

# STONELAKE MASTER ASSOCIATION

Merit Property Management, Inc.  
100 Parkshore Drive, Suite 100  
Folsom, CA 95630

RE: FRONT YARD TREE REPLACEMENT PROGRAM and BARK CHOICES

## I. TREE REPLACEMENT:

Currently the Stonelake Design Review Guidelines require certain trees for each street in the Community. Most of the designated trees have proven to be great choices. However, many homeowners have requested options for trees that are either not doing well, have died or are causing some damage to the lot. The Board and the Architectural Control Committee (ACC) have researched the intent of the Guidelines and possible options. The Board adopted this new program at their meeting on February 24, 2005.

### STIPULATIONS:

Any modification to the current condition of your home or lot in front of the fence and backyard (over 6 feet in height) must be reviewed and approved by the ACC before making any change. THIS INCLUDES THE TREE REPLACEMENT PROGRAM. Only the trees on the enclosed Recommended Plant List will be approved for street tree or accent tree replacement. Certain species will not be the correct variety for every lot. Your selection should take into account the size of the area where the tree will be planted, the amount of sun or shade the tree will get and location of street lights and utilities. Do the research before making your selection; then make application to the ACC. Each application will be reviewed on a "lot by lot" basis and is subject to final review and approval of the Architectural Control Committee. Failure to seek and obtain approval before making changes is a violation of the Governing Documents and could result in hearings and other penalties.

Homeowners are responsible for the proper selection, planting, maintenance and replacement of their trees. NOTE: Street trees planted in the median of turf between streets and sidewalk or planted within the sidewalk planters do not qualify. These street trees are part of a comprehensive canopy grid.

### TREES THAT QUALIFY FOR ACC APPROVED REPLACEMENT:

Designated street trees - (AG Section VI, B3.) Those trees planted and contained in the lot's immediate property, front and side of the home. Medium to large tree, depending on lot size and utility locations.

Accent trees - These small trees provide the showy flower and leaf color that provide seasonal interest and a garden appearance. (AG Section VI, B4.) Usually one per lot.

### RULES AND REGULATIONS:

- ACC approval required prior to both purchasing and planting the tree replacement as stated in the Architectural Guidelines.
- Tree must be planted consistent to the intended lot size, location, and exposure as specified in the Sunset Western Garden Book and in accordance to the Architectural Guidelines which states "All street trees shall be located 6' from the back of walk and shall be coordinated with street lights, utility boxes and driveways." AG Section VI, C.
- Replace the tree in the same location as originally determined by the developer.
- Only the specific varieties are recommended for replacement and are the only varieties the ACC will consider during the application review.
- Must meet the minimum standard of 15-gallon planter size as stated in the AG Section VI. C.

## SPECIAL OFFER FROM BILL WAMBY OF POW NURSERY:

Stonelake homeowners can present their newsletter to Bill for a 10% discount on replacement trees. POW Nursery is located at 12724 Quince, Wilton, CA 95693. Note you are required to submit an application and receive approval from the ACC for each selected tree according to its individual lot and growing requirements and characteristics. *Don't purchase a tree unless you have this approval.*

## II. BARK CHOICES:

In efforts to provide homeowners greater flexibility and freedom in landscaping their front yards, the Board of Directors approved, during the February 24<sup>th</sup> Board Meeting, several different selections of bark to compliment the current mandate. According the Architectural Design Guidelines, only the " " size, redwood nugget is permissible. However, with these new selections, homeowners should find a nice range of material to compliment their landscaping. While the Architectural Control Committee (ACC) must first approve any change or modification to the front or side of any lot, these bark selections have all been "pre-approved" by the ACC. The purpose of this is two fold. Homeowners will now find some freedom to select a bark style of their choice and install the material without submitting an application to the ACC, thus saving the homeowner time submitting and waiting for ACC response. The second purpose is to end the rock confusion felt throughout the community. After an exhaustive search for rock rendered no complying options to our Architectural Design Guidelines, the Board and the ACC voted to include these different bark materials as a compromise in maintaining our design while keeping our homeowner's needs in mind. Samples of the approved bark are available at the clubhouse and the list of bark names will be posted on the Stonelake website. These new samples exclusively include:

- Redwood walk-on
- Black walk-on
- Humas
- Red Cedar small nuggets
- Special Note: Artificially colored bark (such as stained or painted) is not allowed**

These samples have been collected from various landscaping centers or rock yards in our area. Not all of the bark is available at every location, though each selected bark is widely available. Call your desired rock yard for pricing. Please note that no rock options are being or will be considered or allowed to stay as documented in the Architectural Design Guidelines. We encourage any home utilizing rock in their landscaping to remove it and replace it with any of these bark options. Bark is the only material slated in our Architectural Guidelines for landscape use We hope that these new bark options will offer our homeowners room to stylize and freshen their landscaping with greater speed and less effort and a permanence in compliance to our Guidelines.

