

LANDSCAPE

Landscape Architecture of each home site is extremely important for the maintenance of a visually attractive community and investment protection of the homeowners. To ensure the overall beauty of the community, the ARC has the authority to approve or disapprove landscape plans for the home sites.

Guidelines

A landscape plan must be prepared at the minimum scale of 1"=20'. The plan will be based upon the final site plan and architectural elevations of the residence and shall be submitted to the ARC with Final Plans.

The ARC reserves the right to review all landscape plans, unit prices and quantities to verify compliance with the intent of this provision.

A minimum of fifty percent of all trees and shrubs must be native to Central Florida. Trees shall be nursery grown and not field collected. Winter-dug, balled and burlap wrapped trees or containerized trees will be acceptable. No grow bag or bare root trees will be accepted. All trees and shrubs must be Florida grade No. 1 and be selected from those shown on EXHIBIT B.

IRRIGATION

All residential home site lots shall install and maintain an underground, fully automatic, 100% overlap coverage irrigation system. An irrigation plan must be submitted to the ARC for review and approval. The irrigation plans shall be designed and installed according to the "Florida Irrigation Society" standards.

LANDSCAPING MAINTENANCE

It shall be the responsibility of the homeowner to properly maintain all trees including street trees, groundcovers, turf and irrigation. In the event that any tree, shrub, groundcover or turf area exhibits signs of decline or pest infestation, the homeowner shall take immediate action to remedy the problem. If the trees, plant materials, or turf dies, then the homeowner may propose a substitute to the ARC for the material being replaced. The irrigation system shall be monitored to apply the correct amount of water for trees, shrubs groundcovers and turf areas. The irrigation system will be run and water applied according to local governing requirements. No over spray of walks, streets or adjacent properties allowed.