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## 10. Common Drive Lanes

Common drive lanes will have intermittent landscape areas located outside of the 25' right-of-way as part of individual lot landscaping or common area landscaping.

## 11. Front Yard Landscaping

- a. The Developer/Builder will provide full front yard landscaping and automatic irrigation systems for all homes subject to City approval. Front yard landscape design and installation in the ~~Sundance~~ Four Seasons Specific Plan shall be subject to the Landscaping Standards as set forth in Title 17 of the Beaumont Municipal Code, or pursuant to subsequent requirements, as deemed applicable by the City of Beaumont.
- b. Landscape areas shall be automatically irrigated and planted in an appropriate manner, which meets or exceeds industry standards, and shall comply with the design intent and minimum set forth in these guidelines.

All lots shall provide for a minimum of one 15 gallon front yard tree and one 15 gallon accent tree. **The requirement for maintaining two trees may be waived if one of the following conditions are met:**

1. **The tree(s) has been removed due to property maintenance issues; or**
2. **The front yard depth is less than 20 feet**

## F. WALLS AND FENCES

1. The wall and fence design criteria is intended to provide variety and privacy for each lot while providing continuity of design within Four Seasons at Beaumont. Refer to the Architectural Guidelines section for all allowable materials. All wall and fence heights are measured from the highest-grade elevation on either side of the wall or fence.
  - Front Yard: Fencing and walls may not exceed 42 inches in height when located within the required front yard setback except as otherwise allowed in the Specific Plan Development Regulations (Section V). Fencing and walls between the edge of the setback and a dwelling unit shall not exceed six (6) feet in height and may be solid or transparent.
  - Side Yard: Solid fencing is permitted to a maximum height of six (6) feet between the front yard setback and rear yard property line.
  - Rear Yard: Fencing along rear yards and top of slope shall be a maximum of six (6) feet in height.
  - Sound Attenuation: When required for sound attenuation, solid walls in side and rear yards may exceed six (6) feet in height.