Sincerely,

Stonelake Board of Directors  
Stonelake Architectural Control Committee

## RECOMMENDED PLANT MATERIAL

BOTANICAL NAME	COMMON NAME	SUN	WATER	EVERGREEN DECIDUOUS	REMARKS
<b>TREES</b>					
<i>Pyrus calleryana</i> "Artistocrat"	Artistocrat Pear	Full	Moderate	Deciduous	Street Tree
<i>Plantanus acerifolia</i> "Bloodgood"	Bloodgood Sycamore	Full	Moderate	Deciduous	Street tree
<i>Quercus douglasii</i>	Blue Oak	Full	Infrequent	Deciduous	Native deciduous
<i>Quercus kelloggii</i>	California Black Oak	Full	Infrequent	Deciduous	Native
	Chinese Elm	Full	Moderate	Evergreen	Street tree
<i>Celtis sinensis</i>	Chinese Hackberry	Full/Shade	Moderate	Deciduous	Street tree
<i>Pistacia Chinensis</i>	Chinese Pistache	Full	Moderate	Deciduous	Street Tree
<i>Sapium sebiferum</i>	Chinese Tallow Tree	Full	Regular	Deciduous	Street Tree
<i>Quercus agrifolia</i>	Coast Live Oak	Full	Infrequent	Evergreen	Street tree
<i>Celtis occidentalis</i>	Common Hackberry	Full/Shade	Moderate	Deciduous	Street tree
	Cork Oak	Full		Evergreen	Street tree
<i>Lagerstromia indica</i> "Catalmba"	Crape Myrtle	Full	Moderate	Deciduous	Accent Tree
<i>Pheonix Dactylifera</i>	Date Palm	Full		Evergreen	Accent tree/Street tree
<i>Cedrus deodara</i>	Deodara Cedar	Full	Little	Evergreen	Large evergreen: provide plenty of space
<i>Prunus laurocerasus</i>	English Laurel	Full	Moderate	Evergreen	Screen tree/shrub
<i>Prunus cerasifera</i> "Krauter Vesuvius"	Flowering Plum	Full	Moderate	Deciduous	Accent tree
<i>Quercus Wislizenii</i>	Interior Live Oak	Full	Frequent	Evergreen	Native evergreen
	Italian Blue Cypress	Full		Evergreen	Accent tree
<i>Sophora japonica</i> "Regent"	Japanese Pagoda Tree	Full/Partial	Moderate	Deciduous	Shade Tree vigorous grower
	Magnolia "Southern Magnolia"	Full		Evergreen	Street tree
<i>Maytenus boaria</i>	Mayten-male only	Full	Infrequent	Evergreen	Accent Tree
<i>Pinus eldarica</i>	Mondel Pine	Full	Little	Evergreen	Screen tree
<i>Lagerstomia indica</i> "Natchez"	Natchez Crape Myrtle	Full	Moderate	Deciduous	Accent Tree
<i>Olea europaea</i> "Swan Hill" or "Mission"	Olive Tree	Full	Little	Evergreen	Accent tree/street tree
<i>Pyrus calleryana</i> "Redspire"	Ornamental Pear	Full	Moderate	Deciduous	Street Tree
<i>Lagerstomia indica</i> "Petite Pinkie"	Petite Pinkie Crape Myrtle	Full	Moderate	Deciduous	Accent Tree
<i>Pinus italica</i>	Pine	Full	Moderate	Evergreen	Screen tree
	Purple Hopseed	Full/Partial		Evergreen	Accent tree
