



Application for Approval of Modifications  
Of common area landscape area

Address: \_\_\_\_\_ Lot No. \_\_\_\_\_

Names of all legal owners: \_\_\_\_\_  
\_\_\_\_\_

Contact person for this application: \_\_\_\_\_

Day phone: \_\_\_\_\_ Night phone: \_\_\_\_\_

**Brief description of proposed Landscape work:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

General Contractor(s). \_\_\_\_\_ Phone # \_\_\_\_\_ License #: \_\_\_\_\_

**IMPORTANT .The property owner has the sole obligation to submit plans to the association for approval. The association may reclaim common area at any time it deems appropriate or when owner fails to maintain area.**

**By signing below, Applicant understands and agrees to all terms and conditions within Wailana at Sea Country Association and Sea Country Master Documents.**

**Pre Landscape plan:**

Owner Names \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
Owner Names \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**Irrigation/ border modification:**

Owner Names \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
Owner Names \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**Post Final Inspection:**

Owner Names \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
Owner Names \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
Authorized Signature \_\_\_\_\_ Title \_\_\_\_\_ Date \_\_\_\_\_

**IMPORTANT. Final approval for Landscape modification will not be granted until Post final inspection.**



## **Landscape Design Review Matrix**

### **Landscape Design Review Request:**

The Wailana Landscape Design Review Committee known as the “WLDRC” is formed for the purpose of helping to beautify the Wailana at Sea Country common area landscaping. The WLDRC jurisdiction allows them to approve front yard common area landscape modification within the guideline of the Wailana at Sea country Board of Directors.

Each Homeowner wishing to adopt the common area in front of the home located within Wailana at Sea country must submit a completed Landscape Design Review form for approval from the WLDRC.

Only after approval from the WLDRC may a Homeowner start the work.

The request is a three phase form, with three signing points throughout the project by the homeowner and committee. The final approval will only be granted after completion and walkthrough with the homeowner and committee member or committee appointed representative. (See attached form)

The completed form should list all work to be performed, submitted with a drawing. Sites walk through and explanation of LDCCR regulations with homeowner should be performed before pre-landscape sign off.

An Irrigation/border modification walk-through and inspection needs to be performed before planting phase can accrue.

Final inspection walk through with all Design Review request completed before final approval is granted.

Any homeowner having approved plan and planting the common area in front of their home give all planting material to Wailana at sea Country. All plants bushes and trees approved become the property of Wailana at Sea Country condominium association.

Any homeowner having approved plan and planting the common area in front of their home agrees to upkeep the area they have adopted. If the homeowner wishes to have Wailana landscape crew to upkeep the area, they agree that the maintenance will be performed at the standards of the Wailana at Sea Country.

Any plantings, ground covers, scrubs or trees planted by homeowner **NOT** kept to Wailana standards may be removed at any time by the Wailana at Sea Country Board of Directors without notice.

In the event any homeowner fails to maintain the area or sells home, the homeowner agrees to bring back area to pre-planting condition.



## AOAO Wailana at Sea Country Condominium Association DIY Landscape Program

### **The Do It Yourself (DIY) program is available for homeowners only.**

The Do It Yourself (DIY) program allows Home Owners (HO) who would like to develop their front yard limited common areas with a more manicured and lush look at their own cost.

To ensure a coordinated and somewhat uniform landscape look, the landscape committee provides a plant list of allowable plant that you can select from for use in your front yard limited use area.

Homeowners selecting the DIY option for landscaping will be required to submit a detailed landscape sketch showing location and types of plants to the landscape committee for review and approval.

### **No design review fee is required for the DIY program**

Meeting for design reviews can be arranged by emailing: Kate:

The following limitations on DIY landscaping will be strictly enforced:

- Changes to the current gardens are to be edged with the same black plastic edger type.
- Costs of plants and planting are at HO expense.
- Existing trees will be left in place.
- Sprinkler lines and heads are to stay within current design, unaltered. Unless approved
- Digging will be done with conscious effort to avoid utilities.
- Maintenance will be assumed as “By Owner” and by gardeners upon request.
- 30 day vacancies will revert to HOA for maintenance.
- All plantings must consider traffic safety conditions.
- All plantings become the property of the association.

