



COMMUNITY STANDARDS

MARCH 23, 2026

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THE HOMEOWNERS ASSOCIATION OF AVALON VILLAGE, INC.

COMMUNITY STANDARDS

This Community Standards Document is established to assist the Architectural Review Board (ARB) and Owners with procedures, guidelines, and consistent; high quality design standards for the property alteration process. It supports and amplifies the Declaration of Restrictions and Covenants and other governing documents that bind each property Owner. It is provided to residents of Avalon Village for their future reference. This document is not intended to address all possible situations, alterations, etc. Please contact the Management Company with any questions or concerns.

It is the intention of the ARB to maintain a high standard of exterior architectural appearance throughout the Avalon Village Homeowner Association. The following guidelines have been set up to protect the integrity of the project, the developer's interests and the purchasers' investment in the community. We wish to present the best possible product at a competitive price. Your adherence to these guidelines will enhance the marketability of Avalon Village.

Property setbacks, easements and other ordinances must be adhered to and complied with-in accordance with Hernando County Government.

DEFINITIONS

"ARB" shall mean the Architectural Review Board.

"Board" shall mean the Board of Directors of Avalon Village.

"Declaration" shall mean The Declaration of Restrictions and Covenants for Avalon Village.

"Association" (as defined in the Declaration) shall mean The Homeowners Association of Avalon Village, Inc., its successors and assigns.

ARTICLE 1 ARCHITECTURAL REVIEW BOARD

1.01 Responsibilities

In accordance with authority granted to the ARB in the Declaration, specifically Article VI the ARB shall be appointed and "shall administer and perform the architectural and landscape review and control functions relating to "Avalon Village." In carrying out its duties, the ARB shall review all submittals to assure procedures and standards conform to design guidelines set within these Community Standards and in the Declaration. The Committee shall keep records and shall maintain a file of all alteration applications and activity for a period of not less than seven years.

1.02 Policy

All Owners and their contractors must comply with alteration application guidelines and requirements prior to commencement of any work. The ARB will review plans, materials, site plan, colors and/or landscaping plan to ensure compliance with design requirements, policy and procedures of these standards. No alteration requiring the approval process shall be commenced until plans and specifications have been submitted to and approved in writing by the ARB. If said alterations are performed without ARB approval, the Association reserves the right to restore the property to its prior condition directly payable by the homeowner. The Association assumes no responsibility for the structural integrity, safety features, mechanical operation, and permitting or building code compliance of the proposed construction to a lot or a home.

1.03 Committee Discretion

These standards do not cover every possible situation that may require ARB approval. As it applies, the ARB is ~~not~~ authorized to exercise discretion in approving or disapproving a specific proposal as per state statute F.S. 720. In some special cases Board approval may be needed for a proposal that may conflict with a standard set forth in this document. Board approval does not constitute a precedent for future requests.

ARTICLE 2

PROCEDURES FOR MANAGING PROPERTY ALTERATIONS

2.01 Alterations

Any exterior property alteration (to the home or the lot) requires the completion of “The Homeowners’ Association of Avalon Village Architectural Form” form that must be approved by the ARB. A copy of a blank application form is included in this booklet at Exhibit G.

Examples of alterations are (refer to Declaration of Covenants and Restrictions for Avalon Village, Article X):

- Awnings and hurricane shutters
- Brick pavers: location and color
- Changes to the exterior color of the home (painting)
- Driveways: construction/resurfacing/painting, elevation or grading changes
- Decorations such as birdbaths, sculptures, statues, weathervanes, or trellis’
- Detached Buildings
- Exterior decoration applied above garage doors and fronts of homes
- Fences
- Flag poles, antennas, satellite dishes, solar panels
- Front door or garage door coverings such as screen doors or storm doors
- Front door: style and/or color
- Gutters: style, color
- Lanais, sunrooms, pergolas and gazebos, screen enclosures
- Landscaping including curbing, mulch, stone
- Lighting: placement and size, security and motion sensors
- Outside utilities such as water softeners, wells, pool pumps, generators or propane tanks
- Pools, spas, hot tubs, whirlpools
- Porches, decks and patios, fire pits or permanent grills
- Recreational equipment
- Roofing
- Window replacement/changes

2.02 Prohibited Items

Certain alterations/conditions are not allowed within the Declaration. These include but are not limited to those listed below. They are considered to be in VIOLATION and subject to immediate action by the ARB through the Violation Procedures.