<i>Robinia ambigua</i> "Purple Robe"	Purple Robe Locust	Full	Infrequent	Deciduous	Accent Tree
<i>Quercus rubra</i>	Red Oak	Full	Frequent	Deciduous	Street Tree
<i>Sequoia semperuirens</i>	Redwood	Full	Moderate	Evergreen	Screen tree/shrub
<i>Arbutus unedo</i> "Compacta"	Strawberry Tree	Full/Partial	Moderate	Evergreen	Accent Tree
<i>Laurus nobilis</i> "Saratoga" Laurel	Sweet Bay	Full/Partial	Little	Evergreen	Accent tree/Street tree
<i>Ligustrum japonicum</i> "Texanum"	Texas Privet	Sun/Shade	Regular	Evergreen	Screen tree/shrub
<i>Linodendron tulipifera</i> Magnolia	Tulip Tree	Full	Moderate	Deciduous	Not used as street tree or side yard accent
<i>Quercus lobata</i>	Valley Oak	Full	Infrequent	Deciduous	Native
<i>Lagerstroemia indica</i> "Zunia"	Zuni Crape Myrtle	Full	Moderate	Deciduous	Accent Tree
<b>SHRUBS</b>					
<i>Abelia grandiflora</i> "Sherwoodi"	Abelia	Sun/Shade	Moderate	Evergreen	Accent shrub
<i>Fatsia japonica</i>	Aralia	Shade	Regular	Evergreen	Good screening shrub; tropical appearance
<i>Arctostaphylos densiflora</i> "Howard McMnn"	Arctostaphylos	Full	Some	Evergreen	Makes good hedge or shrub
<i>Plumbago auriculata</i>	Blue Cape Plumbago	Full	Infrequent	Semi Evergreen	Mopounding bush, shrub, or vine
<i>Ceanothus</i> "Concha"	Ceanothus	Full	Regular	Evergreen	Accent shrub
<i>Hemerocallis</i> "Apricot Beauty"	Day Lily (apricot red)	Full/Partial	Moderate	Deciduous	Good as a border plant, colorful blooms
<i>Hemerocallis</i> "Signal"	Day Lily (red)	Full/Partial	Moderate	Deciduous	Good as border plant, colorful blooms
<i>Hemerocallis</i> "Stella D'Oro"	Day Lily (yellow)	Full/Partial	Moderate	Evergreen	Good as border plant, colorful bloom
<i>Viburnum tinus</i> (dwarf)	Dwarf Laurustinus	Full/Partial	Regular	Evergreen	Use as screen or hedge
<i>Agapanthus</i> "Rancho White"	Dwarf Lily-of-the-Nile	Full/partial	Moderate	Evergreen	Accent Shrub
<i>Agapanthus africanus</i> "Dwarf White"	Dwarf Lily-of-the-Nile	Full/Partial	Moderate	Evergreen	Accent Shrub
<i>Escallonia</i> "Fradesil"	Escallonia	Sun/Shade	Regular	Evergreen	Good as espalier and blooms nearly year- round
<i>Euonymus fortunei</i>	Euonymus	Full/Partial	Moderate	Evergreen	Good as vine or shrub
<i>Euroops pectinatus</i> "Virdis"	Europs	Full	Infrequent	Evergreen	Shrubby perennial. Easy to maintain
<i>Hemerocallis</i> "Starburst Mond"	Evergreen Daylily	Full/Partial	Moderate	Evergreen	Good as a border plant, colorful bloom
<i>Phorium tenax</i>	Flax	Full	Regular	Evergreen	Accent shrub

