

Drought Tolerant Landscape Application

Always refer to the Greer Ranch Community Association Design Review Guidelines prior to completing and submitting a Home Improvement application.

Neighbor Awareness

Please note that you are required to obtain the signature of the Deeded Homeowner who owns the property adjacent to your lot/property line. They must sign both the plans as well as the appropriate signature line on the application. The signature must be of the deeded homeowner and not a tenant. Applications/plans that do not have the required signatures will not be considered complete and will be returned to the homeowner without further review.

For further information regarding this requirement, please refer to the Greer Ranch Community Association Design Review Guidelines, I. Procedural Standards (A) 5, 8.

**GREER RANCH COMMUNITY ASSOCIATION
DROUGHT TOLERANT SUBMITTAL PROCESS**

Homeowner to complete:

- * 1 Greer Ranch Community Association Drought Tolerant Application (Appendix A)
- * 1 Neighborhood Awareness Form
- * 3 Sets of Plans

Items are to be mailed to or dropped off at:

Greer Ranch Community Association
c/o Everett's Place
35500 Greer Road
Murrieta, CA 92562

Design Review Committee/Board of Directors has 60 days to review plans and render decision.

APPROVED PLANS

Written approval sent to homeowner along with 1 copy of plans. Homeowner has 60 days from the date of approval to complete removal of current material and installation of drought tolerant material. Homeowner may request additional time from DRC/Board, if necessary by submitting a written request.

No later than 30 days after the Improvement deadline, homeowner must complete the "Notice of Completion" form including photos and mail or deliver them to the address above.

Upon receipt of the "Notice of Completion", GRCA / Board has 60 days to inspect the Improvements.

Successful
Improvements

Incorrect
Improvements

GRCA / Board has 30 days to notify homeowner in writing of non-compliance.

Homeowner has 30 days to remedy non-compliance to avoid enforcement by the DRC/Board

DENIED PLANS

Homeowner to make corrections and resubmit plans within 30 days. Homeowner may appeal the decision in writing to the Board within 30 days of receiving written notification of denial. Board has 45 days following receipt of written appeal to render its decision.

Homeowners are to keep copies of the Home Improvement Application form, plans, Neighborhood Awareness form and photos for their records.

Appendix A

**GREER RANCH COMMUNITY ASSOCIATION
DROUGHT TOLERANT APPLICATION**

Date: _____

Name: _____

Property Address: _____

Neighborhood Name: _____ Lot Number: _____

Day Phone: _____ Evening Phone: _____

Mailing Address (if different from above): _____

Description of Proposed Improvements: _____

Proposed Dates: Starting: _____ Completion: _____

If you wish for Management to update you by email, please list your email address:

Please complete and include this request along with three (3) copies of your proposed drought tolerant plans to:

Greer Ranch Community Association
c/o Everett's Place
35500 Greer Road
Murrieta, CA 92562

To hasten the approval process, please follow these guidelines:

1. Please complete a description of the proposed landscape changes.
2. Include three (3) sets of plans to scale that show:
 - a. Location of improvements in relation to home & property lines
 - b. Complete dimensions of improvements proposed
 - c. Description of plant material / mulch and color scheme
 - d. Clearly marked planting plan listing plant types, sizes, quantities and location of plant material

(Please be courteous to others when considering the use of any plants or trees that may litter onto other yards or the common area.)

Note: It is the homeowner's responsibility to depict any easement, which may be on their Lot and indicate the location and type of easement on this Drought Tolerant Application and on the plans. Please refer to the "Notice of Annexation" document (Exhibits/Plot Plans) received by you upon your close of escrow.

Signature of Member: _____

Date: _____

Neighborhood Awareness

This is intended to advise your neighbors who own property adjacent to your lot/property line. This includes side, rear and the possibility of front, or across the street neighbors. Have each of your neighbors sign the plans and on the corresponding spaces in accordance with the diagram on the next page.

NOTE: Neighbors A and B must sign ALL applications. If the improvement is in your back/side yard, C, D, and E must sign. If the improvement is in your front yard, F, G, and H must sign. If a unit is vacant, a lot has not been built on, or the area is a street, paseo, park, school, apartments, ect., please write this on the signature line. If the area is model home(s) please obtain the sales office signatures. Leaving the signature space blank or N/A will result in your application being returned to you, creating a delay in the review process.

Attention Neighbors: If you don't agree, please feel free to note on your homes line. If the DRC/Board determines it necessary, you may be requested to attend a hearing with the Design Review Committee / Board of Directors to express your concerns. If invited, failure to attend will constitute your consent.

| | | |
|--------------------|------------------|---|
| C | D | E |
| A | YOUR HOME | B |
| YOUR STREET | | |
| F | G | H |

Neighbor (Print Name)

A _____

Address _____

Neighbor (Print Name)

B _____

Address _____

Neighbor (Print Name)

C _____

Address _____

Neighbor (Print Name)

D _____

Address _____

E _____

Address _____

Neighbor (Print Name)

F _____

Address _____

Signature / Date

Lot # _____

Signature / Date

Lot # _____

Signature / Date

Lot # _____

Signature / Date

Lot # _____

Signature / Date

Lot # _____

Signature / Date

Lot # _____

Neighborhood Awareness Continued

G _____

Address _____

Neighbor (Print Name)

H _____

Address _____

Lot # _____

Signature / Date

Lot # _____

***** FOR DESIGN REVIEW COMMITTEE / BOARD OF DIRECTORS USE ONLY *****

- Do not backfill against existing fences
- Core through curb for drainage
- Maintain existing drainage pattern or provide alternative draining method
- Submit addition impacted neighbor signature for:
- Refer to all condition listed in the enclosed letter

APPROVED APPROVED WITH CONDITIONS DENIED AS SUBMITTED

RESUBMITTAL REQUIRED ADDRESSING DRC / BOARD CONDITIONS

DATE REVIEWED: _____

REVIEWER SIGNATURE: _____

REVIEWER PRINT NAME: _____