

TALEGA GALLERY

COMMUNITY ASSOCIATION

Re: Landscape Rule Change – Homeowner Front Yard Planting – 28 Day Comment Period

Dear Homeowners,

The Board of Directors has recently reviewed the Association's landscape maintenance provisions as outlined in the CC&Rs, specifically the restrictions regarding the Association's landscape maintenance easement. In response to homeowner requests and evolving community needs, the Board has approved an addition to the rules, to allow homeowners more flexibility in making changes to the plant material in their **front yard planter areas**. At this time, homeowners will have a chance to review the proposed addition to the Landscape Rules and proposed Applications. During this 28-day comment period please let us know your thoughts on the addition to the rules and the Committee and Board will review those comments prior to the October 28th Board meeting when the additional rule and applications will be officially adopted by the Board of Directors.

What Means for You as a Homeowner

- Homeowners may now request approval to install or replace plant material in their front yard, provided the changes comply with the Association's approved plant list and design guidelines and are approved by the Landscape Committee prior to any work being completed.
- Any modifications must be maintained by the Association Landscape vendor once installed. The Association's landscape contractor will continue to service the front yard plant material.
- All proposed changes require **prior written approval** through the Association's Landscape Committee process to ensure consistency with the community's overall appearance.

Why is this change being made to the current Operating Rules?

The CC&Rs grant the Association a landscape maintenance easement in front yard areas, which previously limited homeowner flexibility. The new rule provides a balance—preserving the Association's ability to manage community standards while allowing homeowners to personalize and enhance their yards within the guidelines set forth in the new rule.

Required Steps for Approval from Landscape Committee.

If you wish to update your front yard landscaping:

1. Submit an Front Yard Modification application with a description or plan of the proposed changes.
2. Wait for written approval before beginning any work.
3. You must work with Association landscape provider to approve the plant placement for future maintenance by the Association landscape provider. (If you want to maintain your own yard, please submit the Front Yard Enhancement Application instead.)

COMMUNITY ASSOCIATION

Talega.Gallery@SeabreezeMgmt.com

Sincerely,

On behalf of the Board of Directors
Talega Gallery Community Association

Jennifer Parker CMCA, AMS

General Manager

COMMENTS:

[illegible]

DATE SIGNED & SUBMITTED:

22 Calle Galeria, San Clemente CA 92673
Office: (949) 361.4685
Jennifer.Parker@Seabreezemgmt.com

5.3 FRONT YARD MODIFICATION PROGRAM AND PROCESS

5.3.1 Front Yard Modification Program

- (a) The purpose of the “Front Yard Modification Program” is to permit Owners to request, and pay for, a modification to a part of the Association maintained landscaping in a consistent aesthetic manner without increasing the Association’s landscape costs.
- (b) The planting area to be considered is the area between the turf and the front of the house. In some cases, the area also wraps around either one side or both sides of the Residence to the side Party or Property Walls. The original area of the turf may not be altered.
- (c) The Association will continue to be responsible for maintenance of the modification.
- (d) The modification must be based on the Association-approved *Modification Examples* available with the application.
- (e) The application must:
 - i. include only plants from the *TGCA Approved Front Yard Plant Palette*
 - ii. cause no increase in the maintenance cost of the front yard
 - iii. not increase the cost of irrigation of the front yard.

5.3.2 Front Yard Modification Process

- (a) Owners wishing to modify the planting areas, as described in Section 1(b) above, must complete and submit a *Front Yard Modification Application and Agreement* to include 1st and 2nd choices from the Association-approved *Modification Examples* as specified in the application instructions.
- (b) The application must indicate the landscape vendor who will perform the modification as either the current Association landscape vendor or a vendor contracted by the Owner.
- (c) In all cases, regardless of landscape vendor chosen, the Owner will assume all costs associated with the front yard modification.
- (d) If the Owner has selected the Association’s current landscape, the Landscape Committee and the Association’s landscape vendor will negotiate the cost for the plantings, relevant labor, and the proposed work. If the Association’s Landscape vendor completes the project, they warranty the plants for one year.
- (e) If the owner has selected an owner-preferred vendor for the approved plantings and modification, the homeowner will negotiate the cost for the plantings, relevant labor, and proposal.

- (f) The completed application is forwarded to the Association's Management.
- (g) The application will be reviewed by the Association Landscape Committee and landscape vendor, for compliance with plant selection and design.
- (h) Even, If the Owner chooses to contract with an owner-preferred vendor, all irrigation modification must be done by the Association's landscape vendor.
- (i) The Association GM, Landscape Committee, along with the Owner, will conduct final inspection of the front yard modification project.

TALEGA GALLERY COMMUNITY ASSOCIATION
FRONT YARD MODIFICATION APPLICATION & AGREEMENT
Association-Approved Vendor

Please complete this request form, including your 1st and 2nd choices from *the Association-approved Modification Designs* as specified in the application instructions.

Submit your **Front Yard Modification Application** to:

Talega Gallery Community Association
Attn: Landscape Committee
22 Calle Galeria
San Clemente, CA 92673

Please Complete the Following:

OWNER'S NAME:	DATE:
PROPERTY ADDRESS:	
PHONE #:	
MAILING ADDRESS (if different than above):	
EMAIL ADDRESS:	
1 st Choice from the <i>Association-approved Modification Examples</i> : _____	
2 nd choice from the <i>Association-approved Modification Examples</i> : _____	
Attach desired <i>Modification Examples</i> to this form.	

