

THE CANNERY NEIGHBORHOOD ASSOCIATION DESIGN GUIDELINES

2025 UPDATE

THECANNERY

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WELCOME!

Congratulations, and welcome to the first Farm-to-Table Community in California!

By purchasing a home in The Cannery, you have now become a Member of The Cannery Neighborhood Association (Association).

You now own a portion of a Common Interest Development, which is a "Mutual Benefit Non-Profit Corporation." You now own 'stock' in a California Corporation, in the form of your ownership interest in the property.

You have both rights and obligations to the corporation and to the community.

Inside this guide, you will find use restrictions, architectural resources, move-in resources, neighborhood resources, and other helpful information.

Should you ever rent or lease your home for any reason, the Association requires that you give a copy of this handbook to your tenants who will be living in the community, so that they understand what they can and cannot do from the perspective of the community.

CHAPTER 1: INTRODUCTION

1.1 GENERAL INFORMATION

The Cannery Neighborhood Association is a legal corporate entity created for the basic purpose of maintaining the common areas of the community. The corporation is governed by:

- State Law: Davis-Stirling Act
- Corporate Documents: Covenants, Conditions & Restrictions (CC&Rs)
- Corporate Documents: Association Bylaws
- Board Adopted Policies: Rules & Regulations and Related Policies

The Board of Directors are volunteers who serve to oversee the operation of the Association. They conduct the business of the Association, implement policies and enforce the CC&Rs. Board members are elected to the Board by the membership and serve designated terms as specified in the Association's Bylaws.

The CC&Rs for the Community were provided to you during the purchase of your home. It is recommended that you review the document along with the Association's Bylaws to become familiar with the operation and requirements for living within the community.

The document in your hands is for the purpose of clarifying the requirements outlined in the CC&Rs in a simplified, easy to read format and to provide you with a handy document you can keep on hand to ensure that essential information for living within the community is available when you need it.

Please keep this handbook in a readily available location for quick reference.

Future Boards retain the right to amend this document, rules & regulations and/or policies and procedures for additional or altered content.

1.2 COMMUNITY MANAGEMENT COMPANY INFORMATION

Boschken Properties

P.O. Box 1272 Davis, CA 95617 HOAManager@CanneryHOA.com | 530-220-4663

Boschken Properties the official Point-of-Contact for the Association. Please keep in mind that Members of the Board of Directors are unpaid volunteers serving the Association.

Management Services include: point of contact between vendors, members, and the board. Management also provides bookkeeping services for the processing of dues, bills payable, and assists the Board with back-office production and mailing, storage, and maintenance of files. All matters which homeowners wish to bring to the attention to the Board of Directors should be sent to management and, in turn, it will be forwarded to the Board for review.

1.3 IMPORTANT INFORMATION

Read the attached Guidelines carefully before submitting plans.

Do not assume that property improvements at the model sites will be acceptable to the Cannery Neighborhood Association Design Review Committee (DRC). Owners are required to obtain all necessary permits and approvals from the City. Submittal may be Via Email, or by mail. Owner may NOT proceed with any

modification without first receiving approval of the request in writing or via email.

The DRC does not automatically require that an Owner use an architect or similar professional consultant in the preparation of property improvement plans but may do so if the scope of proposed improvements indicate the need for professional consultant involvement.

IMPROVEMENTS REQUIRING APPROVAL

No construction, installation or alteration of an Improvement, including landscaping, may be commenced until the plans and specifications therefore showing the nature, kind, shape, height, width, color, materials and location thereof have been submitted to and approved in writing by the DRC.

Without limiting the generality of the foregoing, the provisions of this Article apply to the construction, installation and alteration of solar energy systems, as defined in Section 801.5 of the Califor-nia Civil Code, subject to the provisions of California Civil Code Section 714, the applicable Governing Authority's Building Code, zoning regulations, and other laws.

1.4 APPLICATION PROCESS / PLAN SUBMITTAL PACKAGE

The Owner reviews the Design Guidelines and prepares plans depicting the proposed new improvements. To expedite the approval of plans, they must include each of the items detailed in Step 1 below. Plans that do not contain required details may be returned incomplete and will require that the Owner resubmit the plan submittal package. The DRC will approve or deny applications within 45 days of submittal of completed applications.

Window Coverings: Within 6 Months of Occupancy
My Occupancy Date:
My Window Coverings Must be Installed By:

Step 1: Improvement plans and details

Applications are to include:

- 1. Plans that are drawn to scale. 1/8" = 1'0" on 24"x36" sheets is the preferred scale and size. Plans must be of adequate size to be completely legible.
- 2. The nature, kind, shape, dimensions, materials, color, finish and location of proposed improvements must be illustrated on the plan.
- 3. A description of the materials to be used, including the proposed color scheme. Attach actual material samples or color photographs of material samples.
- 4. If proposed improvements require access over the Common Area or Association Maintenance Area for the purposes of transporting labor or materials, written permission for such access is required from the Association. Any such requests must be filed with the DRC prior to the commencement of construction. If permission is granted, a refundable deposit in an amount determined by the Board of Directors may be required before work begins. A representative of the Association will refund the deposit after a visual inspection of the area has been completed and determined acceptable.
- 5. Landscaping must comply with Article VII Section 7.4 and Section 7.31 of the CC&Rs.
- 6. The DRC may require an additional fee for complex improvements that require extensive review by the Association's design review consultant. The Owner will be advised of the cost prior to the commencement of the review.

