

# ***The Lakes Community Association***

## ***Additions to the Design Guidelines***

***Adopted by the Board of Directors  
January 24, 2017***

# **LANDSCAPE GUIDELINES**

## **Landscape Character:**

The landscape character of the community is established with the initial development, consisting of outdoor spaces defined by evergreen trees with accents of deciduous trees. Subsequent landscape improvements must be compatible with the original design.

Below are general guidelines which are expressive of the community's landscape character; and which will be used by the Architectural Committee in reviewing drawings for compatibility *with the original design*.

## **Landscaping:**

Plants should be selected that respect soil conditions and water use; and that contribute to the overall appearance of the community. Individual yards have unique characteristics, such as the amount of sunlight they receive, soil nutrients, sprinkler water application rates and frequencies, etc.; therefore, some of these plants may be inappropriate for use in all private yards. Plant selection and location should be designed with the water usage requirement in mind. Plants should be grouped together based on their watering requirements. Low watering plant material should be installed with other low water planting material, moderate watering plants grouped together, etc. This way when setting irrigation zones, the plants will get the required water rather than over or under watering. When the plants requiring different water amounts are combined they will not thrive and will die off.

- 1) The Approved Plant List (attached) contains a plant palette approved by the Board of Directors that has been selected based on visual and aesthetic considerations only. No representation, explicit or implicit is made as to the soil suitability or disease resistance of the attached list of plant material.
- 2) The list of approved plant material is intended only as a starting point. Owners are encouraged to select plant material suitable to the general environment and appropriate to the area. The use of plant materials which do not reinforce the community's or unit's architectural theme is discouraged.
- 3) The ARC shall have the right, but not the obligation, to require any owner to remove, trim, top or prune any bush, tree, shrub or plant that in the reasonable belief of the ARC detracts from the appearance of the Community.
- 4) Each owner agrees that the established drainage pattern over the lot from and to the adjoining or other units will not be interfered with or the adequate provisions for proper drainage will be made in the event it is necessary to change said established drainage.
- 5) Each owner of a unit shall keep all shrubs, trees, grass and plantings of every kind on his lot neatly trimmed, properly cultivated, irrigated and free of trash, weeds and other unsightly materials.

- 6) The planting plan shall indicate botanical names, common names, sizes and locations of plants.
- 7) Plant selection shall be appropriate with regard to ground space and horizontal and vertical clearance at a reasonable level of maturity.
- 8) Depending upon species and proximity to hardscape and/or structures, some trees may be required to be provided with root barriers or not allowed at all.
- 9) Plant material in HOA landscape easements and street maintenance easements shall not be changed, removed, pruned or otherwise altered.
- 10) No large bare areas of dirt are acceptable. Homeowners need to install mulch, bark, ground covering material, and/or planting material.
- 10) Marble chips, white rock, glass, tile chips, plastic sheeting and other like materials are not acceptable.
- 11) Excessive decorative/thematic landscape items, abundance of potted plants, Astro turf, and carpeted yards are not permitted.
- 12) Colored carpet and Astro turf are not permitted. Homeowner can only install artificial turf that has been reviewed and approved. See portion of guidelines titled "Artificial Turf" for requirements.
- 13) Vines and shrubs are encouraged to soften the appearance of walls and fences.
- 14) Shrubs and/or vines shall be installed adjacent to and at the base of all walls, building walls, side return walls/fences, gates, pilasters and columns.
- 15) Select trees within the walled or fenced private yard space making sure to incorporate the suggested minimum setback into the design and installation.
- 16) No in-ground trees (trees that are planted into the ground) are allowed without prior written approval from the ARC.
- 17) All trees in raised planters contained by masonry, stone, wood or other products are to be reviewed and treated the same as being in-ground trees.
- 18) Trees that are to be planted and are to permanently remain in above ground ceramic, clay, metal or wooden pots/containers do not need to meet any setback criteria, however they cannot be found on any restricted list of plants.

### **Landscaping in Yards Visible to Streets:**

The primary purpose of landscaping in private yards visible to streets such as front yards and corner side yards is to produce an attractive street appearance.

### **Shrubs, Ground Cover and Turf:**

- 1) Typical material that can be used to cover the bare dirt include decomposed granite in a golden earth-toned color, pea gravel or Mexican Pebbles in an earth-toned color or shredded bark mulch in a brown color. All ground covering material should provide a cover of no less than two (2) inches in thickness. Planting should be spaced so as to cover sixty percent (60%) of the plant bed area within two (2) to three (3) growing seasons.
- 2) Shrubs and/or vines shall be installed adjacent to and at the base of all walls, building walls, side return walls/fences, gates, pilasters and columns.

### **Thematic Landscape Features:**

Thematic landscape features with distinctive colors, forms, or materials that establish an independent theme that conflicts with the overall street scene are not permitted in private yards visible to the street. Excessive decorative/thematic landscape items, abundance of potted plants, Astroturf, and carpeted yards are not permitted.

