

ROLLING HILLS COMMUNITY
ASSOCIATION

LANDSCAPE
GUIDELINES

2018

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MISSION STATEMENT

Since the founding of the community of Rolling Hills, aesthetics and exceptional design standards have been a priority of the community and the purview of the RHCA. These guidelines are intended to outline the design standards for the community and provide homeowners, landscape designers and the RHCA Landscape Committee with the general principles and parameters for acceptable landscape design in Rolling Hills.

The Association and Landscape Committee understand that gardening can be very personal. It is not the purpose of these guidelines to create a “cookie-cutter” design for each property; rather it is to promote a consistent feeling that is complementary to the low-profile white ranch homes of the community. The Committee breaks down a landscape into four areas to allow for individual expression while maintaining continuity when driving thru the community. The following is a brief explanation of each area:

- A. Association Easements: Strips of land deeded to the Association.
 - 1. No planting, irrigation or structures are permitted in an Association easement without approval from the Board of Directors in the form of a recorded revocable license agreement.

- B. Front Yard: The area visible to the road.
 - a. The area visible from the road should consist of vegetation generally found in a Mediterranean climate or California natives.

- C. Canyon: A canyon or the area that leads into a canyon,
 - a. It is recommended that canyons and the areas that lead into a canyon be left open and natural. If vegetation is needed, only California natives should be used since it is common for vegetation to spread property to property. Invasive, non-naturalized or exotic plants should never be planted this sector.

- D. Personal Garden: The area immediately adjacent to the residence.
 - a. The area immediately adjacent to your residence is ideal for a more personal garden. While invasive plants should always be avoided, this is the perfect area for more exotic plants and color.

Included with these guidelines are lists of recommended trees, shrubs and groundcovers as well as the ideal characteristics for each. Vegetation is not limited to the items listed but the ideal characteristics should be considered when selecting a material.

I. GENERAL DESIGN GUIDELINES

A. TYPE OF VEGETATION

1. All vegetation should be acceptable for the Mediterranean climate,
2. be drought tolerant, and
3. blend with the natural vegetation in adjoining canyons.

B. DEFINED AREAS

1. Association Easements: Strips of land deeded to the Association.
No planting, irrigation or structures are permitted in an Association easement without approval from the Board of Directors in the form of a recorded license agreement.
2. Frontage: The area visible to the road.
The area visible from the road should consist of vegetation generally found in a Mediterranean climate or California natives.
3. Canyon: A canyon or the area that leads into a canyon,
It is recommended that canyons and the areas that lead into a canyon be left open and natural. If vegetation is needed, only California natives should be used since it is common for vegetation to spread property to property. Invasive, non-naturalized or exotic plants should never be planted this sector.
4. Personal Garden: The area immediately adjacent to the living area.
The area immediately adjacent to your residence is ideal for a more personal garden. While invasive plants should always be avoided, this is the perfect area for more exotic plants and color.

C. PLANTS PROHIBITED *Updated DATE*

1. Per City of Rolling Hills Ordinance 375, adopted March 14, 2022, the new planting of the following high hazardous plants and trees is prohibited:
 - a. Pine
 - b. Pampas Grass
 - c. Palm
 - d. Juniper
 - e. Acada (shrub)
 - f. Eucalyptus
 - g. Cedar
 - h. Cypress
 - i. Italian Cypress

II. APPROVAL PROCESS

A Member must submit a complete plan to the Association office for Committee review (see section IV for plan submittal requirements). A Committee meeting will be scheduled within two weeks of submittal date; a field visit may be required. The applicant will be notified in writing of the Committee's decision within 5 days of the meeting.

III. WHEN PLANS ARE REQUIRED TO BE SUBMITTED

- A. The submission of landscape plans is required for:
 - 1. New residences,
 - 2. Residences being remodeled over 30%,
 - 3. Properties with 50% or more of the existing landscaping ~~is~~ being replaced.
- B. Plans must be submitted for review before final inspection of new residence or remodel and prior to installation of new landscaping.