- 7. Additional information or documentation deemed necessary by the DRC in reviewing the request, will be requested from the Owner, in order to complete the design review process.
- 8. The DRC approval is based on the completeness and clarity of the drawings. Inadequate or unclear information may cause the DRC to deny the application or deem the application incomplete. There is no fee for resubmitted plans.
- Contractor signs are not allowed to be placed on any portion of an Owner's Unit or Association Property with the exception of one (1) security or alarm notification sign.

Step 2: Fees and Forms

Applications are to include:

- Home Improvement Request Application and Neighbor Notification Form (3 copies) must be signed and completed by Owner (Appendix A).
- 3 copies of all plans and specifications, (per Step 1).
- Photographs (2 copies), where applicable.
- Completed application package to be submitted to the following address:

Submit your application via email to:

HOAManager@CanneryHOA.com

(When submitting documents, incomplete applications will be rejected until all requirements are attached and submitted together.)

FORMS AND HOW TO USE

<u>Property Improvement Form</u>: All application submittal packages must include a signed and completed Property Improvement Form.

Neighbor Awareness Form: It is the intent of the DRC that the Owner's neighbors be notified of any improvements, which may impact the use and enjoyment of the neighbor's property. Neighbor approval or disapproval of a particular improvement shall only be advisory and shall not be binding in any way on the DRC's decision. Owner must show the plans to applicable neighbors (as defined below) and request their signatures on the Neighbor Awareness Form. Signature of this form does not constitute neighbor approval of the improvements.

APPLICABLE NEIGHBORS DEFINED

<u>Adjacent neighbor</u>: means all neighbors with adjoining property lines to the Owner.

<u>Facing neighbor</u>: means the three (3) neighbors most directly across from the Owner's property, which would be affected by the construction of an improvement.

Impacted neighbor: means all neighbors in the immediate surrounding area, which would be affected by the construction of an improvement (above, below, next door, etc.).

ABOUT THE REVIEW PROCESS

The DRC meets as often as necessary and may also review some electronic submittals remotely as they deem appropriate. The members of the DRC shall set the date and time of the meetings.

The DRC will review each submittal package for completeness and consistency with the Design Guidelines.

Any photos required by the DRC will not be returned to the Owner.

AFTER THE REVIEW PROCESS

Construction must proceed consistent with the approved drawings. All deviations must be submitted for review and approval by the DRC prior to commencement of work.

All work must be performed in a manner consistent with the construction standards of the residence, and with the design and appearance of the Project.

Within thirty (30) days after construction is completed, the owner is required to submit a Notice of Completion (Appendix B) to the DRC.

The DRC or its duly authorized representative may inspect any work for which approval is required under the Association Project Documents (Work). The DRC's right to inspect the Work and notify the responsible Owner of any Noncompliance shall terminate sixty (60) days after the DRC has received written notice from the Owner that the Work is completed if the work is, in fact, completed.

APPEAL PROCEDURE

In the event plans and specifications submitted to the DRC are disapproved, the party or parties making such submission may appeal in writing to the Board. Please refer to CC&R Article VII, Section 8.13 for more information.

VARIANCES

The DRC may authorize variances from compliance with any of the architectural provisions from time to time. Please refer to CC&R Article VII, Section 8.10 for more information.

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CHAPTER 2: GUIDELINES

2.1 PURPOSE

The purpose of this document is to continue the physical character as established by the initial development of The Cannery as articulated in the approved Neighborhood Design Guidelines. The intent of this document is to establish consistent and reasonable expectations so that residents of The Cannery can expect a level of consistency for the design of their neighborhood.

The Design Guidelines are written to preserve a high quality of appearance, to ensure compatibility between improvements, and to enhance the overall value of The Cannery. The Design Guidelines are intended to be used by Owners and consultants in preparing plans for improvements; and by the Design Review Committee (DRC) in reviewing these plans for conformance with the stated objectives. The DRC reviews proposed improvements for aesthetic purposes only. It is the Owner's responsibility to follow all applicable federal, state and local building codes.

2.2 GENERAL GUIDELINES

RULES AND REGULATIONS

Living in an association is a shared experience with the other members of the community. Show the same consideration for others that you would like shown to you.

No Owner may begin construction, reconstruction, installation, removal or alteration of any outdoor Improvement without the prior written approval of the DRC. No Owner may begin any alteration of any Improvements which affect the structural integrity of the walls, floors and ceilings of the Building without the prior written approval of the DRC.

DOCUMENT TRANSFER

The law requires that Seller provide to the Buyer a copy of the current neighborhood association documents, which would include the CC&Rs, Bylaws and the most recent version of this resident handbook. Therefore, you are encouraged to keep this document accessible should that event occur.

LEASING/RENTALS

An Owner may rent his/her Residence to a single Family provided that the Residence is rented pursuant to a lease or rental agreement which is (a) in writing and (b) subject to all of the provisions set forth in Article VII, Section 7.1 AND 7.8 of the CC&Rs, including the requirement that any lease or rental is for a period of not less than 30 days. Any Owner renting or leasing their unit must provide the Com-munity Management Company with accurate and complete contact information for the current lessee and other information as required, as well as the owner's own accurate and complete current address and contact in-formation. Owners are responsible for any and all the actions of their tenants and/or their guests.

NOISE

Please be courteous of your neighbors. Residents are requested that amplified sound or noise (radios, stereos, TVs, etc.) and/or instrumental music (pianos, guitars, violins, flutes, horns, etc.) be kept to reasonable levels and that residents take necessary pre-cautions to ensure that the neighbors are not disturbed. Please see Chapter 24 of the City of Davis Municipal Code for the City's Noise Ordinance.