## **Drainage:**

- 1) Proper drainage is required. Unless adequate alternative provisions are made for drainage, the original drainage system on the Applicant's property shall be left undisturbed. This includes gutters, downspouts, underground drains, and swales.
- 2) **DO NOT CHANGE AND/OR ALTER THE GRADING AND DRAINAGE NEXT TO THE ADJACENT RESIDENTIAL UNIT WITHIN THREE (3) FEET OF THE FOUNDATION.**
- 3) Do not interfere with the rain gutters, downspouts, or other drainage systems (whether surface or subterranean) currently existing, or any other interference with the established drainage pattern over any lot or common areas, unless an adequate provision, previously approved in writing by the ARC, is made for proper drainage.
- 4) Do not change the grade at the base of existing fences and/or walls and do not retain or raise the grade against them as they are not designed to accommodate this structural load.
- 5) All paved and planting areas are to drain at a minimum of 1% or one foot of fall in 100 feet of run or 1/8<sup>th</sup> inch of fall in one foot of run.
- 6) It is preferred that plant beds drain at a minimum of 2% or two feet of fall in 100 feet of run or 1/4 inch of fall in one foot of run.
- 7) All drain pipes must have a slope of a minimum of 1/2% or six inches of fall in 100 feet of run or 1/16<sup>th</sup> inch of fall in one foot of run with a slope of 1% preferred.
- 8) All grades in plant beds must be held a minimum of six (6) inches below the adjacent finish floor or a minimum of six (6) inches below the stucco screed line, whichever is greater.
- 9) All grades in plant beds must be held a minimum of six (6) inches below the top of adjacent planter or retaining walls.
- 10) All finish surfaces of paving are to be held below the adjacent metal stucco house screed.
- 11) All plant beds and paving areas are to slope away from the dwelling unit.
- 12) Utilize domed grates on catch basins in plant bed or bark or ground cover areas.
- 13) Approval of plans by the ARC does not relieve applicant of responsibility for the drainage or for any damages as a result of drainage modification.
- 14) Individual homeowners are responsible for repair as necessary of any storm lines the homeowner causes to become obstructed.

**Drainage Continued:**

- 15) Homeowners are responsible for willful or accidental disposal of toxic and/or nontoxic materials into the private storm drain system.
- 16) Any plan, which considers installation of improvements within the storm drainage easement areas, is done so at the homeowner's risk of removal and/or replacement at homeowner's cost as necessary for maintenance.

**NOTE: The California Water Quality Control standards and the local governing ordinances are to be adhered to at all times.**

## **Artificial Turf:**

### **Description:**

- 1) Artificial turf is defined as a surface covering manufactured from synthetic plastic fibers, once installed is made to look like natural grass. The artificial turf comes in a number of different heights, colors and textures dependent upon its application and the amount of activity for which it is intended.
- 2) Artificial turf does require some maintenance and has a useful life cycle to it and is not to be considered a never-to-be-replaced, permanent solution. The homeowner must maintain the appearance due to wear and tear, fading over time and the amount of heat build-up due to the properties and color of the plastic material itself during the warmer months. Homeowner must be aware that the heat build-up can be to a point where it will be uncomfortable to walk on in bare feet or to sit on directly or even on furniture.

### **Aesthetic Requirements:**

- 1) The use of short, compact blade type artificial turfs used for putting greens and the like should be limited to backyard or enclosed spaces not readily visible to the public. (i.e. putting green style artificial turf)
- 2) Front yards are required to use artificial turfs that mimic real fescue/bluegrass turfs as closely as possible, with preferences being given to artificial turfs with four (4) blade colors, three (3) different types of blades, widths and heights. All homeowners must submit a sample for review and approval.
- 3) The use of indoor or outdoor carpet-type material or Astroturf is not approvable as a real turf replacement.
- 4) The approved material is to be installed in accordance with the manufacturers recommendations.
- 5) Provide a minimum two (2) feet wide planter bed or six-inch to eight-inch (6"-8") masonry boundary divider between any artificial turf and adjoining properties if a vertical wall or fence does not exist. The planter and/or masonry divider is required for the purpose of yard maintenance. This will lessen the possibility of the artificial turf being damaged when the neighbor is tending (mowing, edging, cutting, etc.) their lawn and plants.
- 6) Hold artificial turf a minimum of three (3) feet clear from dwelling units, side yard return walls/fences, gates, pilasters and other like elements and provide planting to soften the vertical form.

- 7) It is okay to run artificial turf up the edge of paving that belongs on the yard or sidewalks, but do not run artificial turf up to the edge of adjacent property hardscape elements.

**Submittal Criteria:**

- 1) Provide a scaled drawing of the yard areas that are proposed to have the artificial turf installed within and clearly note its location and extent along with any additional elements necessary based upon the aforementioned criteria.
- 2) Provide a minimum four (4) inch square piece of the proposed artificial turf or a catalog cut sheet clearly marking which product is selected along with its product name and manufacturer.
- 3) Provide photos of the existing areas where the artificial turf is proposed.



### **Drought Tolerant Plant Material:**

- 1) Drought Tolerant Plant Material is considered to be any plant material found in the current University of California Cooperative Extension and the California Department of Water Resources 'A Guide to Estimating Irrigation Water Needs of Landscape Plantings in California'. All plants are to have a 'Very Low' or 'Low' rating for the region specific to Menifee.
- 2) The use of any cactus or cactus like plants and any succulent or succulent like plants in the design of the front yard area or any area visible from the street is to be in a limited manner. Neither of these two categories of plants is to be the dominant design theme element in any front yard area visible to the street.
- 3) All Drought Tolerant Plant Material is to be irrigated by means of a 'soaker' style line either on grade or buried or an emitter type system where the line emits water at the root zone of the plant. Do not use conventional spray or impact systems.
- 4) All Drought Tolerant Plant Material is to be irrigated on a valve or valves which do not water any 'Moderate', 'High' or 'Very High' rated plants. Trees can differ from shrubs and ground cover areas in their water rating but must be irrigated by means of a separate and independent valve.
- 5) Refer to the attached recommended list of Trees, Shrubs, Vines and Espaliers and Ground Covers that meet the aforementioned criteria for water ratings of 'Very Low' or 'Low' that fall within the region specific to Menifee. Homeowner may use other plant material to their liking, but be sure to cluster plants with similar irrigating water requirements.
- 6) Typical material that can be used to cover the bare dirt include decomposed granite in a golden earth-toned color, pea gravel or Mexican Pebbles in an earth-toned color or shredded bark mulch in a brown color. All ground covering material should provide a cover of no less than two (2) inches in thickness. Planting should be spaced so as to cover sixty percent (60%) of the plant bed area within two (2) to three (3) growing seasons.
- 7) If the density of planting material is not sufficient, the Board has the authority to request that the homeowner install more plant to aesthetically blend in with the surrounding community. If plant material dies soon after installed, the homeowner is responsible for replacing the failing plants.

