

Big Sky Approved Plant Palette (common names)

Revised 6/2006

Trees & Ornamentals:

Carrot Wood
Willow-leaved Peppermint
Chinese Flame Tree
Sweet Gum
Magnolia
Canary Island Pine
Chinese Pistache
European Sycamore
California Sycamore
Purple-leaf Plum 'Pissardii'
Virginia Oak
California Pepper
Evergreen Elm
Fruitless Olive Tree (new)
Floss Silk Tree (new)
Australian Willow (new)
Peppermint Tree (new)
Hong Kong Orchid Tree (new)
Jacaranda tree (new)
Ginkgo biloba tree (new)
Fruit trees (all varieties) (new)
Maple tree (new)

Rear Yards ONLY:

Pindo Palm (new)
Queen Palm (new)
King Palm (new)
Foxtail Palm (new)

Front OR Rear Yards:
Pygmy Date Palm (new)
Sago Palm (new)
Mediterranean Fan Palm (new)
Kentias Palm (new)

Shrubs:

Glossy Abelia
Acacia
Agapanthus
Strawberry Tree
Coastal Sagebrush
Wild Lilac
Mountain Ironwood
Rockrose
Cotoneaster
Buckwheat
Escallonia
Pineapple Guava
Blue Marguerite
Shrub Aster

Shrubs (cont'd):

Noellii Grevillea
Daylily
Toyon
Holly
Sweet Bay
Bush Mallow
Oregon Grape
Rose
Heavenly Bamboo
Oleander
Petite Oleander
Sweet Olive
Photinia
New Zealand Flax
Mock Orange
Carolina Cherry
Hollyleaf Cherry
India Hawthorn
Lemonade Berry
Sugar Bush
Rosemary
Sage
Star Jasmine
Laurustinus
Shiny Xylosma
Purple Hop seed Bush (new)
Hebe or Veronica Lake (new)
Lions tail (new)
Blue Hibiscus (new)
Sky Flower (new)
Rock Rose (new)
Brazilian Flame Bush (new)
Stripped Compact Yucca (new)
Pink Powder Brush (new)
Twisted Juniper Topiary (new)
Papyrus (new)
Canna (new)

Flowering Vines (new)
Bougainvillea (new)
Scarlet Trumpet Vine (new)
Lavender Trumpet Vine (new)
Cats Claw (new)
Wisteria Sinensis (new)
Bougainvillea (new)
Passion vine (new)
Snail vine (new)
Potato vine (new)

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Flowering Colored Foliage (new)

Mexican Palo Verde (new)
Pink Melaleuca (new)
Eastern Red Bud (new)
Bird of paradise (new)
Kangaroo paw (new)
Lilac (new)
Kefir (sic) lilies (new)
Citrus Trees (new)
Pomegranate (new)
Angels Trumpet (new)

Accent Plants (new)

Peruvian Lily (new)
Butterfly Guara (new)
Penstemon (new)
Sea Lavender (new)
Heliotrope (new)
Ivy Geranium (new)
Kaffer Lily (new)
Blue lily turf (new)
Brachycome Hybrid (new)
Candytuft (new)
Dwarf Lavender Cotton (new)
Coral Bells (new)
Succulents (Aloe/Cactus) (new)
Lions tail (new)

Groundcover:

Dwarf Coyote Bush
Indian Mock Strawberry
Gazania
Japanese Honeysuckle
Myoporium Pacific Mist
Rosemary
Dwarf Star Jasmine
Star Jasmine
Thrift/Sea Pink (new)
Snow in summer (new)
Sedum (new)
Bronze Carpet Bungle (new)
Dwarf Mondo Grass (new)

Turf:

Marathon II Fescue (Bermuda Hybrid)

Slope Plant Palette

To be used in combination with the Plant Palette

Trees:

European White Birch
Deodar Cedar
Camphor
Carrot Wood
White Ironbark Eucalyptus
Willow-leaved Peppermint
Manna Gum
Chinese Flame Tree
Crape Myrtle
Sweet Gum
Southern magnolia
Melaleuca
Canary Island Pine
Chinese Pistache
European Sycamore
California Sycamore
Fern Pine
Purple-leaf Plum
Bradford Pear
Coast Live Oak
Holly Oak
Valley Oak
Cork Oak
Virginia Oak
African Sumac
California Pepper
Coast Redwood
Evergreen Elm

Prohibited Items:

None at this time, subject to change.