CONTRACTORS

Owners shall ensure that any contractor they hire to perform work adheres to the following:

- 1. Contractor shall abide by all traffic safety rules and signs, posted and otherwise.
- 2. Vehicles and other equipment must be parked in such a

- manner so as not to block vehicular and bicycle traffic or access to fire hydrants, driveways or streets.
- 3. Contractors will not leave vehicles, equipment, trash, construction debris or material on streets overnight.
- 4. Contractors should adhere to the following construction hours:

7 a.m. – 7 p.m. Monday through Friday 8 a.m. – 8 p.m. Saturdays No construction access on Sundays or Holidays

- 5. Portable toilets are not allowed.
- 6. Dumpsters are not permitted, unless previously approved in writing by the Board of Directors or DRC.
- 7. If lumber or other packaged material is unloaded in the street, street access must not be blocked and safety warning devices must be used while the material is being unloaded. The maximum length of time that material can be unloaded in the street is three (3) hours. Unpacked material, such as sand or soil, may not be unloaded in the street. Stockpiling in the street is prohibited.
- 8. Contractors shall not bring or use alcohol or recreational drugs on site.
- 9. Contractors must take all necessary safety precautions and shall erect and maintain barriers, lights, signs and other safeguards to give adequate warning to everyone on or near the site of dangerous conditions associated with their construction activity.

- All construction activity must comply with local governmental codes/permits as well as plans Approved by the DRC.
- 11. At the end of the work day, the streets must be left broom clean. All debris (i.e. paper, bottles), must be removed from the job site on a daily basis. Street washing is strictly prohibited.
- 12. Contractors shall not play loud radios or other musical appliances so that the sound extends across property lines. Contractors shall minimize noise impacts from generators or other construction equipment.
- 13. Contractors must perform work in accordance with Best Management Practices. Owners are ultimately responsible for contractors' violations of Best Management Practices.

WASTE DISPOSAL

- 1. Single Family Homes: Residents are required to contract with the City of Davis for waste removal services. Waste containers may not remain curbside for collection or otherwise be visible by anyone not on the property more than 12 hours before or after collection takes place.
- Units with trash or containers out beyond this time frame will be in violation and subject to action by the Association which could result in, but is not limited to, fines being assessed to the HOA account.
- 3. All waste must fit into the cans so that the lid can close securely.
- 4. All trash or refuse shall be properly bagged before disposing in the trash and/or recycling bins.
- 5. Residents are responsible for their making their own arrangements to have oversized articles, such as furniture,

appliances, crates, etc. to be removed from their home. These items will not be removed as part of the HOA refuse removal contract.

COMPOSTING

- Personal composting bins can be received through the City of Davis Public Works Department. More information can be found on the City of Davis website or by calling 530-756-4646.
- 2. No quantities of manure, composting or decaying matter shall be stored in such quantities as to attract household pets or vermin, or constitute an injury to the person or property of any other person. Such materials shall be stored in a manner as to prevent the creation of noxious or offensive odors.
- 3. Bins must be stored in Owner's side or back yard between service days and should be stored in a shaded area if possible. Bins cannot be visible to people outside the property.

LANDSCAPING INSTALLATION OR MODIFICATION

1. Within two hundred seventy (270) days after the Close of Escrow for the sale of a Lot, the Owner of same must submit an application, plans, and specifications to the DRC with respect to the installation of landscaping on the Owner's Lot (other than areas that were landscaped by the Declarant prior to the Close of Escrow) and shall complete such installation within one (1) year after the Close of Escrow. Plans and installation must be in accordance with the DRC's governing documents and Design Guidelines, which include limitations to plants that may be used based on water consumption in accordance with City requirements.

- 2. If an Owner fails to install and maintain landscaping in conformance with Article VII, Section 7.4 of the CC&Rs, or allows Owner's Lot landscaping to deteriorate to a dangerous, unsafe, unsightly, or unattractive condition, the Board, upon thirty (30) days' prior written notice to such Owner, may seek to correct such condition through the installation of landscape (if no landscape has been installed) or maintenance of installed landscape (if installed landscape has become unsightly). The Owner shall be responsible for reimbursing the Master Association for resulting incurred costs.
- 3. An approved Plant Palette has been established for The Cannery within the Design Guidelines, and is available for reference as Appendix D within this document.
- 4. As an additional resource, Appendix E "UC Davis Arboretum All-Stars" provides a list a tested and recommended plants for California gardens.

Otherwise:

- Modification of private yard landscape is an Architectural Modification and, therefore, a submittal for it must be approved by DRC BEFORE proceeding with the installation and/or modification.
- Landscaping: All Owners are required to submit landscaping plans to the DRC for review and written approval prior to making any alterations or developing the private yard areas, as required by the CC&Rs.
- 3. Homes within The Cannery are to have front yards without the inclusion of sod, with the exception of previously approved communities, as required by the CC&Rs.
- 4. No plants or seeds infected with noxious insects or plant diseases may be brought upon, grown or maintained on

the properties.

5. All plantings within the Properties shall satisfy the requirements of the City of Davis regarding fire resistant and drought tolerant plants. A list of authorized plants can also be obtained from the City of Davis Low Water Use Plant List.

DRAINAGE

- 1. No one may interfere with or alter the established drainage pattern over the common area unless an adequate alternative provision is made for proper drainage with the Board of Directors' prior written approval. Established drainage in any Phase means the drainage which:
 - A. Exists at the time of the first Close of Escrow in such Phase
 - B. Is shown on any plans approved by the Board of Directors
- 2. Established drainage includes drainage from the Lots onto the common area and from the common area onto the lots. To ensure adequate drainage throughout the properties, it is essential that the drainage improvements, if any, not be altered, removed, blocked or replaced without having first made alternative drainage arrangements. Therefore, no owner may alter, remove, block or replace any drainage improvements without receiving written approval from the Board of Directors. The owner must submit a plan to the Board of Directors for alternative drainage acceptable to the Board of Directors to obtain such approval. Any alteration, removal or replacement of drainage improvements must comply with applicable law.
- 3. Yards must be maintained to the same standard as the common area landscape; weeds and dead material are

- not acceptable.
- 4. Owners and residents must adhere to any adopted Water Quality Management Plan and/or restrictions that may be imposed for water usage and/or runoff.