**THE LAKES COMMUNITY ASSOCIATION  
RECOMMENDED DROUGHT TOLERANT TREE LIST**

BOTANICAL NAME	COMMON NAME	WATER RATING	HT. FT.	SPRD. FT.	DEC./ EVRG.	GROUND SETBACK
ACACIA BAILEYANA	BAILEY ACACIA	LOW	25	30	EVRG	6 OR 5 WRB
ACACIA BAILEYANA 'PURPUREA'	PURPLE LEAF ACACIA	LOW	25	25	EVRG	6 OR 5 WRB
ACACIA CULTIFORMIS	KNIFE ACACIA	LOW	15	12	EVRG	4 OR 3 WRB
ACACIA LONGIFOLIA	SYDNEY GOLDEN WATTLE	LOW	15	15	EVRG	5 OR 4 WRB
ALLOCASUARINA VERTICILLATA	COAST BEEFWOOD	LOW	30	30	EVRG	5 OR 4 WRB
ARBUTUS UNEDO	STRAWBERRY TREE	LOW	25	25	EVRG	3
BRACHYCHITON POPULNEUS	BOTTLE TREE	LOW	40	25	EVRG	3
BRAHEA ARMATA	BLUE HESPER PALM	LOW	30	15	EVRG	3
BRAHEA EDULIS	GUADALUPE PALM	LOW	30	15	EVRG	4
BUTIA CAPITATA	PINDO PALM	LOW	15	15	EVRG	4
CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	LOW	20	10	EVRG	3
CASUARINA STRICTA	COAST BEEFWOOD	LOW	30	30	EVRG	5 OR 4 WRB
CERATONIA SILIQUA	CAROB	LOW	35	35	EVRG	10 OR 5 WRB
CERCIDIUM FLORIDUM	BLUE PALO VERDE	LOW	35	30	DEC	6 OR 5 WRB
CERCIDIUM MICROPHYLLUM	LITTLE LEAF PALO VERDE	LOW	20	20	DEC	6 OR 5 WRB
CERCIDIUM PRAECOX	SONORAN PALO VERDE	LOW	15	15	DEC	6 OR 5 WRB
CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW	15	15	DEC	3
CHILOPSIS LINEARIS	DESERT WILLOW	LOW	15	15	DEC	5 OR 4 WRB
CHILOPSIS LINEARIS 'DARK PURPLE'	DARK PURPLE DESERT WILLOW	LOW	15	15	DEC	5 OR 4 WRB
CHITALPA TASHKENTENSIS	CHITALPA TREE	LOW	25	25	DEC	6 OR 5 WRB
CHORSIA SPECIOSA	FLOSS SILK TREE	LOW	45	30	EVRG	6 OR 5 WRB
CUPRESSUS ARIZONICA SSP.	CUAYAMACA CYPRESS	LOW	40	20	EVRG	5 OR 4 WRB
CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	LOW	60	8	EVRG	5 OR 3 WRB
DRACENA DRACO	DRAGON TREE	LOW	20	20	EVRG	4 OR 3 WRB
ERYTHRINA CRISTA-GALLI	COCKSPUR CORAL TREE	LOW	20	20	DEC	6 OR 5 WRB
EUCALYPTUS LEHMANNII	BUSHY YATE	LOW	20	20	EVRG	4 OR 3 WRB
EUCALYPTUS POLYANTHEMOS	SILVER DOLLAR GUM	LOW	50	30	EVRG	5 OR 4 WRB
EUCALYPTUS RUDIS	FLOODED GUM	LOW	45	30	EVRG	5 OR 4 WRB
GLEDITSIA TRIACANTHOS	HONEY LOCUST	LOW	50	30	DEC	6 OR 5 WRB
GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	LOW	30	20	DEC	6 OR 5 WRB
HETEROMELES ARBUTIFOLIA	TOYON TREE	LOW	20	15	EVRG	6 OR 5 WRB
KOELREUTERIA PANICULATA	GOLDENRAIN TREE	LOW	30	30	DEC	5 OR 4 WRB
LAGUNARIA PATERSONII	PRIMROSE TREE	LOW	35	30	EVRG	6 OR 5 WRB
LAURUS NOBILIS	SWEET BAY	LOW	25	25	EVRG	5 OR 4 WRB
LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	LOW	20	20	EVRG	6 OR 5 WRB
LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	LOW	30	15	EVRG	5 OR 4 WRB
MELALEUCA LINARIIFOLIA	FLAXLEAF PAPERBARK	LOW	25	20	EVRG	5 OR 4 WRB
NOLINA RECURVATA	BOTTLE PALM	LOW	15	10	EVRG	5 OR 4 WRB
OLEA EUROPAEA (MULTI)	OLIVE	LOW	25	25	EVRG	5 OR 4 WRB
OLEA EUROPAEA 'SWAN HILL' (MULTI, FRUITLESS)	SWAN HILL (FRUITLESS) OLIVE	LOW	25	25	EVRG	5 OR 4 WRB
PARKINSONIA ACULEATA	MEXICAN PALO VERDE	LOW	30	30	DEC	6 OR 5 WRB
PARKINSONIA FLORIDA	BLUE PALO VERDE	LOW	35	30	DEC	6 OR 5 WRB
PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	LOW	50	25	EVRG	4
PHOENIX DACTYLIFERA	DATE PALM	LOW	60	20	EVRG	4
PINUS ELДАРICA	AFGHAN PINE	LOW	50	20	EVRG	5 OR 4 WRB
PINUS HALEPENSIS	ALEPPO PINE	LOW	45	30	EVRG	6 OR 5 WRB
PINUS PINEA	ITALIAN STONE PINE	LOW	60	50	EVRG	8 OR 5 WRB
PROSOPIS ALBA	ARGENTINE MESQUITE	LOW	30	25	EVRG	8 WRB
PROSOPIS GLANDULOSA	CHILEAN MESQUITE	LOW	30	25	DEC	8 WRB
PROSOPIS PUBESCENS	TORNILLO / SCREW-BEAN MESQUITE	LOW	30	25	DEC	8 WRB
PROSOPIS VELUTINA	ARIZONA MESQUITE	LOW	30	25	DEC	8 WRB
QUERCUS AGRIFOLIA	COAST LIVE OAK	LOW	50	40	EVRG	8 OR 5 WRB
QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	LOW	40	40	EVRG	8 OR 5 WRB
QUERCUS DOUGLASII	BLUE OAK	LOW	40	55	DEC	8 OR 5 WRB
QUERCUS 'ENGELMANNII'	MESA OAK	LOW	45	65	EVRG	8 OR 5 WRB
QUERCUS ILEX	HOLLY OAK	LOW	45	35	EVRG	6 OR 5 WRB
QUERCUS SUBER	CORK OAK	LOW	45	45	EVRG	6 OR 5 WRB
RHAMNUS ILICIFOLIA	HOLLYLEAF REDBERRY	LOW	15		EVRG	
RHUS LANCEA	AFRICAN SUMAC	LOW	25	30	EVRG	4 OR 3 WRB
ROBINIA AMBIGUA 'IDAHOENSIS'	IDAHO LOCUST	LOW	40	30	DEC	8 OR 5 WRB
ROBINIA AMBIGUA 'PURPLE ROBE'	PURPLE ROBE LOCUST	LOW	40	30	DEC	8 OR 5 WRB
ROBINIA PSUEDOACACIA	BLACK LOCUST	LOW	50	45	DEC	8 OR 5 WRB
SCHINUS MOLLE	CALIFORNIA PEPPER	LOW	35	35	EVRG	8 OR 5 WRB
WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	LOW	60	20	EVRG	4 OR 3 WRB
WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	LOW	100	10	EVRG	3
YUCCA BREVIFOLIA	JOSHUA TREE	LOW	25	25	EVRG	3