BOTANICAL NAME	COMMON NAME	SUN	WATER	EVERGREEN DECIDUOUS	REMARKS
Forsythia "Karl Sax"	Forsythia	Full	Moderate	Deciduous	Used as accent, screen, espalier, or bank cover
Dietes bicolor	Fortnight Lily	Full	Regular	Evergreen	Good accent ground cover, colorful blooms
Lavandula dentata	French Lavender	Full	Infrequent	Evergreen	Shrub or subshrub with continuous bloom
Abelia grandiflora	Glossy Abelia	Sun/Shade	Moderate	Evergreen	Accent shrub
Spiraea bumalda "Goldflame"	Goldflame Spiraea	Full/Partial	Moderate	Deciduous	Good accent shrub
Nandina domestica "Compata"	Heavenly Bamboo	Full	Regular	Evergreen	Accent shrub
Hypericum calcinum "Hidcote"	Hidcote St. Johnswort	Full/Partial	Moderate	Evergreen	Used as accent or screen shrub
Rhapiolepis indica "Clara"	India Hawthron	Full/Partial	Infrequent	Evergreen	Good shrub or hedge plant; fast growing
Buxus microphylla japonica: Green Beauty" Compacted	Japanese Boxwood	Full/Partial	Moderate	Evergreen	Good hedge, shrub. Good pot standard
Viburnum tinus "Spring Bouquet"	Laurustinus	Full/Partial	Regular	Evergreen	Use as screen or hedge
Syringa Vulgaris	Lilac	Full	Infrequent	Deciduous	Good accent shrub or hedge
Agapanthus "Queen Anne"	Lily-of-the-Nile	Full/Partial	Moderate	Evergreen	Accent ground cover; perennial
Agapanthus africanus	Lily-of-the-Nile	Full/Partial	Moderate	Evergreen	Accent Shrub
Agapanthus africanus "Alba"	Lily-of-the-Nile	Full/Partial	Moderate	Evergreen	Accent Shrub
Agapanthus africanus "Peter Pan"	Lily-of-the-Nile	Full/Partial	Moderate	Evergreen	Accent Shrub
Rhapiolepis indica "Majestic Beauty"	Majestic Beauty Rhapiolepis	Full	Infrequent	Evergreen	Good pot standard
Rhapiolepis "Majestic Beauty"	Majestic Beauty Rhapiolepis	Full/Partial	Infrequent	Evergreen	Used as background shrub or small tree
Choisya Ternata	Mexican Mock Orange	Full/Partial	Infrequent	Evergreen	Excellent accent shrub; fragrant blossom
Juniperus chinensis "Mnt Julep"	Mnt Julep Juniper	Full/Partial	Infrequent	Evergreen	Ground cover/screen plant
Nerium oleander "Sister Agnes"	Oleander	Full	Little	Evergreen	shrub
Cotoneaster lacteus	Pamey Cotoneaster	Full	Infrequent	Evergreen	Best as informal hedge screen; or espalier
Syringa persica	Persian Lilac	Full	Infrequent	Deciduous	Good accent shrub or hedge
Photinia franseri	Photinia	Full	Moderate	Evergreen	Good espalier or small tree
Ligustrum texanum	Privet	Full	Regular	Evergreen	Hedge
Cotoneaster horizontalis	Rock Cotoneaster	Full	Infrequent	Deciduous	Good screen shrub
Rosa spp.	Rose	Full	Regular	Evergreen or Deciduous	Excellent accent shrub with colorful bloom
	Rosemary	Full		Evergreen	Accent Shrub
Juniperus chinensis "San Jose"	San Jose Juniper	Full/Partial	Infrequent	Evergreen	Ground cover/screen plant
Juniperus chinensis "Sea Green"	Sea Green Juniper	Full/Partial	Infrequent	Evergreen	Ground cover/screen plant
Spartium junceum	Spanish Broom	Full	Infrequent	Evergreen	Woody shrub; good bank cover
	Spanish Lavender	Full	Infrequent	Evergreen	Shrub or subshrub with continuous bloom
Spiraea bumalda "Anthony Waterer"	Spiraea	Full	Infrequent	Evergreen	Woody shrub; good bank cover
Spiraea cantoniensis	Spiraea	Full/Partial	Moderate	Deciduous	Good accent shrub; fast growth
Spiraea rip. Tosaensis "Snowmound"	Spiraea	Full/Partial	Moderate	Deciduous	Good accent shrub
Pittosporum tobira	Tobira	Full/Partial	Moderate	Evergreen	Good as screen, hedge, or background plant
Pittosporum tobira "Wheeler's Dwarf"	Tobira	Full/Partial	Moderate	Evergreen	Good as screen, hedge, or background plant
Pittosporum tobira "Variegata"	Tobira	Full/Partial	Moderate	Evergreen	Good as screen, hedge, or background plant
Spiraea vanhouttei	Vanhoutte Spiraea	Full/Partial	Moderate	Deciduous	Good accent shrub
Xylosma congestum	Xylosma	Full/Partial	Moderate	Evergreen	Good structure plant; shrub or small tree
<b>VINES</b>					
Parthenocissus tricuspidata	Boston Ivy	Full	Regular	Deciduous	Vine
	Bouganvillia	Full	Regular	Deciduous	Vine
Ficus pumita	Creeping fig	Partial	Regular	Evergreen	Vine
	Jasmine	Partial	Regular	Evergreen	Vine
	Passion Vine	Full		Evergreen	Vine
	Wisteria	Full	Regular	Deciduous	Vine
<b>GROUND COVER</b>					
	Ajuga	Shade		Evergreen	Ground cover
Juniperus chinensis "Mnt Julep"	Mnt Julep Juniper	Full/Partial	Infrequent	Evergreen	Ground cover/screen plant
	Rosemary	Full		Evergreen	Ground cover
Juniperus chinensis "San Jose"	San Jose Juniper	Full/Partial	Infrequent	Evergreen	Ground cover/screen plant
Juniperus chinensis "Sea Green"	Sea Green Juniper	Full/Partial	Infrequent	Evergreen	Ground cover/screen plant
	Verbena	Full		Evergreen	Ground cover
	Vinca	Full		Evergreen	Ground cover