Above ground pools
Plastic or Artificial flowers
Satellite Dishes over one meter in diameter in accordance with FCC rule 47 C.F.R. Section 1.4000
Window Air Conditioning Units
Aluminum, metal, plastic, or fiberglass roofs
Wood or asphalt mineral surface roll roofs
Metal sheds, metal playsets, or metal pergolas
Above ground propane tanks

2.03 Application Process

Listed here is an abbreviated description of the application process. ARB will only process completed applications, including signatures and accompanying plans and specifications, surveys, colors, pictures, drawings, etc. **Applications must contain all the information necessary for the ARB to make an informed decision or it will be declined.**

If submitting after alterations have been made include a \$100 fee. Fees paid do not equal approval of change(s) already made.

The application process will take thirty (30) to forty-five (45) days. The ARB meets monthly to review complete applications. After review, the original submittal will be retained by the ARB for their files. The ARB will give one of the following responses to each application received.

“Approved” (project approved as submitted)

“Conditional Approval” (subject to conditions noted)

“Declined” (reasons noted in the resident letter and meeting minutes)

Communication will be done via email. Letter will be mailed if no email address is available.

2.04 Completion

Approved projects must be completed within 6 (six) months of approval by the ARB. After that time, the ARB’s approval of the application will expire. A new ARB application must be submitted and approved before any further work can begin. The Board or the ARB retains the right, but not the obligation, to extend time frames for applicant to complete the proposed and approved work. A member of the property management team will verify the work has been done in compliance with the ARB’s approval.

2.05 Appeal

In the event the ARB denies any plans, the applicant may within 30 days submit a written appeal to the HOA Board. The HOA Board’s decision is final.

2.06 Enforcement Process

Any owner through accepted communication to the Property Manager may report violation(s) of any Community Standard or Declaration condition. The policy of the HOA is to have management do property inspections. If Management determines that the alleged violation requires corrective action, Management will then proceed with the approved enforcement process, thru the Violation Procedures and policy as established by the Board of Directors.

2.07 Change or Modifications Made Without Approval

Owners making changes in advance of receiving approval from the ARB will receive a letter from the Compliance Officer. Owner will have fifteen (15) days from receipt of the letter to submit a completed Application or remove the change. The Application is not considered complete unless it is accompanied by the required applicable supporting documents listed on the Application form and a \$100 fee. Payment of retro fee does not automatically approve the change.

Retrospective requests that do not meet standards and are declined will be required to be restored to original appearance at the expense of the homeowner. Failure to comply with this request could result in monetary fines and legal action. All costs associated with gaining compliance shall be charged to the Owner's account.

ARTICLE 3

HOME DESIGN AND MAINTENANCE

3.01 ARB General Standards

Homes shall be of high-quality architectural design that is compatible in external appearance, design and quality with existing structures. "Screened from public view" means using shrubs, trees or an approved material that will prevent the object from being seen from the street. No material alteration, addition or modification to any portion of a home shall be made without the receipt of prior written approval of the ARB.

3.02 Animals/Pets

Owners may keep domestic pets except not more than two (2) of such pets may be dogs. An owner with more than two (2) dogs at the time the owner moves into a residence may retain such dogs until their numbers are reduced to two, after which they shall be limited to two (2) dogs.

No animals or livestock of any kind shall be raised, bred or kept within the community for commercial purposes. A determination by the Association that an animal is a nuisance shall be conclusive and binding on all parties. When an Owner receives notice of removal of any pet, the pet shall be removed within 48 hours of giving of the notice. No pet or animal shall be "tied out" on the exterior of the home or in the common areas or left unattended. Pets shall be walked on a leash, in accordance with the leash law. The person walking the pet shall clean up all litter created by the pet during the walk. Each owner shall be responsible for the activities of their pet. Regardless of the method of restraint used, including fencing, pet owners are responsible for assuring that their pets do not run free. Pet owners are liable for any damage to persons or property caused by their pets. Pets are not permitted in any retention area or water body in Avalon Village. No dog runs, dog pens or dog houses are permitted on any property in Avalon Village.