**ABBREVIATIONS:**

HT. = HEIGHT  
 FT. = FEET  
 SPRD. = SPREAD  
 DEC. = DECIDUOUS  
 EVRG. = EVERGREEN  
 WRB = WITH ROOT BARRIER

*Association does not guarantee that all planting material installed will grow, survive and thrive. The Association will not pay or compensate to replace any plant material that does not survive. Individual yards have unique characteristics, such as the amount of sunlight they receive, soil nutrients, sprinkler water application rates and frequencies, etc.; therefore, some of these plants may be inappropriate for use in all private yards. The planting found in this list is only a suggestion, a starting point, a reference for the homeowners to use when selecting plant material.*

**THE LAKES COMMUNITY ASSOCIATION  
RECOMMENDED DROUGHT TOLERANT SHRUB LIST**

BOTANICAL NAME	COMMON NAME	WATER RATING	HT. FT.	SPRD. FT.	DEC./ EVRG.
ACACIA ONGERUP	PROSTRATE ACACIA	LOW	2	10	EVRG
ACACIA REDOLENS 'DESERT CARPET'	DESERT CARPET ACACIA	LOW	2	10	EVRG
ACHILLEA MILLEFOLIUM	COMMON YARROW	LOW	2	1.5	EVRG
ACHILLEA TOMENTOSA	WOOLY YARROW	LOW	2	1.5	EVRG
AEONIUM ARBOREUM	CANARY ISLAND ROSE	LOW	3	2	EVRG
AEONIUM ARBOREUM 'ATROPURPUREUM'	PURPLE CANARY ISLAND ROSE	LOW	3	3	EVRG
AEONIUM ARBOREUM 'CYCLOPS'	CYCLOPS AEONIUM	LOW	4.5	3.5	EVRG
AEONIUM ARBOREUM 'TIP TOP'	DWARF TREE AEONIUM	LOW	1	2	EVRG
AEONIUM ARBOREUM 'ZWARTKOP'	BLACK ROSE AEONIUM	LOW	4	2.5	EVRG
AEONIUM DECORUM	COPPER AEONIUM	LOW	1.5	2.5	EVRG
AEONIUM HAWORTHII	PINWHEEL AEONIUM	LOW	2	4	EVRG
AEONIUM 'KIWI'	TRICOLOR AEONIUM	LOW	2	2	EVRG
AEONIUM 'SUNBURST'	COPPER PINWHEEL AEONIUM	LOW	2	2	EVRG
AGAVE AMERICANA	CENTURY PLANT	LOW	8	12	EVRG
AGAVE AMERICANA 'CORNELIUS'	MONSTER CENTURY PLANT	LOW	2	2	EVRG
AGAVE ATTENUATA	AGAVE	LOW	2.5	5	EVRG
AGAVE AUGUSTIFOLIA 'WOODROWII'	WOODROW AGAVE	LOW	2.5	2.5	EVRG
AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	LOW	2.5	2.5	EVRG
AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	LOW	1.5	2.5	EVRG
AGAVE BRACTEOSA	SQUID AGAVE	LOW	1.5	2.5	EVRG
AGAVE FILIFERA	THREAD AGAVE	LOW	1.5	2.5	EVRG
AGAVE GEMINIFLORA	TWIN-FLOWERED AGAVE	LOW	3	3	EVRG
AGAVE POTATORUM	BUTTERFLY AGAVE	LOW	1.5	3	EVRG
AGAVE WEBERI	WEBER'S AGAVE	LOW	5	9	EVRG
ALOE ARBORESCENS	TORCH ALOE	LOW	8	8	EVRG
ALOE ARISTATA	DWARF ALOE	LOW	1	1	EVRG
ALOE BREVIFOLIA	SHORT-LEAF ALOE	LOW	2	2.5	EVRG
ALOE MACULATA	SOAP ALOE	LOW	1.5	2	EVRG
ALOE PLICATILIS	FAN ALOE	LOW	4	4	EVRG
ALOE POLYPHYLLA	SPIRAL ALOE	LOW	1.5	2	EVRG
ALOE STRIATA	CORAL ALOE	LOW	2	3.5	EVRG
ALOE VERA	MEDICINAL ALOE	LOW	1.5	1.5	EVRG
ALOYSIA TRIPHYLLA	LEMON VERBENA	LOW	6	6	DEC
ALYOGYNE HUEGELII	BLUE HIBISCUS	LOW	6	6	EVRG