SUSTAINABILITY

- 1. All Cannery homes have been designed with environmental sustainability and lifestyle in mind. Please refer to Appendix C for additional information and local and state resources on sustainability, energy and water conservation, and recycling and alternative modes of transportation.
- 2. The City of Davis is concerned regarding air pollution from gas-powered yard maintenance equipment, and the association recommends that all mowers, blowers, trimmers and other yard equipment be electric.

RAINWATER HARVESTING

- The use of gravity rainwater catchment systems (rain barrels or cisterns) is allowed within The Cannery for outdoor irrigation in compliance with Chapter 17 of the current California Plumbing Code. The following systems are acceptable:
 - A. Exterior rainwater catchment systems used for outdoor non-spray irrigation with a maximum storage capacity of 5000 gallons supported on grade and a height to width ratio that does not exceed 2:1.
 - B. Exterior rainwater catchment systems used for spray irrigation with a maximum storage capacity of 360 gallons and no pump.
- 2. Refer the City of Davis Rainwater Catchment Systems requirements and Chapter 17 of the current California Plumbing Code for systems requiring a permit.

- 4. Rainwater catchment systems must be stored in side yards or back yards.
- 5. The following rain barrel technical and operational features must be present on all systems:
 - A. Screens on gutters and downspouts to remove sediment and particles as the water enters the barrel.
 - B. Fully enclosed containers with the option of draining the system completely for maintenance.
 - C. Aesthetic features that are compatible with the lot's landscaping plan.
 - D. Private stormwater maintenance agreements met between the property owner and any potential second and third parties.

FRONT YARD RESIDENTIAL GARDENS

- Residential gardens should be regularly maintained to encourage high function, enjoyment and aesthetics. This includes proper weeding (weeds should be removed before going to seed), pruning, deadheading spent flowers, harvesting and trellising; removal of diseased plant materials; and proper irrigation.
- 2. Trees and plants must be selected and planted in accordance with of CC&Rs Article VII, Section 7.31, Solar Facility/ Shading Restrictions. Total plant height should be not more than 5' including planter boxes.
- 3. Hazardous, poisonous, or illegal plants are prohibited.
- 4. High quality planting mix should be used in residential gardens.

- 5. Acceptable ground materials for front yard gardens include:
 - Gravel
 - Decomposed granite
 - Stone pavers with groundcover in between
- 6. High quality materials should be used in the construction of raised beds and other garden furnishings such as potting benches or garden boxes. Appropriate planter materials could include:
 - Untreated lumber such as cedar or redwood
 - Corrugated or galvanized metal
 - Steel
 - Stock tanks made of metal.
 - Stone or concrete blocks

CHICKEN COOPS

Housing and raising chickens within Owner's back yards is permissible, provided the keeping of such animals shall not create a health or nuisance problem. Guidelines for keeping chickens and chicken coop construction is as follows:

- A. Total of no more than 6 hens may be kept at a time on a property.
- B. Roosters are not allowed; hens only.
- C. Coops may be kept and maintained in a clean and sanitary pen or structure, no part of which shall be located less than forty feet from any neighboring residence and must be screened behind fences in backyards or side yards.
- D. Coops can be pre-fabicated or constructed of high quality lumber and mesh wire, with all sides

of the structure securely enclosed.

EXTERIOR IMPROVEMENTS

- 1. The following exterior improvements are prohibited unless approved in writing by the Board:
 - A. Outside installations, including deck covers, wiring, air conditioning equipment, water softeners, other machines and other Improvements.
 - B. Improvements penetrating the exterior structure of a building.
 - C. Any other exterior additions or alterations to any Unit.
- 2. All exterior modifications are subject to design review. Please see the Design Review Process in the beginning of this document.
- 3. Residences shall conform to the material, colors, character and detailing as established on the existing Lots/Units.

SPORTS FIXTURES

- 1. No basketball standards, hoops, backboards, or other fixed sports apparatus shall be attached to the residence or permanently erected in the front yard or driveway. Portable basketball hoops/standards may be placed on a homeowner's own property as long as they are not stored in a way that obstructs sidewalks or public or private streets. Portable basketball hoops/standards may not obstruct the use of a street or sidewalk or be detrimental to the appearance or public safety of the street or sidewalk. Portable basketball hoops/standards must also be secured or removed in the event of heavy winds or other severe weather. Basketball hoops may only be used between the hours of 8:00 a.m. and 8:00 p.m.
- Sports fixtures, including play structures and play houses in backyards and sideyards must meet City setback and height requirements, and must be screened to minimize impacts to neighbors to the extent feasible.

SIGNS

Please refer to CC&Rs Article VII, Section 7.9, Signs, for restrictions and guidelines for signs and flags.

EXTERIOR LIGHTS

- Exterior lights on all residences must be consistent with the architectural style and new fixtures must be comparable to the original fixture that was installed. Owners who would like to install fixtures that vary from what was originally installed, must submit requests to the DRC for approval before installation.
- 2. No Owner may make any alterations to the exterior lights that are controlled by the Association.