IV. REQUIREMENTS FOR THE SUBMISSION OF PLANS

Landscape plans must include the following:

- A. Site plan drawn to a commonly accepted scale including the following:
 - 1. Name, address, and telephone number of applicant.
 - 2. Name, address, and telephone number of architect or designer.
 - 3. Property line dimensions and bearings.
 - 4. All recorded easements and designations of front, side, and rear yards.
 - 5. All Association horse trails within the easements and/or located on the Applicants property.
 - 6. Natural or pre-existing topography with contours indicated in one-foot intervals adjacent to all improvements and in 5'0" intervals for unimproved portions of the property.
 - 7. All finish grading contours shown in one-foot intervals.
 - 8. Footprints, of all structures on property (residence, garage, stables, accessory buildings, covered porches, trellises, pools, spas, sports courts, retaining walls, etc.).
 - 9. Names of all adjacent streets.
 - 10. North arrow and plan scale.
 - 11. Existing and new plantings clearly marked.
 - 12. A plant list with a key.
 - 13. Plant scale and quantity.
- B. Drainage plan, if applicable.
- C. Irrigation plan.
- D. Plans are strongly encouraged to be prepared by a licensed landscape architect. The Committee reserves the right to require plans be prepared by a licensed landscape architect depending on the scope of the project.

V. SCOPE OF PLAN REVIEW BY COMMITTEE

The Committee review process shall include:

- A. General aesthetics;
- B. Native or natural looking plants should blend into the surrounding areas;
- C. All easements are clear of new vegetation and irrigation;
- D. When trees reach maturity they will not obscure views;
- E. Groundcover selected will quickly cover and prevent erosion without being an eyesore;
- F. Prevent the use of invasive plants;
- G. Recommend landscape design and maintenance to help mitigate a potential fire hazard;
- H. The open rural character of the community is maintained.

VI. ENFORCEMENT

- A. The Committee shall render a decision on the submitted landscape plan. If “approved”, the Member may proceed to implement their plan.
- B. No Committee decision and final approval will be issued until all non-conforming conditions are corrected.
- C. The Association has the right to impose liens on properties on which violations of regulations exists that the owner does not correct in a timely manner.
- D. If the Member’s landscape plan is “not approved,” the Member may resubmit an alternative design or appeal the Committee’s decision to the Board of Directors of the Association.

VII. APPEAL

- A. Appeals of the decisions of the Landscape Committee to the Board of Directors of the Association may be made in accordance with Resolution No. 136 as amended July 5, 2012. (See Appendix A, Resolution No. 136, “Appeals Procedure”).

APPENDIX A
RESOLUTION NO. 136

As amended July 5, 2012

RESOLUTION OF THE BOARD OF DIRECTORS OF THE ROLLING HILLS COMMUNITY
ASSOCIATION OF RANCHO PALOS VERDES ESTABLISHING "RULES ON APPEAL" AND
RESCINDING RESOLUTION NO. 16

WHEREAS, Section 5.07 of the By-laws of the corporation provide, among other things, that any member of this corporation aggrieved by any act or decision of any committee of the corporation shall have the right to appeal such an act or decision to the Board of Directors of this corporation; and

WHEREAS, the Board of Directors now desires, by this Resolution, to establish Rules for appeals by members from all committees except the View Committee. Appeals from decisions of the View Committee shall follow the procedures in RHCA Resolution 193 or the view resolution in effect at the time of the Appeal.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of this corporation does establish and adopt the hereinafter Rules on Appeal for the processing of all appeals by members of actions or a decision of the committees of this corporation;

1. The Act or decision of any committee of the corporation shall be final and effective fifteen (15) business days following the performance of said act or the said decision unless within said period an appeal in writing is filed by the aggrieved party with the Association office.

2. Prior to filing a written appeal to the Board of Directors, the property owner must meet in person with the committee to discuss the disapproval and try to resolve the issue prior to appealing to the Board of Directors.

3. The written appeal must set forth the name and address of the appealing member; the name of the committee which performed the act or made the decision appealed from; the date said act or decision was made by the committee; and the grounds on which the appealing member contends said act or decision is in error.