AMARYLLIS BELLADONNA	BELLADONNA LILY - NAKED LADY	LOW	1	2	EVRG
ANIGOZANTHUS FLAVIDUS 'RED'	RED KANGAROO PAW	LOW	2.5	2.5	EVRG
ANIGOZANTHUS VIRIDIS	GREEN KANGAROO PAW	LOW	2.5	2.5	EVRG
ANISACANTHUS QUADRIFOIUS 'WRIGHTII'	WRIGHT'S DESERT HONEYSUCKLE	LOW	5	4.5	DEC
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	LOW	5	5	EVRG
ARCTOSTAPHYLOS DENSIFLORA	VINE HILL MANZANITA	LOW	6	6	EVRG
ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	LOW	1	5	EVRG
ARCTOSTAPHYLOS HOOKERI	MONTEREY MANZANITA	LOW	2.5	6	EVRG
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA	LOW	4	6	EVRG
ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	LOW	2.5	10	EVRG
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	LOW	4	5	EVRG
ARCTOSTAPHYLOS UVA-URSI 'POINTE REYES'	POINTE REYES MANZANITA	LOW	1	10	EVRG
ARTEMESIA CALIFORNICA	CALIFORNIA SAGEBRUSH	LOW	3	5	EVRG
BACCHARIS 'CENTENNIAL'	CENTENNIAL BACCHARIS	LOW	3	5	EVRG
BACCHARIS PILULARIS	DWARF COYOTE BRUSH	LOW	1.5	6	EVRG
BACCHARIS PILULARIS CONSANQUINEA	CHAPARRAL BROOM	LOW	6	7	EVRG
BERBERIS X GLADWYNENSIS 'WILLIAM PENN'	WILLIAM PEN BARBERRY	LOW	4	4	EVRG
BOUGAINVILLEA 'HAWAII'	HAWAII BOUGAINVILLEA	LOW	2.5	6	EVRG
BOUGAINVILLEA 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	LOW	2.5	6	EVRG
CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	LOW	5	5	EVRG
CALLISTEMON CITRINUS	LEMON BOTTLEBRUSH	LOW	10	10	EVRG
CEANOTHUS 'ANCHOR BAY'	ANCHOR BAY CEANOTHUS	LOW	1	6	EVRG
CEANOTHUS 'BLUE CUSHION'	BLUE CUSHION CEANOTHUS	LOW	3	5	EVRG
CEANOTHUS 'CENTENNIAL'	CENTENNIAL CEANOTHUS	LOW	1	5	EVRG
CEANOTHUS 'CONCHA'	CONCHA CEANOTHUS	LOW	6	6	EVRG
CEANOTHUS GRI. HORIZ. 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	LOW	2.5	8	EVRG
CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER	LOW	2	10	EVRG
CEANOTHUS GRISEUS 'SANTA ANA'	SANTA ANA CARMEL CREEPER	LOW	4	10	EVRG
CEANOTHUS 'JOYCE COULTER'	JOYCE COULTER CEANOTHUS	LOW	3.5	10	EVRG
CEANOTHUS 'JULIA PHELPS'	JULIA PHELPS CEANOTHUS	LOW	6	7	EVRG
CEANOTHUS MARITIMUS	MARITIME CEANOTHUS	LOW	2	6	EVRG
CEANOTHUS MARITIMUS 'POPCORN'	POPCORN MARITIME CEANOTHUS	LOW	1	3	EVRG
CEANOTHUS PROSTRATUS	SQUAW CARPET	LOW	2	8	EVRG
CEANOTHUS RIGIDUS 'SNOWBALL'	SNOWBALL CEANOTHUS	LOW	6	12	EVRG
CEANOTHUS THYRSIFLORUS 'SKYLARK'	SKYLARK CEANOTHUS	LOW	4.5	10	EVRG
CISTUS HYBRIDUS	WHITE ROCKROSE	LOW	3.5	5	EVRG
CISTUS PURPUREUS	ORCHID ROCKROSE	LOW	4	4	EVRG
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	LOW	2	6	EVRG
COMAROSTAPHYLIS DIVERSIFOLIA	SUMMER HOLLY	LOW	12	6	EVRG
CONVOLVULUS CNEORUM	SHRUB MORNING GLORY	LOW	3	3	EVRG
COREOPSIS AURICULATA 'NANA'	DWARF COREOPSIS	LOW	0.5	1.5	EVRG