INTERIOR IMPROVEMENTS

- No Owner may pierce or remove or otherwise modify any fire wall assembly or other interior common wall separating adjoining Units. (Attached Residences)
- 2. No Owner may take any actions that may interfere with structural noise mitigation Improvements installed at construction. (Attached Residences).
- 3. No Owner shall remove any Neighborhood Builder-installed noise mitigation Improvements without replacing it with materials offering the same, substantially similar or better noise mitigation as the materials that were originally installed by Neighborhood Builder.
- 4. Before installation of hard-surface flooring or replacement of any existing noise mitigating materials that may have been installed in walls, floors or ceilings, the Owner shall present the DRC with written documentation from a licensed engineer, architect or other consultant with qual-

ifications reasonably acceptable to the Committee that the noise mitigating properties of the proposed flooring or wall material are the same as, substantially similar to, or better than the materials originally installed by Neighborhood Builder. (Attached Residences)

- 5. No individual water supply, sewage disposal or water softener system is permitted in any unit unless such system is designed, located, constructed and equipped in accordance with the requirements, standards, and recommendations of any water district having jurisdiction, the applicable Governing Authority, the DRC and all other governmental authorities with jurisdiction.
- 6. No bearing walls, ceilings, floors or other structural or utility bearing portions of the buildings housing the Units may be pierced or otherwise altered or repaired without approval from the DRC.

WINDOW COVERINGS

- 1. No window in any Residence shall be covered in whole or in part, inside or outside, with aluminum foil, newspaper, paint, reflective tint, or any other material reasonably deemed inappropriate for such use by the Board.
- 2. An Owner may use plain, clean, pressed white sheets that entirely cover the window opening to cover windows for a period of time not to exceed six (6) months after the Close of Escrow or occupancy of the Residence, pending the installation of drapes, curtains, shutters, or other appropriate interior window coverings.
- 3. The color of the surface of all window coverings visible outside the Residence (other than Residences in any Apartment Area) shall be subject to the approval of the DRC.

SECURITY CAMERA INSTALLATION

Security cameras or security camera doorbells are permitted following DRC review, provided the camera and all components are installed with minimum visibility from the exterior of the home.

SATELLITE DISHES AND ANTENNAE

Please refer to CC&Rs Article VII, Use Restrictions, Section 7.6, Satellite Dishes and Antennae, for restrictions and guidelines regarding dishes and broadcast antennae.

SCREEN DOORS AND SECURITY DOORS

- The only screen doors permitted include phantom (or invisible) screen doors, and may be purchased and installed at the owner's expense and owner shall be responsible for proper maintenance and repair of doors.
- 2. Installation of a screen door alternative or security door that is other than a phantom screen door is subject to DRC approval.

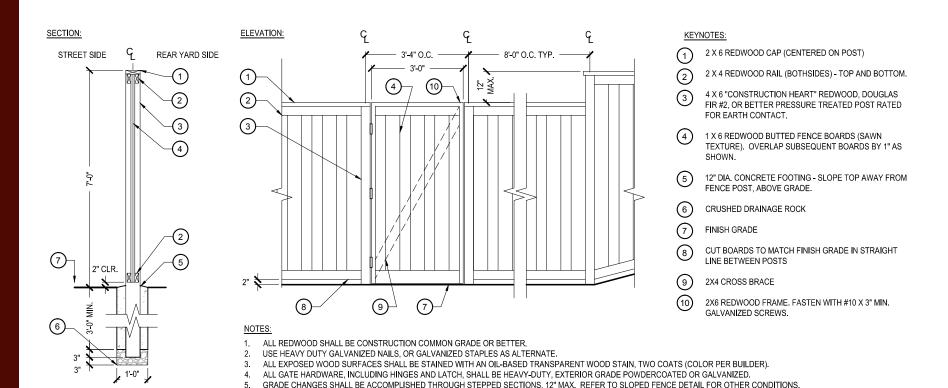
EXTERIOR PAINT & MATERIALS

- Owners who would like to touch-up or repaint their residence may do so, provided colors and materials are in accordance with approved schemes (Contact Community Management Company for approved color schemes).
- Owners who would like to repaint their residence with a color scheme other than what was originally specified must submit paint colors, with physical paint color chip samples, to the DRC for approval before painting.
- 3. Owners who would like to replace their roof may replace with the same roofing selection that was initially installed.

4. Owners who would like to change the roofing selection from what was originally specified must submit roofing selection, with physical samples to the DRC for approval.

FENCES

No fence design other than the original fence, as shown in the below detail, is allowed. If Owner wishes to paint or touch up Owner's fence, the paint color shall match Sherwin Williams color 7046. Fencing shall only be located where originally constructed. Placement of any fencing other than where originally located must be approved by the DRC.



PRIVACY WOOD FENCE WITH GATE

A P P E N D I X \

15

The Cannery Neighborhood Association HOME IMPROVEMENT APPLICATION

NOTE: Plans should be submitted at least 45 days before activity begins. No activity may begin prior to approval.

NAME:	DATE:
ADDRESS:	
PHONE: (H) (W) (M)	
EMAIL:	
TYPE OF ARCHITECTURAL	AND/OR LANDSCAPING IMPROVEMENT
	Is material same color and type as your house? YesNo Materials to be used: WoodStuccoBrick StoneConcrete Other Painting: Repaint house same color /Repaint house new color Attach paint color samples for all colors used
processing. 2.Obtain all necessary governmental approvals. Construction shall comply will be required in most projects along with the license of the contractor the 3.If construction waste or excavation material results, it shall be disposed of 4.No construction materials or debris of any type shall be stored or dumpee The undersigned applicant requests approval of the improvements describe and agrees to comply with the general conditions stated above.	blueprints, and ANY documents to clearly describe your desired improvement for faster with applicable laws, ordinances, codes and regulations within the City or County. A permit hat will complete any work. of properly. Adjoining properties are not to be disturbed. ed on any street within thedevelopment. bed above based upon the plans, permits included with this application, and understands
Applicant Signature	Date
Applicant Signature	 Date

NEIGHBOR NOTIFICATION FORM

Acknowledgment of all neighbors who will be affected by your alterations/improvements is required. To expedite the processing of your application, please show and explain your plans to all those neighbors who will be affected and have them sign in the appropriate place below.

