

SITE AND LANDSCAPE SUMMARY QUICK REFERENCE GUIDE

SETBACK REQUIREMENTS

Gazebo	Rear & Side Yard	5' (five feet)
Gazebo (Estate Lots)	Rear & Side Yard	5' (five feet)
Trellis	Rear Yard	5' (five feet)
Trellis	Side Yard	3' (three feet)
Trellis (Estate Lots)	Rear & Side Yard	5' (five feet)
Deck	Rear & Side Yard	5' (five feet)
Deck (Estate Lots)	Rear & Side Yard	5' (five feet)
Playhouse/Play Structures	Rear & Side Yard	5' (five feet)
Playhouse/Play Structure (Estate Lots)	Rear & Side Yard	5' (five feet)
Spas and pools	Property Line (Rear & Side Yard)	5' (five feet)
Spas and pools	Top of Slope	3' (three feet)
	The length of the down slope would be added to the 3ft setback (eg if the down slope was 15 feet setback would be a minimum of 18 feet)	
Spas and pools	Bottom of Slope/Property Line	5' (five feet)
Water Features – Maximum Height 8 feet	Rear Yard	5' (five feet)
	Side Yard	5' (five feet)
Water Features – Below fence height	Rear Yard	3' (three feet)
	Side Yard	3' (three feet)
Fireplaces and Barbeques	Property Line	3' (three feet)
	or equal to its height, whichever is more restrictive (Maximum Height 8' (eight feet))	
Fireplaces and Barbeques (Estate Lots)	Property Line	5' (five feet)
	or equal to its height, whichever is more restrictive (Maximum Height 13' (thirteen))	
Front Yard Walls & Fencing	From Sidewalk	Minimum of 18" (18 inches)



MAXIMUM HEIGHTS

Fencing and Walls	Rear and Side Yard6’ (six feet) Front & Side Front Yard walls may not exceed 36 (thirty-six inches), gates or pilasters may not exceed 42 inches” (forty-two inches)
Front Yard Arbors	May not exceed 8 feet (eight feet) in height at entryways only
Sheds	May not exceed the height of the side or rear yard fence, with a five (5’) foot setback from rear and side yard property line, perimeter fence or wall, or top of slope whichever is more restrictive.

PLANTING REQUIREMENTS

Turf/Lawn	Maximum 20% front yard or Maximum 80% coverage for entire yard area less is encouraged
Trees	Trees must be setback a minimum of 3’ (three feet) from property lines and fences. Certain species of trees require additional setbacks due to their invasive root systems and canopies at maturity (e.g. Ficus, Olive Oak etc). Please check with the HOA office prior to installing trees not listed. FOR SPECIES NOT INCLUDED PLEASE CALL MANAGEMENT FOR VERIFICATION.

PAVING REQUIREMENTS

Hardscape, paved areas in front yard (including driveway and walkways) Maximum 50%

FENCE COLORS

Fence paint can be purchased at the Sherwin Williams store in Escondido at the following address:

Sherwin-Williams – Store #8181
574 N TULIP ST
ESCONDIDO, CA 92025 2533 USA
PHONE: (760) 741-5850 FAX: (760) 741-5932

Green Fence Color (Older Neighborhoods) – Paint Name (Not available)

CCE*COLLORANT	OZ	32	64	128
W1-WHITE	2	10	-	1
B1-BLACK	2	27	1	-
R4-NEW RED	-	48	1	1
Y3-DEEP GOLD	4	41	-	-



Brown Fence Color (Newer Neighborhoods) – Paint Name - Carillo

CCE*COLLORANT	OZ	32	64	128
W1-WHITE	2	20	-	-
B1-BLACK	2	10	-	-
R2-MAROON	-	28		
Y3-DEEP GOLD	2	19	-	-
G2-NEW GREEN	-	10	-	-

CONCRETE COLOR FOR FRONT YARDS

The manufacturer is Davis Concrete – Concrete Color Del Sur
2.31 pounds per sack = (94 pounds)

*A1010 25.83%

*A550 74.17%

*Liquid pigment color codes

Concrete may be used provided it is colored and textured to complement the residence. Unpigmented broom or trowel finished concrete is prohibited from any areas visible from the street or other common areas.

PLEASE NOTE:

In general, where regulations or guidelines conflict with one another (e.g. City of San Diego vs Association) the more restrictive regulations shall apply.

Below is a list of websites that might be helpful useful when selecting vendors for your projects:

1. [American Society of Landscape Architects - https://www.asla.org](https://www.asla.org)
2. [American Institute of Architects - San Diego - www.aiasandiego.org](http://www.aiasandiego.org)
3. [Contractors State License Board - www.cslb.ca.gov](http://www.cslb.ca.gov)