4. Upon receipt or the written appeal, the Manager shall forthwith transmit to each member of the Board the following:

- A. The written appeal;
- B. The minutes of any committee meeting pertaining to the acts or decisions complained of;
- C. The original application or request for action filed with the committee by the aggrieved appealing member;
- D. All correspondence, reports, plan, diagram, pictures or drawings pertaining to the act or decision;
- E. Filings and / or decisions of the committee.

5. Upon receipt of the written appeal, the manager shall set the same for hearing before the Board of Directors within thirty (30) calendar days and shall give notice in writing of the date of said hearing to the appealing member, and to each member of the committee.

5. Any member of the committee may appear before the Board to give evidence in support of the act or decision appealed from, and is encouraged to do so.

6. The Board of Directors shall, at the conclusion of the hearing, review the written record and all other evidence produced at said hearing, and shall within fifteen (15) calendar days, by a majority vote, make one of the following decisions:

- A. Uphold the act or decision of the committee;
- B. Modify the act or decision of the Committee
- C. Issue its own decision on the subject;
- D. Order an additional hearing, which would be held before the Board within thirty (30) calendar days, or
- E. Remand for a new hearing before the Committee.

7. After the Board has made a decision in accordance with the previous rule, the Manager shall forthwith mail a copy of said decision to the appealing member and to each member or the committee;

8. The decision of the Board in each appeal shall be final and conclusive.

9. The time specified for the performance of any act or giving any notice set forth in these rules may be extended with the agreement of the appealing member and the Board of Directors.

10. Resolution No. 16, entitled "A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ROLLING HILLS COMMUNITY ASSOCIATION, ESTABLISHING RULES ON APPEAL", for the orderly processing of appeals, passed, approved and adopted by the Board of Directors of this corporation on the twentieth day of March, 1963, is repealed as of the date of adoption of this Resolution and shall be of no further force or effect.

PASSED, APPROVED and ADOPTED 5th day of July, 2012.

Robin Hill-Breckenridge, President of the Rolling Hills

Community Association
ATTEST:

Leslie Stetson, Secretary of the
Rolling Hills Community Association

COTTAGE GARDENS

Cottage gardens are lush with lots of color and ornamental flowers. They're usually exuberant, free-flowering, and sometimes even unrestrained. To get the informal look, avoid planting in straight lines or defined patterns. Let plants cascade over paths and weave through each other, it adds to their charm.

Compliment: Traditional Ranches & Colonial Williamsburg Homes
Maintenance and water needs: Medium to High

TREES

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
European White Birch(multi)	Quercus Agrifolio
Crape Myrtle (color TBD)	Lagestroemia Hybrids
American Sweet Gum	Liquidambar Styraciflua

SHRUBS

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Meyers Asparagus	Asparagus Densiflorus 'Meyers'
Butterfly Bush	Buddleja Davidii
Japanese Boxwood	Buxus Micropylla Japonica 'Winter Gem'
Camellia	Camellia spp.
Garden Hydrangea	Hydrangea Macrophylla
Juniper	Juniperus spp.
English Lavender	Lavandula Angustifolia
Pittosporum	Pittosporum spp.
Azalea	Rhododendron spp.
Rose spp.	Rose spp.
Upright Rosemary	Rosmarinus Officinalis 'Tuscan Blue'
Mexican Bush Sage (white-purple)	Salvia Leucantha
Arborvitae	Thuja Nigra
Verbena	Verbena spp.

GROUNDCOVER

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Serbian Bellflower	Campanula Poscharskyana
Snow-in-Summer	Cerastium Tomentosum
Ground Morning Glory	Convolvulus Sabatius (syn.: C. Mauritanicus)
Santa Barbara Daisy	Erigeron Karvinskianus
Johnson's Blue Geranium	Geranium 'Johnson's Blue'
Rozanne Geranium	Geranium 'Rozanne'
Bloody Cranesbill	Geranium Sanguineum

COTTAGE GARDENS (Cont.)