RETURN APPLICATION AND PLANS TO:

P P E N D I X A

DESIGN REVIEW COMMITTEE

For Association Use Only:	
Approved	
Not Approved	
Conditionally Approved	
COMMENTS:	
By:	_ Date:

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APPENDIX

NOTICE OF COMPLETION FORM

IIIIs IOITI IIIOSI DE COITIF	pleted drid retorned to the Corninollity	association within 30 days after	ine approved improvements have been co	лпрістец.
Owner Name:				
Address:				
Residential Lot #:				
Phone:				
Summary of Completed	·			
Attachments (check	the box to indicate that they have	been enclosed):		
Copies of photogr improvements are		. Please note that Notice of C	Completion Form is not complete if phot	ographs of
	he Owner is stating that Improvem ectural application and in accorda		in accordance to the scope and spec sign Guidelines.	ification of
Signature:		Date:		
Print Name:				

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A P P E N D I X (

SUSTAINABILITY RESOURCE

The City of Davis has a wealth of resources that outline the different environmental programs the city runs as well as point to useful re-sources locally and at state level. For more information, please visit the following link:

https://www.cityofdavis.org/sustainability

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APPENDIX B: PLANT PALETTE

COMMON NAME

Maple, 'Autumn Blaze'

Strawberry Tree, 'Marina'

European Hornbeam

European Hackberry

Desert Museum Palo Verde

Island Mountain Mahogany

Western Catalpa

Western Redbud

Giant Dogwood

Kousa dogwood

Chinese Fringe Tree

Button Willow

Trident Maple

Box Elder

Buckeye

Red Alder

White Alder

BOTANICAL NAME

Acer buergeranum

Aesculus californica

Alnus rhombifolia

Arbutus menziesii Arbutus u. 'Marina'

Catalpa speciosa

Cercis occidentalis

Chionanthus retusus

Cornus controversa

Cornus kousa

Celtis australis

blancheae

Citrus

jacquemontii) Carpinus betulus

Alnus oregona (rubra)

Betula jacquemontii (Betula utilis

Cephalanthus occidentalus

Cercidium x 'Desert Museum'

Cercocarpus betuloides var.

Acer freemanii
Acer negundo

TREES

Apple

PLANT COMMUNITY										
	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
						2				
										1
		- 1								

⋖

TREES

BOTANICAL NAME	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	ЕОІВГЕ	STREETSCAPE	NATIVE
Corylus cornuta californica	Western hazelnut							4			
Crinodendron patagua	Chilean Lily-Of-The-Valley Tree										
Dalea spinosa	Smoke Tree				3						
Dicksonia antarcitca	Tasmaninan Tree Fern										
Diospyros kaki	Japanese Persimmon				Š						
Diospyros virginiana	Persimmon (male clones)				2			9			
Eriobotrya deflexa	Bronze Loquat										
Eriobotrya japonica	Loquat				00						
Fraxinus latifolia	Oregon Ash							4			
Ginkgo biloba 'Autumn Gold'	Ginkgo, 'Autumn Gold'										
Gymnocladus dioica	Kentucky Coffee Tree							4			
Jubaea chilensis	Chilean Wine Palm										
Juglans hindsii	California Black Walnut				5						
Koelreuteria bipinnata	Chinese Flame Tree										
Lagerstroemia indica	Crape Myrtle										
Liriodendorn tulipifera											
Magnolia grandiflora	Southern Magnolia										
Magnolia soulangiana	Tulip Magnolia							(
Malus	Flowering Crabapple, 'Snowdrift', 'Golden Raindrops'										
Morus alba 'Fan-San', 'Kingan',	White Mulberry varieties				8						
'Stribling'	- 1967 - 1968 -										
Olea europaea species	Olive				22			Ĵ.		9	
Olea europaea 'Swan Hill'	Swan Hill Olive										
Parkinsonia aculeata	Mexican Palo Verde				Š			3			
Pear Asian					Ĵ			7			

TREES		PLA	LANT COMMUNITY								
BOTANICAL NAME Pear European Pistacia chinensis 'Pearl Street',	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
'Red Push' or 'Keith Davey'	Chinese Pistache Varieties										
Platanus acerifolia 'Bloodgood' Platanus orientalis 'digitata' Platanus racemosa	London Plane Oriental Plane California Sycamore										
Populus fremontii	Fremont Cottonwood										
Populus trichocarpa (balsamifera) Prosopis alba 'Colorado'	Black Cottonwood Colorado Mesquite,										
Prosopis chilensis Prosopis glandulosa Prunus species	Chilean Mesquite Texas Mesquite										
Prunus ilicifolia Quercus buckleyi	Honeyleaf Cherry Texas Red Oak										
Quercus douglasii Quercus ilex	Blue Oak Holly Oak										
Quercus lobata Quercus robur Quercus suber	Valley Oak English Oak Cork Oak										
Quercus virginiana Quercus wislizenii	Southern Live Oak Interior Live Oak										
Robinia 'Idaho' Salix goodingii	Idaho Locust Gooding's Black Willow										
Salix laevigata	Red Willow										
Salix lasiolepis	Arroyo Willow										

