plan drawing must be submitted with the Landscape Permit Application. The plan should be roughly to scale, include a North arrow, and indicate the name of plant in each location. If you are working with a garden designer or contractor, they should provide this with a quote.

3. ENCLOSED PATIO GARDENS

“Enclosed Patio” means an open-air patio, surrounded by fences or walls.

Q – What plants are allowed within an enclosed patio?

A – You may plant as you wish without submitting a Landscape Permit Application. This includes personal agriculture (edible vegetable plants) in the ground or in containers. Only semi-dwarf citrus trees are allowed to be planted in the ground or in containers on the patio. Height is limited to 6 feet. You are responsible for all garden maintenance within the enclosed patio area.

Q – Can I modify the irrigation inside my patio area to better suit my plantings?

A – No, only LVA Landscape Department workers are allowed to work on the irrigation system (see Section 4). If changes are desired, submit a Work Order in Frontsteps.

Q – What if the patio area is not enclosed by a fence or wall?

A – At your choice, the gardens will fall under the rules for LVA maintained or homeowner-maintained garden beds.

4. IRRIGATION

Q – Can I modify the irrigation system to better suit my plantings?

A– No, only the LVA Landscape Department may make changes to the irrigation system in your gardens – whether homeowner or LVA maintained. If you need changes, submit a Work Order in Frontsteps.

The Landscape Guidelines Section 4.2 Irrigation System states “Leisure Village, without exception, controls and maintains all outdoor irrigation systems. Residents and other outside landscape professionals are not allowed to repair or alter LVA irrigation systems.”

5. PLANTER BED EDGING AND PAVERS

Q – What kinds of edging and pavers are allowed?

A – If you want to add edging and/or pavers to your landscape, an Architectural permit is required. Refer to the Architectural Guidelines.