**THE LAKES COMMUNITY ASSOCIATION  
RECOMMENDED DROUGHT TOLERANT SHRUB LIST**

BOTANICAL NAME	COMMON NAME	WATER RATING	HT. FT.	SPRD. FT.	DEC./EVRG.
COREOPSIS GRANDIFLORA 'EARLY SUNRISE'	EARLY SUNRISE COREOPSIS	LOW	1.5	3	EVRG
COREOPSIS VERTICILLATA	THREADLEAF COREOPSIS	LOW	2.5	1.5	EVRG
COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM COREOPSIS	LOW	2	1	EVRG
CORREA 'CARMINE BELLS'	RED AUSTRALIAN FUCHSIA	LOW	2	6	EVRG
CORREA 'IVORY BELLS'	WHITE AUSTRALIAN FUCHSIA	LOW	2	6	EVRG
COTYLEDON ORBICULATA	PIG'S EAR	LOW	3	3	EVRG
CRASSULA ARBORESCENS	SILVER JADE PLANT	LOW	5	4	EVRG
CRASSULA ARGENTEA	JADE PLANT	LOW	6	4	EVRG
CRASSULA CAPITELLA 'CAMPFIRE'	CAMPFIRE JADE	LOW	1	1	EVRG
CRASSULA CAPITELLA THYRSIFLORA	PAGODA VILLAGE JADE	LOW	1.5	3	EVRG
CRASSULA MUSCOSA	WATCH CHAIN	LOW	1	1.5	EVRG
CRASSULA NUDICAULIS PLATYPHYLLA	TRICOLOR JADE	LOW	0.5	3	EVRG
CRASSULA OVATA 'GOLLUM'	GOLLUM JADE	LOW	2.5	2	EVRG
CRASSULA PERFOLIATA FALCATA	AIRPLANE PLANT	LOW	3	2.5	EVRG
CUPRESSUS SEMPERVIRENS 'TINY TOWERS'	TINY TOWERS ITALIAN CYPRESS	LOW	20	4	EVRG
DALEA ORCUTTII	ORCUTT'S DALEA	LOW	3	4	EVRG
DENDROMECON HARFORDII	CHANNEL ISLAND BUSH POPPY	LOW	12	12	EVRG
DENDROMECON RIGIDA	BUSH POPPY	LOW	6	5	EVRG
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	LOW	3	2	EVRG
DUDLEYA BRITTONII	LIVE FOREVER	LOW	1.5	1.5	EVRG
DUDLEYA CAESPITOSA	SEA LETTUCE	LOW	1.5	2	EVRG
DUDLEYA FARINOSA	CLIFF LETTUCE	LOW	1	1.5	EVRG
ECHEVERIA IMBRICATA	HEN and CHICKS	LOW	0.5	0.5	EVRG
ECHEVERIA AGAVOIDES	WAX AGAVE	LOW	0.5	1	EVRG
ECHEVERIA AGAVOIDES 'LIPSTICK'	LIPSTICK WAX AGAVE	LOW	0.5	1	EVRG
ECHEVERIA 'BIG RED'	BIG RED HEN AND CHICK	LOW	1.5	1.5	EVRG
ECHEVERIA 'BLACK PRINCE'	BLACK PRINCE ECHEVERIA	LOW	0.5	2	EVRG
ECHEVERIA 'BLUE CURLS'	BLUE CURLS ECHEVERIA	LOW	1	1	EVRG
ECHEVERIA DERENBERGII	PAINTED LADY	LOW	0.5	2	EVRG
ECHEVERIA ELEGANS	WHITE MEXICAN ROSE	LOW	0.5	2	EVRG
ECHEVERIA GLAUCA	BLUE ECHEVERIA	LOW	0.5	1.5	EVRG
ECHEVERIA NODULOSA	PAINTED ECHEVERIA	LOW	1.5	2.5	EVRG
ECHEVERIA SHAVIANA	MEXICAN HENS	LOW	0.5	1	EVRG
ECHIUM CANDICANS	PRIDE OF MADEIRA	LOW	5	8	EVRG
ECHIUM FASTUOSUM	PRIDE OF MADEIRA	LOW	5	8	EVRG
ELAEAGNUS PUNGENS	SILVERBERRY	LOW	12	12	EVRG
ENCELIA CALIFORNICA	CALIFORNIA ENCELIA	LOW	3	4	DEC
ENCELIA FARINOSA	BRITTLE BUSH	LOW	3	4	DEC
EPILOBIUM CALIFORNICUM	CALIFORNIA FUSCHIA	LOW	1	4	EVRG
EPILOBIUM CANUM	HOARY CALIFORNIA FUSCHIA	LOW	1	4	EVRG
EPILOBIUM 'CATALINA'	CATALINA FUSCHIA	LOW	2	4	EVRG
ERIOGONUM FASCICULATUM	CALIFORNIA BUCKWHEAT	LOW	2	4	EVRG
EURYOPS PECTINATUS	GOLDEN SHRUB DAISY	LOW	4.5	4.5	EVRG
FEROCACTUS VIRIDESCENS	COAST BARREL CACTUS	LOW	2	1	EVRG
FREMONTODENDRON CALIFORNICUM	COMMON FLANNEL BUSH	LOW	20	12	EVRG
FREMONTODENDRON 'EL DORADO GOLD'	EL DORADO GOLD FLANNEL BUSH	LOW	5	10	EVRG
GALVEZIA JUNCEA	BAJA BUSH SNAPDRAGON	LOW	3	2	EVRG
GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	LOW	3	5	EVRG
GALVEZIA SPECIOSA 'FIRECRACKER'	FIRECRACKER BUSH SNAPDRAGON	LOW	3	3	EVRG
GRAPTOPETALUM PARAGUAYENSE 'PINKY'	MOTHER OF PEARL PLANT	LOW	1	3	EVRG
GRAPTOSEDUM 'BRONZE'	CHOCOLATE SEDUM	LOW	0.5	3	EVRG
GRAPTOSEDUM 'VERA HIGGINS'	CHOCOLATE DONKEYTAIL	LOW	1	2	EVRG
GRAPTOVERIA 'FRED IVES'	FRED IVES STONECROP	LOW	1.5	3	EVRG
GRAPTOVERIA 'OPALINA'	GHOST PLANT	LOW	1	3	EVRG
GREVILLEA LANIGERA	WOOLY GREVILLEA	LOW	4.5	8	EVRG
GREVILLEA 'NOELII'	GREVILLEA	LOW	3.5	4.5	EVRG
HAKEA SUAVEOLENS	SWEET HAKEA	LOW	15	15	EVRG
HAWORTHIA FASCIATA	ZEBRA PLANT	LOW	0.5	3	EVRG
HESPERALOE PARVIFLORA	RED YUCCA	LOW	3.5	5	EVRG
HETEROMELES ARBUTIFOLIA	TOYON	LOW	20	20	EVRG
ILEX VOMITORIA 'STOKE'S DWARF'	DWARF YAUPON	LOW	4	4	EVRG
JUSTICIA CALIFORNICA	CHUPAROSA	LOW	6	6	DEC
KALANCHOE BLOSSFELDIANA	PANCAKE PLANT	LOW	1.5	1.5	EVRG
KALANCHOE LUCIAE	PADDLE PLANT	LOW	2	3	EVRG
KNIPHOFIA UVARIA (HYBRIDS)	RED-HOT POKER	LOW	2	2	EVRG
LANTANA CAMARA	LANTANA	LOW	6	6	EVRG
LANTANA MONTEVIDENSIS	TRAILING LANTANA	LOW	2	5	EVRG
LAVANDULA DENTATA 'CANDICANS'	FRENCH GRAY LAVENDER	LOW	3.5	5	EVRG
LAVANDULA STOECHAS	SPANISH LAVENDER	LOW	2	2.5	EVRG
LAVATERA ASSURGENTIFLORA	TREE MALLOW	LOW	12	12	EVRG
LEPTOSPERMUM LAEVIGATUM	AUSTRALIAN TEA TREE	LOW	20	20	EVRG
LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	TEXAS RANGER	LOW	7	7	EVRG
LONICERA JAPONICA	JAPANESE HONEYSUCKLE	LOW	1	10	EVRG
MELALEUCA NESOPHILA	PINK MELALEUCA	LOW	15	15	EVRG
MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	LOW	4.5	4.5	EVRG