TREES

BOTANICAL NAME	COMMON NAME	VALLEY GRASSLAND	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTA	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
Salix lucida var. lasiandra	Pacific Willow						2				
Schinus molle	California Pepper Tree										
Syringa reticulata	Ivory Silk Japanese Tree Lilac										
Tilia cordata	Littleleaf Linden										
Tilia tomentosa 'Sterling'	Silver Linden		2			8					
Ulmus parvifolia 'Athena', 'Allee'	Chinese Elm										
Ulmus wilsoniana 'Frontier'											
Ulmus wilsoniana 'Patriot'											
Ulmus wilsoniana 'Emerald Sunshine'											
Ulmus wilsoniana 'Prospector'	Prospector Elm										
Umbellularia california	California Laurel										
Vitex agnus-castus	Chaste Tree										
Zelkova serrata	Zelkova, Green Vase										

		PLANT COMMUNITY									
BOTANICAL NAME	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
SHRUBS											
Agave filifera		\neg	+	-	-	\vdash			\vdash		\Box
Aquilegia eximia	Serpentine Columbine										
Arctostaphylos species						\vdash	\vdash				
Artemisia douglasiana	Mugwort					$\overline{}$					
Artemisia species	9			-							
Berberis thunbergii	Japanese Barberry		\top	\vdash							
Buddleia davidii	Butterfly Bush			\vdash							
Buxus microphylla joponica	Japanese Boxwood										
Buxus microphylla koreana	Korean Boxwood										
Callistemon c. 'Little John'	Dwarf Bottlebrush										
Ceanothus species											
Cephalanthus occidentalis	Buttonbush										
Cistus hybridus (Cistus corbariensis)	White Rockrose										
Cistus ladanifer (Cistus ladaniferus maculatus)	Crimson-Spot Rockrose										
Cistus salvifolius	Sageleaf Rockrose										
Cistus purpureus	Orchid Rockrose							0			
Coleonema pulchrum	Pink Breath of Heaven, Pink Diosma										
Cotoneaster microphyllus	Rockspray Cotoneaster										
Coprosma repens	Mirror Plant				-						
Cornus stolonifera (sericea)	Red-Osier Dogwood				ľ =						

SHRUBS

BOTANICAL NAME	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
Cotinus coggygria (Rhus cotinus) 'Purpureus'	Smoke Bush										
Cotoneaster lacteus (Cotoneaster parneyi)											
Daphne odora 'Aureomarginata'	Winter Daphne										
Dodonea viscosa	Hopseed Bush										
Elaeagnus pungens	Silverberry										
Eriogonum arborescens	Buckwheat										
Euonymus species											
Euphorbia characias											
Fatsia japonica	Japanese Aralia										
Hesperaloe parviflora	Coral Yucca										
Heteromeles arbutifolia	Toyon										
Hibiscus syriacus	Rose of Sharon										
Ilex cornuta	Chinese Holly										
Lavatera marima	Tree Mallow										
Leucophyllum frutescens	Cenizo, Texas Ranger										
Ligustrum j 'Texanum'	Texas Privit										
Mahonia aquifolium	Oregon Grape								Ì		j
Mahonia lomariifolia											
Mimimulus cardinalis	Scarlet Monkeyflower										
Miscanthus sinensis	Japanese Silver Grass										
Myrsine africana	African Boxwood										
Myrtus communis	True Myrtle										
Osmanthus fragrans	Sweet Olive										
Osmanthus x fortunei	Hybrid Tea Olive										

SHRUBS		PLANT COMMUNITY									
BOTANICAL NAME	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
Philadelphus 'Belle Etoile'	Purple Spot Mock Orange										
Phormium tenax	New Zealand Flax										
Pittosporum t. 'Variegata'	Variegated Mock Orange							Ų.			
Pittosporum tobira	Dwarf Pittosporum										
Pittosporum tobira	Mock Orange										
Prunus Iyonii	Catalina Cherry										
Punica granatum 'Nana'	Dwarf Pomegranate										
Raphiolepis indica	India Hawthorn										
Rhamnus californica	Coffeberry						- 3				
Rhamnus tomentella	Hoary Coffeeberry										
Ribes aureum	Golden Current										
Rosa californica	California Wild Rose										
Rosa 'Gruss an Aachen', 'Iceberg', 'Perle d'Or'											
Rosa pisocarpa	Clustered Wild Rose										\Box
Rosa x odoratus 'Mutabilis'	Butterfly Rose										
Salix pipero (hookeriana)	Piper's Willow										
Salix scouleriana	Scouler Willow				Ĭ.						
Salix sitchensis	Sitka Willow										\Box
Salvia apiana	California White Sage										
Salvia greggii / Salvia x jamensis	Autumn Sage										
Salvia microphylla	Mint Bush Sage										\Box
Sambucus mexicana	Blue Elderberry										
Sarcoccocca ruscifolia											
Spiraea bumalda	Spiraea										
Spirea douglasii	Douglas' Spirea										

SHRUBS

BOTANICAL NAME	COMMON NAME	VALLEY GRASS	VALLEY RIPARIA	OAK WOODLAN	FRONT YARDS	COURTYARDS	OTHER ORNAM	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
Syringa x laciniata	Cut Leaf Lilac						G				
Teucrium fruticans	Bush Germander										
Viburnum tinus	Laurustinus		Ų.								
Vitex agnus-castus	Chaste Tree										
Xylosma congestum	Shiny Xylosma						3				
Yucca recurvifolia											