Plants authorized for use in DIY landscape projects are attached. (NOTE: this list maybe revised/ added to at a later date)



## DESIGN REVIEW PROCESS:

Reviews to be done by landscaping chair and any assistant chair(s) deem appropriate.

- Independent of adjoining neighbors plan, however; overall design must consider continuity within the neighborhood
- The design review is good for 6 months, if planting has not been completed within that time frame a new design review form must be submitted
- Removal of current plants will be done in coordination with new planting so there's not a long period between removal and replanting. **Homeowners have 3 weeks once started to complete project.**
- All utilities must be accessible
- Artwork, rocks, tree's, fencing, etc. is not considered a DIY planting and must be addressed separately to the DRC
- Homeowners who begin but do not complete their DIY project may be assessed a landscaping fee to replant and repair the yard at the discretion of the WBOD
- DIY plans and drawing must be turned into the landscape committee before any work begins. Email paperwork to: [katet.wai@sea-country.net](mailto:katet.wai@sea-country.net) or turn in to the resident manager Call 630-7157



## **AOAO Wailana at Sea Country Condominium Association DIY landscaping GROUND COVERS, FLOWERS, AND SHRUBS**

### **GROUND COVERS**

- False Heather, dwarf or regular *Cuphea hyssopifolia*
- Oyster Plant, dwarf (*Tradescantia spathacea* dwarf)
- Pink asystasia (*Asystasia* “Pink Coromandel”)
- Laua’e Fern Dwarf (Kangaroo Paw)
- Trailing Lantana, (*Lantana sellowia*)
- *Heliotropium anomalum* var. *argentueum*
- Baby tears, (*Pilea depressa*)
- Moss Rose, *Portulacaceae*
- ‘Ilima Papa (*Sida fallax*)
- Verbena X hybrid, Peruvian, common, garden
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### **SMALL SHRUBS**

- Bird of Paradise, orange/white (*Strelitzia reginae*)
- Bush Allamanda (*Allamanda schotti*)
- Flamingo Flower (*Justicia carnea*)
- Bush Lantana (*Lantana camara*)
- **Dwarf** Bougainvillea
- **Dwarf** Pomegranate (*Punica granatum* ‘Nana’)
- **Dwarf** Jamaican Heliconia (*Heliconia stricta* ‘dwarf Jamaican’)
- Plumbago (*Plumbago auriculata*)
- Rondeletia (*Rondeletia odorata*)
- Thai Dwarf Ixora (inexorable “Thai Dwarf”)

## **TALL SHRUBS**

- Acanthaceae (*Sanchezia speciosa*)
- Cape Honeysuckle (*Tecoma capensis*)
- Desert Rose (*Adenium obesum*)
- Three-seeded Mercury (*Acalypha godseffiana* 'Heterophylla')
- Ginger: Red, Pink, Blue, Yellow, etc
- Hibiscus: disease resistant species
- Ixora spp. (Nora Grant, Red, Super King)
- Desert Honeysuckle (*Anisacanthus thurberi*)
- **Dwarf** Bottlebrush (*Callistemon*)
- **Dwarf** *Jatropha integerrima* Peregrina
- **Dwarf** Poinciana (*Caesalpinia pulcherrima*)
- Lollipop /Yellow Lollipop (*Pachystachys lutea*)
- Purple Eranthemum (*Eranthemum atropurpureum*)
- Snowbush (*Breynia disticha* 'Roseiopicta')
- Ti's: any variety, Dwarf, red, Red, Green, Lava, Torch, Blue, etc
- Areca Palms
- Phoenix *roebelenii* Dwarf Date/Pygmy Palm