**THE LAKES COMMUNITY ASSOCIATION  
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BOTANICAL NAME	COMMON NAME	WATER RATING	HT. FT.	SPRD. FT.	DEC./ EVRG.
MIMULUS CARDINALIS	SCARLET MONKEYFLOWER	LOW	3	4	EVRG
MIMULUS GUTTATUS	GOLDEN MONKEYFLOWER	LOW	3	4	EVRG
MIMULUS PUNICEUS	RED MONKEYFLOWER	LOW	2	3	EVRG
MONARDELLA VILLOSA	COYOTE MINT	LOW	2	1.5	EVRG
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	0.5	9	EVRG
OENOTHERA SPECIOSA 'CHILDSII'	MEXICAN EVENING PRIMROSE	LOW	1	3	EVRG
PENNISETUM SETACEUM 'CUPREUM'	FOUNTAIN GRASS	LOW	5	5	EVRG
PENSTEMON HETEROPHYLLUS	CALIFORNIA PENSTEMON	LOW	2	2.5	EVRG
PENSTEMON SPECTABILIS	SHOWY PENSTEMON	LOW	3	3	EVRG
PORTULACARIA AFRA	ELEPHANT'S FOOD	LOW	10	10	EVRG
PORTULACARIA AFRA 'AUREA'	YELLOW RAINBOW BUSH	LOW	2	4	EVRG
PORTULACARIA AFRA FORMA MACROPHYLLA	LARGE LEAF ELEPHANT FOOD	LOW	10	10	EVRG
PORTULACARIA AFRA 'PROSTRATA'	DWARF ELEPHANT FOOD	LOW	0.5	5	EVRG
PORTULACARIA AFRA 'VARIEGATA'	RAINBOW BUSH	LOW	6	6	EVRG
PROSOPIS GLANDULOSA	CHILEAN MESQUITE	LOW	10	10	EVRG
RHAMNUS CALIFORNICA	COFFEEBERRY	LOW	9	8	EVRG
RHAMNUS ILICIFOLIA	HOLLYLEAF REDBERRY	LOW	15	12	EVRG
RHUS INTEGRIFOLIA	LEMONADE BERRY	LOW	6	6	EVRG
RHUS LAURINA	LAUREL SUMAC	LOW	10	10	EVRG
RHUS OVATA	SUGAR BUSH	LOW	7	7	EVRG
RIBES AUREUM	GOLDEN CURRANT	LOW	5	5	DEC
RIBES INDECORUM	WHITE FLOWERING CURRANT	LOW	8	5	DEC
RIBES MALVACEUM	CHAPARRAL CURRANT	LOW	5	5	DEC
ROMNEYA COULTERI	MATILJA POPPY	LOW	7	12	EVRG
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW	5	5	EVRG
ROSMARINUS 'LOCKWOOD DE FOREST'	LOCKWOOD ROSEMARY	LOW	2.5	6	EVRG
ROSMARINUS OFFICINALIS	ROSEMARY	LOW	4	4	EVRG
ROSMARINUS OFFICINALIS 'M. JESSUP'S UPRIGHT'	ROSEMARY	LOW	4	2	EVRG
ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	LOW	2	6	EVRG
SALVIA CLEVELANDII	CLEVELAND SAGE	LOW	4	6.5	EVRG
SALVIA GREGGII	AUTUMN SAGE	LOW	2.5	2.5	EVRG
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	LOW	3.5	4.5	EVRG
SALVIA LEUCOPHYLLA 'POINT SAL'	POINT SAL PURPLE SAGE	LOW	4	6	EVRG
SALVIA MELLIFERA	BLACK SAGE	LOW	4.5	4	EVRG
SALVIA SPLENDENS	SCARLET SAGE	LOW	3	3	EVRG
SANTOLINA ROSMARINIFOLIA (S. VIRENS)	LAVENDER COTTON	LOW	2	3	EVRG
SEDUM ANGLICUM	ENGLISH STONECROP	LOW	0.5	1.5	EVRG
SEDUM DENDROIDEUM	STONE TREECROP	LOW	2.5	3.5	EVRG
SEDUM KAMTSCHATICUM 'VARIEGATUM'	KAMTSCHATICUM STONECROP	LOW	1	2	EVRG
SEDUM MORGANIANUM	DONKEY TAIL	LOW	1	4	EVRG
SEDUM PACHYPHYLLUM	JELLY BEAN PLANT	LOW	1	2.5	EVRG
SEDUM RUBROINCTUM	PORK AND BEANS	LOW	0.5	2	EVRG
SEDUM RUPESTRE 'ANGELINA'	SEDUM 'ANGELINA'	LOW	0.5	2	EVRG
SEDUM SPATHIFOLIUM	PACIFIC STONECROP	LOW	0.5	1.5	EVRG
SEDUM SPURIUM 'VOODOO'	VOODOO STONECROP	LOW	0.5	1.5	EVRG
SEMPERVIVUM ARACHNOIDEUM 'COBWEB BUTTONS'	COBWEB HOUSELEEK	LOW	0.5	1.5	EVRG
SEMPERVIVUM MONTANUM	HOUSELEEK	LOW	0.5	1	EVRG
SEMPERVIVUM TECTORUM 'GREENII'	HEN AND CHICKENS	LOW	0.5	1.5	EVRG
SENECIO CINERARIA	DUSTY MILLER	LOW	2.5	2.5	EVRG
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	LOW	1	1	EVRG
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	LOW	2.5	4.5	EVRG
SPHAERALCEA AMBIGUA	APRICOT MALLOW / DESERT MALLOW	LOW	4	3	EVRG
TAGETES LEMMONI	MOUNTAIN MARIGOLD	LOW	5	5	EVRG
TEUCRIUM FRUTICANS	BUSH GERMANDER	LOW	6	6	EVRG
TRICHOSTEMA LANATUM	WOOLLY BLUE CURLS	LOW	4	6	EVRG
VERBENA LILACINA	CEDROS ISLAND VERBENA	LOW	1	3	EVRG
WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	4.5	7.5	EVRG
YUCCA GLORIOSA	SPANISH DAGGER	LOW	10	8	EVRG
YUCCA WHIPPLEI	OUR LORD'S CANDLE	LOW	3	6	EVRG

