

**DOVER SHORES COMMUNITY ASSOCIATION**  
**LANDSCAPE AND VIEW PRESERVATION STANDARDS**

**AMENDED JANUARY 2015**

Our Community has the advantage of being a unique and unusual view-oriented Community, and every effort should be made to preserve this valuable asset. All Homeowners living in the Dover Shores Community are entitled to enjoy the natural views from their properties. From time to time, as a result of plant growth, trees and shrubbery restrict views. Landscaping must be controlled to prevent view infringement to other Homeowners.

Article VI, Section 2, of the Dover Shores Community Association's CC&R's, states that:

**“No tree or plant shall exceed fourteen feet (14’) in height on any lot if it causes blockage of the natural view from another lot without the approval of the Landscape Committee. The Landscape Committee shall have the right to require any member to remove, trim, top, or prune any tree or shrub, regardless of height, which in the reasonable belief of the Landscape Committee detracts from the view of any lot.”**

In administering this section of the CC&R's, the Landscape Committee may require a Homeowner to take action with respect to the tree(s), palm(s) or shrubbery if the following occurs:

1. In cases where a tree or shrub on the lot exceeds fourteen feet (14’) in height and detracts from the view of any lot, the Homeowner will be required to either remove the tree or shrub or trim or top the tree or shrub so that the maximum height of the tree or shrub does not exceed fourteen feet (14’). If, after such trimming or topping to a maximum height of fourteen feet (14’), the tree or shrub continues, in the reasonable belief of the Landscape Committee to detract from the view of any other lot, the Homeowner shall be required to remove, or further trim, top or prune the tree or shrub until the view detraction is abated.
2. Tall growing palm trees that do not detract from the view of any lot may therefore be allowed to exceed fourteen feet (14’) in height, provided that they get trimmed annually and dead fronds are removed from the trees. Trimming must be done in an upward cone shaped manner (11 and 1 o’clock) to allow new growth. Species of palms which are not tall growing will be limited in height to fourteen feet (14’). Where palm trees are planted, the number of trees which may be allowed to exceed fourteen feet (14’) will be limited to one (1) palm tree per 2500 square feet of building pad including the parkway grass area.
3. In cases where shrubbery or hedges along patio or view portions of lot line which block the side view of neighbors on either side of the property, the Homeowner will

be required to trim the shrubbery or hedge so that its maximum height does not exceed three feet (3') above the house pad.

4. Certain lots allow for two-story construction. The addition of a second story to an existing structure, or the construction of a two story structure where a single story structure previously existed, shall not entitle Homeowner to view from the second story greater than the view that previously existed from the ground level.
5. All new or upgrade Landscape plans must be submitted to the Association's Landscape Committee for review and approval.
6. Any changes or impairments to the landscaping of the slopes during home improvement or reconstruction shall be the responsibility of the Homeowner to replant and restore to its original or revised look within a maximum period of one year from the date of plans submittal approval.
7. Association irrigation lines on the bank shall not be modified by the Homeowner. Any damage to Association irrigation lines shall be repaired by the Homeowner.
8. All drainage or water from any lot and the improvements shall drain or flow into adjacent streets and not upon adjoining lots or slopes and all slopes or terraces on any lot shall be maintained as to prevent any erosion thereof upon adjoining property or slopes (Article IX, Section 14, of the CC&R's).
9. Every owner shall maintain the exterior landscaping of the dwelling in good condition at all times.
10. The Association has reasonable rights to enter upon the slopes described in Article VIII, Section 4, below, except slopes that are between contiguous lots, for the purpose of landscaping and maintaining of landscaping on such slopes.

Lots 96-100 inclusive, 189-230 inclusive, 263-283 inclusive, and 285-311 inclusive include landscaped slopes that extend down to the base of the slope. On these lots, the Association has a landscape easement on the slope for landscaping and maintenance of the landscaping (Article VIII, Section 4, of the CC&R's). On such lots wrought iron fences are permissible on the upper portion of the slope, provided that the following requirements are met:

1. Plans for the fencing must be approved in advance by the Landscape Committee.
2. Landscape maintenance on the bank within the enclosed area shall be the responsibility of the Homeowner.

3. Additional irrigation requirements as a result of landscaping modifications within the enclosed area by the Homeowner shall be the responsibility of the Homeowner.
4. Access to the enclosed area for periodic irrigation line maintenance shall be provided to the Association by the Homeowner.

The Landscape Committee is available to discuss view infringement problems, or to consult about unique problems involving the Association's green belts.