ERENNIALS		PLANT COMMUNITY							
BOTANICAL NAME	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE
PERENNIALS									
Acanthus mollis	Bears Breech								
Achillea tomentosa	Wolly Yarrow								
Agapanthus africanus	Lily of the Nile								П
Aloe species									\Box
Amsonia tabernaemontana	Blue Star Flower	\neg					$\overline{}$		\Box
Asclepias fascicularis	Narrow-leaved Milkweed								
Asparagus densiflorus 'Sprengeri'	Sprenger asparagus	\top							\Box
Aspidistra elatior (Aspidistra lurida)	Cast-Iron Plant								
Clivia miniata									
Euphorbia characias					í.				
Gaura lindheimeri		\neg							П
Helleborus x hybridus	Lenten Rose								
Heuchera maxima	Island Alumroot								
Heuchera 'Rosada'	Rosada Coral Bells								
Impatiens capensis	Orange Balsam								
Iris 'Canyon Snow'	Canyon Snow Pacific Iris								\Box
Kniphofia uvaria	Red Hot Poker								
Lavandula 'Goodwin Creek Grey'	Goodwin Creek Lavender								\Box
Lavandula stoechas 'Otto Quast'	Otto Quast Spanish Lavender								\Box
Liriope	Lily Turf								
Penstemon species									
Polystichum munitum	Sword Fern								
Rosmarinus officinalis	Rosemary								

PERENNIALS		PLA	NT (COM	MUN	IITY					
BOTANICAL NAME	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
Salvia species									_	-	
Solidago californica	California Goldenrod					8	8			9	
Woodwardia gimbriata	Giant Chain Fern							Î			

GRASSES		PLANT COMMUNITY									
BOTANICAL NAME	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
GRASSES											
Bouteloua gracilis	Blue Grama Grass										
Carex species	Sedge										
Elymus glaucus 'Anderson'	Blue Wild Rye										
Festuca species	Fescue										
Hordeum brachycantherum 'Californicum'	Meadow Barley										
Juncus effusus	Pacific Rush					\vdash				\Box	
Leersia oryzoides	Rice Cutgrass										
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye										
Leymus triticoides 'Grey Dawn'	Creeping Wild Rye										
Miscanthus	Eualia Grass										
Muhlenbergia dubia	Mexican Deergrass										
Muhlenbergia rigens	Deer Grass										
Nasella pulchra 'Yolo'	Purple Needle Grass										
Scirpus americanus	Three-square Bulrush										
Scirpus actus var. occidentalis	Hardstem Bulrush			1							
Scirpus microcarpus	Small-fruited Bulrush										
Sporobolus airoides	Alkali Sacaton										
Stipa cernua	Nodding Feather Grass										
Stipa pulchra	Purple Needle Grass										
Stipa gigantea	Giant Feather Grass										

GROUNDCOVERS		PLA	NT (СОМ	MUN	IITY					
BOTANICAL NAME	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
GROUNDCOVERS											
Achillea millefolium	Yarrow										
Ajuga species	Carpet Bugles										
Aptenia cordifolia (Mesembryanthemem cordiofolium)	Red Apple										
Arctotheca calendula	Cape Weed										
Aster chilensis 'Pt. St. George'	Pt. St. George Aster					ĵ.					
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Brush								_		
Ceanothus griseus horizontalis 'Yankee Point'	Wild Lilac										
Cerastium tomentosum	Snow-In-Summer										
Cotoneaster dammeri	Bearberry Cotoneaster										
Epilobium canum	California Fuchsia										
Erigeron 'Wayne Roderick'	Wayne Roderick Seaside Daisy										
Erigeron karvinskianus	Santa Barbara Daisy										
Gazania		\perp									
Hedera helix	English Ivy										
Hypericum calycinum	Arron's Beard					ĵ.					
Hypericum moseranum	Gold Flower						_		_		\square
Impatiens capensis	Orange Balsam						, ,				
Lessingria filaginifolia var. californica 'Silver Carpet'	Silver Carpet California-Aster										
Myoporum parvifolium						Į.					

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	VALLEY GRASSLAN	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENT	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
	Red, Pink, or Salmon Dwarf										
Nerium oleander 'Dwarf'	Oleander										
Potentilla verna	Spring Cinquefoil										
Plumbago auriculata	Cape Plumbago										
Ribes viburnifolium	Evergreen Currant										
Rosa species (ground cover types)											
Rosmarinus o. Prostratus	Dwarf Rosemary										
Sedum											
Sisrynchium bellum	Blue-eyed Grass										
Tanacetum douglasii	Dune Tansy										
Trachelospermum asiaticum	Asain Jasmine										
Trachelospermem jasinoides	Star Jasmine										
Verbena peruviana											
Zauschneria 'Everett's Choice'	Everett's Choice Cal. Fuschia										
Zephyranthes candida	Argentine Rain Lily	\neg									

VINES

BOTANICAL NAME	COMMON NAME	VALLEY GRASSLANDS	VALLEY RIPARIAN	OAK WOODLAND	FRONT YARDS	COURTYARDS	OTHER ORNAMENTAL	BENEFICIAL	EDIBLE	STREETSCAPE	NATIVE
VINES											
Aristolochia californica	California Pipevine										
Campsis radicans (Bignonia	Common Trumpet Creeper										
radicans)											
Clematis ligusticifolia				į –			S				
Distictis buccinatoria	Trumpet Vine										
Gelsemium sempervirens	Carolina Jessamine		Î			- 10	S				
Hardenberdia violacea 'Happy Wanderer'	Hardenbergia Vine										
Jasminum mesnyi											
Jasminum polyanthum						\vdash		\vdash			
Macfadyena unguis-cati	Cats Claw			ĵ.				7			
Parthenocissus tricuspidata	Boston Ivy										
Vitis californica	California Wild Grape										
Wisteria											



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100 Plants Tested and Recommended for California Gardens Get access to extensive online resources at arboretum.ucdavis.edu