I UNDERSTAND AND AGREE THAT:

- The purpose of the "Front Yard Modification Program" is to permit Owners to request, **and pay for**, a modification to a part of the Association maintained landscaping in a consistent aesthetic manner without increasing the Association's landscape costs.
- The planting area to be considered is the area between the turf and the front of the house. In some cases, the area also wraps around either one side or both sides of the Residence to the side Party or Property Walls. The original area of the turf may not be altered.
- The Association will continue to be responsible for maintenance of the modification.
- The modification is:
 - a. based on the *Association-Approved Modification Examples* available with the application
 - b. includes only plants from the *Association-Approved Front Yard Plant List*
<https://plantmaster.com/presents/?id=686425dc6d66d>
 - c. causes no increase in the cost of front yard maintenance
 - d. causes no increase in the cost of front yard irrigation

FRONT YARD MODIFICATION APPLICATION & AGREEMENT

Association-Approved Vendor

- This application will be reviewed by the Landscape Committee and the Association's Landscape vendor for approved plants and pricing.
- If the Owner requests a rendering specific to their front yard from the Association vendor, they are responsible for reimbursing the vendor \$150, including up to 2 revisions.
- The Association will provide all labor and approved planting material. **The owner agrees to reimburse the Association for all costs prior to the commencement of the project.**
- The Talega Gallery Landscape Committee and the Association's Landscape vendor, along with the Owner, will conduct a final inspection of the completed project

• FRONT YARD MODIFICATION APPLICATION & AGREEMENT

I have read and I agree with the terms and conditions of the Front Yard Modification Application and Agreement.

SIGNATURE OF OWNER:

OWNER'S SIGNATURE

DATE

FRONT YARD MODIFICATION APPLICATION & AGREEMENT

Association-Approved Vendor

Please do not complete this page. The following is to be completed by the Talega Gallery Landscape Committee only. However, it is being included to assist you with preparing your application.

Receipt of Application:

Date of Receipt: _____ Received by: _____

Review of Application:

COMMITTEE and ASSOCIATION-APPROVED VENDOR ACTION:

- APPROVED: Choice # _____
- DENIED: _____

REASON for Denial _____

Signed: _____ Date: _____
(Landscape Committee Chair)

Approved plans submitted to Association's Landscape vendor for final pricing.

Date: _____

Owner agrees to final pricing and to compensate the Association for these costs.

Owner signature _____ Date: _____

Owner reimbursement received:

Signed: _____ Date: _____
(General Manager)

Work Order completed:

Date: _____

Final inspection and acceptance of the completed project:

Signed: _____ Date: _____
(Owner)

Signed: _____ Date: _____
(Association Landscape Vendor)

Signed: _____ Date: _____
(Association Management)

TALEGA GALLERY COMMUNITY ASSOCIATION
FRONT YARD MODIFICATION APPLICATION & AGREEMENT
OWNER-PREFERRED VENDOR

Please complete this request form, including your 1st and 2nd choices from *the Association-approved Modification Designs* as specified in the application instructions.

Submit your **Front Yard Modification Application** to:

Talega Gallery Community Association
Attn: Landscape Committee
22 Calle Galeria
San Clemente, CA 92673

Email: talega.gallery@seabreezemgmt.com

Please Complete the Following:

OWNER'S NAME:	DATE:
PROPERTY ADDRESS:	
PHONE #:	
MAILING ADDRESS (if different than above):	
EMAIL ADDRESS:	
OWNER-PREFERRED VENDOR _____	
Attach pictures of desired plant examples to this form.	

I UNDERSTAND AND AGREE THAT:

- The purpose of the "Front Yard Modification Program" is to permit Owners to request, **and pay for**, a modification to a part of the Association maintained landscaping in a consistent aesthetic manner without increasing the Association's landscape costs.
- The planting area to be considered is the area between the turf and the front of the house. In some cases, the area also wraps around either one side or both sides of the Residence to the side Party or Property Walls. The original area of the turf may not be altered.
- The owner is required to provide proof of insurance for the Owner Preferred Vendor.
- The Association will continue to be responsible for maintenance of the modification.
- The modification is:
 - a. based on a proposal from my Owner-Preferred Vendor
 - b. includes only plants from the *Association-Approved Front Yard Plant Pallet*
<https://plantmaster.com/presents/?id=686425dc6d66d>
 - c. causes no increase in the cost of front yard maintenance
 - d. causes no increase in the cost of front yard irrigation

FRONT YARD MODIFICATION APPLICATION & AGREEMENT

OWNER-PREFERRED VENDOR

- This application will be reviewed by the Landscape Committee and the Association's Landscape vendor for approved plants and pricing.
- The Talega Gallery Landscape Committee and the Association's Landscape vendor, along with the Owner, will conduct a final inspection of the completed project.

FRONT YARD MODIFICATION APPLICATION & AGREEMENT

I have read and I agree with the terms and conditions of the Front Yard Modification Application and Agreement.

SIGNATURE OF OWNER:

OWNER'S SIGNATURE

DATE

FRONT YARD MODIFICATION APPLICATION & AGREEMENT

OWNER-PREFERRED VENDOR

Please do not complete this page. The following is to be completed by the Talega Gallery Landscape Committee only. However, it is being included to assist you with preparing your application.

Receipt of Application:

Date of Receipt: _____ Received by: _____

Receipt of Vendor Insurance

Date of Receipt: _____ Received by: _____

Review of Application:

COMMITTEE and ASSOCIATION-APPROVED VENDOR ACTION:

- APPROVED: Choice _____
- DENIED: _____

REASON for Denial _____

Signed: _____ Date: _____
(Landscape Committee Chair)

Final inspection and acceptance of the completed project:

Signed: _____ Date: _____
(Owner)

Signed: _____ Date: _____
(Association Landscape Vendor)

Signed: _____ Date: _____
(Association Management)