



# FIVE CANYONS

## Exterior Maintenance and Landscaping Advice and Solutions

To All Five Canyons Homeowners,

As regularly noted in the Five Canyons Community Newsletter, all lot landscaping within the community is to remain in pristine conditions at all times throughout the year.

This can sometimes be a daunting task. Excessive rains in the winter and excessive heat during the summer cause a great amount of difficulty when a homeowner is trying to stick with a regular maintenance program.

Please keep in mind that as an owner in a homeowners association, you are responsible for maintaining your landscaping throughout the year, and throughout all types of climates. A simple adjustment to your sprinkler timer is all that is required to ensure that your lawn receives plenty of water during a hot dry spell.

**Landscaping** - Grass should be mowed once per week and weeds should be pulled twice per month or as often as necessary. The Design Review Committee (DRC) strictly enforces the 80/20 green provisions of the architectural guidelines. This provision requires that all of the front yard (excluding original concrete installed by the developer) must be 80 percent living material. Groundcover or grass primarily. In addition, the architectural guidelines are very specific about the number and sizes of plant material that must be planted and maintained in the front yard.

Most Five Canyons Homes include a landscaped median strip in front of the lot. Median strips must be maintained along with the lot landscaping. Median strip landscaping should follow the same general theme of the front yard landscaping. Each median strip contains one (1) tree. Each owner is responsible for watering this tree; however the County of Alameda maintains the tree. If your tree has died or has been removed, you should contact the County for a free replacement (510-670-5267)

**Exterior Changes** - If you intend on changing any portion of the exterior of your lot (landscaping, painting, swimming pools, fences, retaining walls, etc.) the CCR's require that you must submit your plans to the (DRC) BEFORE starting the work. The DRC oversees all exterior improvements to the Five Canyons lots and ensures that all exterior changes are in accordance with the Governing Documents. **THIS IS A VERY IMPORTANT AND NECESSARY STEP IN YOUR PLANNING, SO PLEASE DO NOT IGNORE THIS REQUIREMENT.**

**Painting** – Many of the Five Canyons homes are now 8-10 years old. If your home is in this age group, most likely it is time to paint. Most stucco surfaces can last 10-12 years or more with routine power washing, but wooden components of your home should be on a 4-6 year painting cycle. Trim, belly bands, roof eaves, etc need to be painted more frequently to keep the wood from splitting, warping or succumbing to dry rot. Aged wooden fascias without routine painting and maintenance can not only become an eyesore but can also become a water intrusion entry point. Water intrusion into your home could cost you thousands or dollars in repair.

If you intend on re-painting your Five Canyons home the original color, you need not obtain prior approval from the DRC, however if you intend on changing any portion of the existing color scheme, DRC approval is required.

Management has obtained the color schemes and codes for all lots in Five Canyons from the developer. If you intend on re-painting your home the existing color, contact management for a copy of the color scheme for your particular lot. Color schemes can be mailed or emailed (preferred).

**Satellite Dishes** – Satellite Dish installation within Five Canyons is allowed per FCC Regulations. The Five Canyons Association does still have some regulatory rights regarding the placement of the satellite dishes. Satellite dishes should never be installed on or about the front façade of any Five Canyons home. All satellite dishes should be shielded from the view of the street as much as possible, while still obtaining optimum signal strength. Satellite dishes cannot be installed on towers, masts or poles. All exterior wiring or cabling must be painted to match the color of the exterior surface of which it is attached and the wiring or cabling must run in vertical or horizontal lines with the building.

For more information or to download forms for DRC submittals or to download a copy of the Five Canyons Architectural Guidelines and Standards, please visit [www.fivecanyonshoa.org](http://www.fivecanyonshoa.org).

**We thank you for taking pride in your Five Canyons Home and Community.**