



GUIDELINES FOR YARD LANDSCAPE

April 30, 1990

It is hoped that the following explanation will be helpful to HOMEOWNERS wishing to more clearly understand and comply with Paragraph 19. Open Condition Between Dwellings and Golf Course of the “Declaration of Protective Restrictions,” before installing or changing their landscaping around their residence.

Remember that any intention or plan to erect any fence, wall, hedge or any planting above 3 feet in your yard except for side yards requires an application for approval submitted to the Agricultural Committee.

The intention of the original Declarant (Green Meadows, Inc.) 26 years ago as expressed in Paragraph 19 was “that a generally open and unobstructed condition shall be maintained between the dwellings and the golf course, consistent with provisions of areas for privacy”.

In discussions with Mr. Haber, President of Green Meadows, Inc., and his staff we are told that the basic interest was to have a free and open flow of space between the residences and the golf course so that there would be no interference with free play on the golf course and that the visual aspect from the golf course would not present an environment cluttered up and boxed in with residences demarcated and shut off from one another and the golf course by fences, walls, hedges and high plantings. Such a condition would create chaotic and multi faceted appearance from the golf course and from the residences whose views would be obstructed to the golf course and up and down the golf course from one neighbor to another.

Over the years this principle of openness has been tempered in some cases with the requirements of residents' safety by allowing fences, hedges, walls and plantings to be created at critical spots, for instance: off the tee at the third hole, a corner wall; off the tee at the seventh hole to the immediate left and far right; off the tee at the ninth hole on the near right; off the tee on the fourteenth hole on near and intermediate left; and at the fifteenth hole on the second *for(sic)* third, or fourth!?! shot, a fence on the left. Other exceptions to the restriction concerning fences, hedges, walls and plantings have been allowed by the Architectural Committee prior to our becoming a Homeowner's Association and taking over the responsibilities of supervision and compliance.

In addition, sadly to say, there have been subversions, both intentional and accidental, of the policy. These problems need to be addressed and resolved between the offending resident and the Association. We will hope that these violations can be addressed in the light of the desirability of promoting and implementing the underlying basic policy for the continued benefit of all of us and the enrichment of our visual environments.

The most important guideline to follow regarding your landscaping desires is to contact the Architectural Committee and obtain its approval and guidance before you attempt any landscaping plans or changes.

Here, are some specific landscape guidelines.

- A. Backyards facing and immediately adjacent to the golf course.
"Immediately adjacent" means that your lot connects directly to the edge of the golf course with no intervening ditch, river, lake or street.

1. No fence or any kind, wall, hedge, bush, shrub, tree, planting or similar structure, or obstruction shall be placed, erected or constructed on or near property lines and extend beyond the rear wall of the dwelling house unless approved by the Architectural Committee.
 2. No such structure or obstruction in the backyard shall be more than three (3) feet in height unless approved by the Architectural Committee.
 3. No such structure or obstruction shall be placed in such a fashion as to give a squared-off, boxed-in, demarcated-effect from other properties and the golf course unless approved by the Architectural Committee.
 4. No tree shall be planted to outline or demarcate property lines or which in any way will obstruct the views of neighbors to the golf course and up and down the golf course from one neighbor to another, even if the neighbor approves, unless approved by the Architectural Committee.
 5. Residents are encouraged to use native, drought-resistant plants, not water use intensive.
- B. Backyards not facing and immediately adjacent to the golf course.
1. Guidelines for such backyards are in general the same as or “Backyards facing and immediately adjacent to the golf course”, but the Architectural Committee shall exercise its discretion more liberally with respect to backyards fronting on a ditch, river, lake or street depending on the general character of the surrounding properties and the area in general.
- C. Front Yards.
1. No fence or any kind, wall, hedge, bush, shrub, tree planting or similar structure or obstruction shall be placed, erected or maintained in the area of the front set-back line and the street unless approved by the Architectural Committee.

“Setback (*sic*) line” means that the area in the front of the lot from the sidewalk back 20 feet in some cases and 25 feet in other cases depending on the location of your lot within the subdivision. Check with the Architectural Committee to learn which distance applies in your particular case.

2. No such structure or obstruction shall be more than three (3) feet in height unless approved by the Architectural Committee.
3. No such structure or obstruction shall be placed in such a fashion as to give a squared-off, boxed-in, demarcated-effect from other properties unless approved by the Architectural Committee.
4. No tree shall be planted to outline or demarcate property lines or which in any way will obstruct the views of neighbors up and down the street, even if the neighbor approves, unless approved by the Architectural Committee.
5. Residents are encouraged to use water, drought resistant plants not water use intensive.

D. Sideyards. (*sic*)

1. No fence of any kind, wall, hedge, bush, shrub, tree, planting or similar structure or obstruction shall be placed, erected

or maintained in the sideyard (*sic*) area between building walls at a height in excess of that permitted by the building ordinances of the County of Monterey. Check with the Architectural Committee to learn what maximum height is permitted.

2. No such tree, planting or similar structure or obstruction shall be allowed to encroach upon a neighbor’s property or air space even if the neighbor approves.

E. Corner lots.

1. No fence of any kind, wall, hedge, bush, shrub, tree, planting or similar structure or obstruction shall be placed, erected or maintained in the area between the sideyard (*sic*) line and the street on a corner lot unless approved by the Architectural Committee.
2. No such structure or obstruction shall be more than three (3) feet in height unless approved by the Architectural Committee.
3. Safety for pedestrians and approaching motorists is the prime consideration for landscaping corner lots.