Required City Shade Trees

ACKNOWLEDGMENT AND DISCLOSURE REGARDING CITY REQUIRED TREES

The undersigned ("Buyer") is purchasing real property ("Property") in the Big Sky master planned community ("Community") from Shea Homes Limited Partnership, a California limited partnership ("Seller"). Buyer acknowledges, understands and accepts the following information:

FRONT YARD TREES

As part of the City of Simi Valley's Residential Front Yard Tree Program requirements, Seller will credit Buyer, at the close of escrow for the purchase of the Property, One Hundred Fifty and No/100 Dollars (\$150.00) for Buyer's purchase and installation of one (1) tree to be placed in Buyer's front yard (also referred to as a "Front Yard Tree"). Corner lots shall receive a Three Hundred and No/100 Dollars (\$300.00) credit for the purchase and installation in Buyer's front yard of two (2) Front Yard Trees. Buyer is aware that the selected Front Yard Tree(s) must be a minimum of a twenty-four-inch (24") box with at least two (2) stakes for support. The Front Yard Tree(s) shall be installed a minimum of ten (10) feet from any structure and at least four (4) feet from any paved surface, however, within ten (10) feet of the sidewalk fronting Buyer's Property. Buyers of flag lots or lots that do not front a street will not receive the credits referenced above in this section.

The Front Yard Tree(s) shall be selected from the following palette of approved species for Big Sky:

<u>Botanical Name</u>	<u>Common Name</u>
Liquidambar styraciflua	Sweet Gum
Cupaniopsis Anacardioides	Carrotwood Tree
Platanus Acerifolia	London Plane Tree

ALLOCATION LOT TREES

In addition, as required by the City of Simi Valley's Residential Building Permit Allocation System, upon the close of escrow, Seller will credit Buyer an additional One Hundred Fifty and No/100 Dollars (\$150.00) for three (3) additional trees ("Allocation Lot Trees") to be purchased and installed by Buyer in the south and west portions of Buyer's Property to provide shade for Buyer's residence. Buyer is advised that each Allocation Lot Tree shall be a minimum of fifteen (15) gallons in size and shall be installed a minimum of ten (10) feet away from any structure and at least five (5) feet from any paved surface, walls, or foundations. Buyers of Estate Lots (which are large parcels that are NOT part of any residential village in the Community) will not receive the credits referenced above in this section.

The three (3) Allocation Lot Trees shall be selected from the following palette of approved species for Big Sky:

<u>Botanical Name</u>	<u>Common Name</u>
Betula Pendula	European White Birch
Koelreuteria Bipinnata	Chinese Flame Tree
Lagerstroemia Indica	Crape Myrtle

Liquidambar Styraciflua
Pistacia Chinensis
Platanus Acerifolia
Platanus Racemosa
Prunus Cerasifera
Pyrus Calleryana
Quercus Lobata

Sweet Gum
Chinese Pistache
London Plane Tree
California Sycamore
Cherry Plum
Ornamental Pear
Valley Oak

Buyer is responsible for the purchase, installation, and maintenance of all Front Yard Tree(s) and Allocation Lot Trees. Maintenance includes fertilization, periodic pruning, and seasonal adjustment of watering schedules. The Front Yard Tree(s) and Allocation Lot Tree(s) are to be installed by Buyer within one hundred eighty (180) days of the close of escrow for the purchase of Buyer's Property. The Big Sky Association will provide biannual written reports to the City of Simi Valley stating the status of the installation and maintenance of Front Yard Trees and Allocation Lot Trees.

By signing below, Buyer represents that Buyer has read and understands the matters set forth in this Acknowledgment and Disclosure and has taken these matters into consideration before entering into a purchase agreement for the Property.

ACKNOWLEDGED AND UNDERSTOOD:

Date: _____, 200__

Print Name

Print Name