

POLICY

Number	014/2018
Effective Date	1 March 2019
Revised Date	
Revised Number	003
Approval Date	21 Feb. 2019

SUBJECT: LANDSCAPING

STATEMENT: The Declaration of Condominium Documents defines various rules and requirements designed to maintain the beauty and uniformity of our community. Additionally, the Board of Directors may adopt certain rules and/or policies to further define such matters.

This policy is to establish standards for the better appearance of our community by defining what may be planted by a unit owner. These policies insure that the landscaping costs are kept to the minimum.

The Association allows the unit owners to plant an area which consists of the space behind the privacy wall (if a privacy wall is not present, the front edge of the garage is the boundary) and to the sides, which are considered to be the outer wall of your unit and midway between two adjoining units.

1. Communicate landscaping and sprinkler questions or concerns to the Landscaping Committee. Should a Landscaping Committee not be in place, the Board of Directors will take over these responsibilities. Contact a Landscape Committee/Board member at lhcove106@gmail.com.
2. Do no harm to the Lagoon. See University of Florida guidelines <http://fmel.ifas.ufl.edu/fyn/Treat>
 - a. Use fertilizer with slow-release, water-insoluble forms of nitrogen. At least 30% of the nitrogen in the fertilizer should be listed as water insoluble.
 - b. Fertilize only during the growing season (late March through November).
 - c. Avoid fertilizer containing weed killers or herbicides.
 - d. Treat only affected plants or lawn areas with pesticide applications. Avoid indiscriminate spraying.
 - e. Protect the mangroves. **Do not trim or remove the mangroves.**
3. Deal with the landscapers through the Landscaping Committee/Board of Directors. The Committee/Board will work with the landscapers. Any request for special landscaping needs should be submitted to the above email address.
4. Place a red reflector behind the privacy wall if you don't want the area trimmed. This also applies for the back of your unit. Generally, please try to keep these reflectors as inconspicuous as possible. **The landscapers have been told not to trim in areas that display a red reflector. We cannot guarantee they will always remember this.**
5. Trim all plants so they don't obstruct or damage sidewalks, structures, water pipes, etc. Do not let vegetation attach itself to the outside walls. Keep all vegetation trimmed away from the walls. The Landscaping Committee/Board can instruct the landscapers to trim your areas when the plants become invasive.
6. Have a plan to remove any of your plants that die or become overgrown while you are not at LHC, otherwise the Board reserves the right to remove them.

7. Contact the Landscaping Committee/Board if you want the landscapers to remove plants/trees from inside your planted areas. The Committee/Board will schedule this service for you. A fee may be required and will be paid directly to the landscapers.
- 8. Do not plant, trim, or remove anything in the common areas.**
9. Keep vehicles off the grass. Remind your guests and contractors not to park on the lawn. The sprinkler heads can be damaged.
10. Do not plant sharp pointed plants such as agave (century plant) and yucca (Spanish bayonet) near traveled areas. Keep them in pots behind your unit.
11. Do not plant invasive exotic plants. See FLEPPC list of invasive plants at <http://www.fleppc.org/list/list/.htm>. Areca Palms/Bamboo will no longer be allowed to be planted in.
12. Do not hang flower pots on gutters or street light posts.
13. Do not use dyed mulch. Only cedar or eucalyptus mulch may be used.
14. Do not plant anything more than small shrubs, plants, or bushes. Trees or anything that requires constant maintenance will need prior Board approval. If you would like to plant anything larger than a small bush, annuals, or anything requiring constant up keep, a **“Request for Approval of Alteration or Modification”** form must be submitted to the Landscaping Committee/Board. These forms are available in the clubhouse or online in our website.
15. Do not put yard waste trimmings out any sooner than the night before pickup. Please don't leave trimmings for the landscapers to collect on Fridays unless necessary.
16. Please be advised that our Architectural Policy does not allow anything to be placed on or in front of the privacy wall other than two potted plants.
17. Get your neighbor's approval when planting plants that may encroach into their area when fully grown. Should your neighbor find fault with your plantings you will be responsible for removal.
18. Fruits, vegetables, and herbs may be planted in the above defined area as long as they are well maintained. Please keep this vegetation as inconspicuous as possible
19. Please remember that all property outside your unit, including the space behind the privacy wall, belongs to the association not the unit owner. Please refer to our Documents.
20. Any sprinkler head modifications must be done by the LHC irrigation vendor at owner's expense.

These policies supersede all other written and oral rules. Any plantings not addressed in these policies require Board approval. Final decisions are at the sole discretion of the Board.