

Criteria for Evaluating Requests for Customization in Permissible License Area

Plants Criteria –

- Planting layout/schematic must be specific, and indicate what will be in-ground and what in containers.
- All plants and shrubs must be identified and placement indicated.
- All plants and shrubs encouraged to be drought tolerant. RDTA not responsible for plants that require more water than RDTA provides, which may be reduced in the future.
- All plants and shrubs must be appropriate to be maintained within height limits of bottom of first story window or top of low front wall at maturity and not have root system that might damage foundation of any RDTA building or wall.
- All plants and shrubs in the footprint of this area will be the responsibility of the owner to plant and maintain.
- Maintenance includes keeping watered and weeded.

Irrigation System Criteria –

- Schematic of area must include current irrigation system. Any changes requested must be described in detail.
- Nothing will be permitted that would allow an increase in water usage for this area.
- Any work on the irrigation system must be performed by the vendor of RDTA's choice (currently this will be Avila Landscaping). However, unit owner is responsible to arrange for the work directly with vendor and pay vendor for work performed. Vendor will need to check with RDTA to verify that work requested has been approved by RDTA.
- Twenty-four (24) hour limit for getting irrigation leaks repaired to minimize water loss.
- Any water spigot on the exterior of the unit must be approved by the RDTA Architectural Committee and have an approved City of Yorba Linda permit. This is to verify that there is no leaking or building damage.

Hardscape Criteria –

- Schematic of area must identify any hardscape in detail, including materials and slope.
- Any hardscape in the area must be non-permanent and easily removable.
- All items (stationary or moveable) must be under the height limits of bottom of first story window or top of low front wall. This includes outdoor furniture and/or decorative items. Will NOT approve indoor furniture, electronic devices, or any sound producing item.
- Photo or drawing of any movable items must be provided.
- Will NOT approve ponds, fountains, or anything with standing water.
- All hardscape within the footprint of this area will be the responsibility of the owner to install and maintain.
- Cannot do anything that would attract animals, mammals, birds or reptiles, including installation of man-made structures that would attract animals or birds (such as bird feeders, pet food dispensers).

Misc. –

- *There will be annual inspection of licensed areas to verify compliance with terms of license.*
- Any units that have already altered the area must submit after-the-fact applications and meet all criteria. No automatic grandfathering-in approval. If any aspect cannot be approved, the owner will be required to remove or fix, prior to license being finalized.