GROUNDCOVER (Cont.)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Creeping Rosemary	Rosmarinus Officinalis 'Prostratus'
Garden Nasturtium	Tropaeolum Majus
Sweet Violet	Viola Odorata

FLOWERS (ANNUALS)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Crystal Palace Lobelia	Lobelia Erinus 'Crystal Palace'
Sweet Allyssum (White)	Lobularia Maritima
Forget-Me-Not	Myosotis Scorpioides

FLOWERS (PERENNIAL)

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Lily-of-the-Nile	Agapanthus Africanus
Hollyhock	Alcea Rosea
Peruvian Lily	Alstroemeria spp.
Snapdragon	Antirrhinum Majus
Western Columbine	Aquilegia spp.
Marguerite, Paris Daisy	Argyranthemum Frutescens
Common Thrift, Sea Pink	Armeria Maritima
Winter-Blooming Bergenia	Bergenia Crassifolia
Borage	Borago Officinalis
White Valerian	Centranthus 'Albus'
Red Valerian, Jupiter's Beard	Centranthus Ruber
Dahlia	Dahlia
Candle Delphinium, Pacific Giants	Delphinium spp.
Sweet William	Dianthus spp.
Foxglove	Digitalis spp.
Corsican Lentenrose	Helleborus Argutifolius
Iris	Iris spp.
Shasta Daisy	Leucanthemum Maximum
Statice, Sea Lavender	Limonium Perezii
Daffodil	Narcissus spp.
Love-in-a-Mist	Nigella Damascena
Geranium	Pelargonium spp.
Border Penstemon	Penstemon spp.
Pincushion Flower	Scabiosa Columbaria 'Butterfly Blue'
Blue Wonder Scaevola	Scaevola Aemula 'Blue Wonder'
Society Garlic	Tulbaghia Violacea
Pansy	Viola x Wittrockiana

MEDITERRANEAN GARDEN

Mediterranean gardens are relaxed and rustic with colorful plantings. They are typically low-maintenance and water-wise. With their soft colors, gravel walkways, clipped hedges, and drought-tolerant plantings, their often informal design can compliment almost all home types.

Compliment: Contemporary, Early California and Traditional Ranches
Maintenance and water needs: Low

TREES

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Coast Live Oak	Quercus Agrifolio
Palo Verde	Parkinsonia Aculeata
Strawberry Tree	Arbutus Unedo
Austrailian Tea Tree	Leptospermum

SHRUBS

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Viburnum	Viburnum Tinus "Spring Bouquet"
Pittosporum	Pittosporum Tunuifolium "Silver Sheen"
Germander	Tucrium Fruiticans Azureum
Japanese Box	Buxus Japonica Or Myrophylla
Rock Rose	Cistus Pupureus
Lavender Cotton	Santalina Chamaecyparissus
Upright Rosemary	Rosmarinus Officinalis
Flannel Bush	Fremontodendron Californicum
New Zealand Flax	Phormium Tenex
Purple Hop Bush	Dodonea Vicoa Purpurea
Star Jasmine	Tracheospermum Jasminoides
Bay Laurel	Laurus Noblis
Myrtle	Myrtus Communis
Breath Of Heaven	Colenema Pulchrum
Lavender	Lavenddula Intermedia "Provence", "Grosso"
Artemesia	Artemesia "Powis Castle"
Heavenly Bamboo	Nandina
Mangenita	Arctostaphylos
Leucodendron	Leucodendron
Chaste Tree	Vitex Purpurea
California Lilac	Ceanothus "Yankee Point", "Concha",Etc.

MEDITERRANEAN GARDEN (Cont.)

FLOWERS

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
African Daisy	Arctotis Acaulis
Canary Island Sage	Salvia Canariensis
Cleveland Sage	Salvia Clevelandii
Jerusalem Sage	Phlomis Fruicosa
Mexican Sage	Salvia Leucantha
Copper Canyon Daisy	Tagetes Lemmonii
Matilija Poppy	Romneya Coulteri
Pink Valerian (Or White)	Centhranthus