**ABBREVIATIONS:**

HT. = HEIGHT  
 FT. = FEET  
 SPRD. = SPREAD  
 DEC. = DECIDUOUS  
 EVRG. = EVERGREEN

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**THE LAKES COMMUNITY ASSOCIATION  
RECOMMENDED DROUGHT TOLERANT VINES & ESPALIERS LIST**

BOTANICAL NAME	COMMON NAME	WATER RATING	DEC./ EVRG.
ARBUTUS UNEDO (ESPALIER)	STRAWBERRY TREE	LOW	EVRG
BOUGAINVILLEA 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	LOW	EVRG
CALLISTEMON CITRINUS (ESPALIER)	LEMON BOTTLEBRUSH	LOW	EVRG
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	LOW	EVRG
MACFADYENA UNGUIS-CATI	CAT'S CLAW	LOW	EVRG

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BOTANICAL NAME	COMMON NAME	WATER RATING	DEC./ EVRG.	MIN. O.C. SPACING
ACACIA ONGERUP	PROSTRATE ACACIA	LOW	EVRG	6'
LONICERA JAPONICA	JAPANESE HONEYSUCKLE	LOW	EVRG	12"
LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	LOW	EVRG	12"
MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	LOW	EVRG	18"
ROSMARINUS OFFICINALIS	ROSEMARY	LOW	EVRG	24"
ROSMARINUS OFFICINALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	LOW	EVRG	24"
VERBENA PERUVIANA:	PERUVIAN VERBENA	LOW	EVRG	18"

**ABBREVIATIONS:**

EVRG. = EVERGREEN

MIN. = MINIMUM

O.C. = ON CENTER

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