3.03 Solar Panels

Solar panels require ARB approval prior to installation. Per Florida Statue, these guidelines cannot prohibit the installation of solar panels; however, the ARB may determine the specific location where solar collectors may be installed (on the roof within an orientation to the south or within 45 degrees east or west of due south) so long as such determination does not impair the effective operation of the solar collectors.

Solar panels should be located on the rear and side roofs of the home and should not be installed so as to be visible from the street. Solar panels will be flush mounted on the roof. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the building's architecture. This shall generally mean that the panels shall be roof mounted so that the top surface is flush with the roof surface with all appurtenances recessed into the building's attic.

All pipes must be of a color to blend with the roof shingles and color of the house. Contractors are prohibited from posting business sign in the yard.

3.04 ATVs/Golf Carts

All-terrain vehicles are not permitted to be driven anywhere in Avalon Village. They must be stored in the garage and put on a trailer to be taken out of the neighborhood.

To drive golf carts on roadways within VofA, they must be 'street legal', i.e., licensed and insured and must be stored in the garage.

3.05 Commercial Vehicles

Resident commercial vehicles (vehicles used for work purposes and vehicles with writing on the sides or equipment racks or holders) are not permitted to be parked on driveways in Avalon Village. They must be always parked inside a garage. The exception to this is a county or government issued vehicle.

3.06 Drainage

The Association and Declarant shall have no responsibility or liability for drainage problems of any type whatsoever.

3.07 Roofs, Driveways and Perimeter Fences and Pressure Cleaning

Roofs, exterior surfaces such as privacy and perimeter fences and/or pavement, including, but not limited to, walks and drive, shall be pressure cleaned or soft washed within thirty (30) days of notice by the Compliance Officer to the Owner of the Lot. No surface applications to driveways shall be permitted without the prior written approval of the ARB as to material, color and pattern. Such applications shall not extend beyond the Lot line or include the sidewalk.

Replacement roofing different than existing color requires ARB approval and must be of an earth tone, such as tan, brown, charcoal or black. Shingle roofing is the standard – no metal roofing allowed on residences or accessory buildings such as sheds or pergolas.

The management company is to be notified when applying a tarp to the roof due to storm damage. Utilization of tarp is to be limited to no more than 90 days. Any extension of need due to a delay in repairs is to be coordinated with the management company.

3.08 Fences / Walls/ Screens/Gutters

No walls or fences shall be erected or installed without prior written approval of the ARB. With the exception of Carlisle Place and Avalon West, the only allowable type of fencing material is 6 foot (6') white vinyl (PVC) tongue-in-groove and four foot (4') white vinyl (PVC) picket. Avalon West fencing will be the standard tongue-in-groove/picket in tan vinyl. No wooden, metal or chain-link fencing is permitted. Any fence not meeting standards at the end-of-life replacement will be required to meet standards at replacement.

In Carlisle Place, the only allowable type of fencing material is black aluminum rail. Fencing may be between 4' and 5' in height.

Fencing may not be installed closer than 10 feet from the front of the residential structure. The finished side of the fence must face the adjoining lots or any abutting right of way. All fenced yards must have a minimum of one five (5) foot wide gate. Double gates are prohibited. Fencing on corner lots must be a minimum of 9 feet from the sidewalk. No fencing may encroach county or drainage easements. Residents are encouraged to landscape along the outside of fences on corner lots.

All existing fences that do not meet these specifications shall be allowed to remain in place until they reach the end of serviceable life, at which time they shall be replaced with fencing meeting the current community standards. See **Exhibit C - Fencing Guidelines**

All screening and screen enclosures shall have the prior written approval of the ARB. All enclosures of front door, garages, balconies or patios, installation of screen doors including addition of vinyl windows, shall be approved by the ARB and all decks shall have the prior written approval of the ARB. All screen enclosures must be bronze, black or white with charcoal screening. Homes on corner lots may be required to have landscaping on the street side of the screening or enclosure.

All gutters and downspouts shall have the prior written approval of the ARB. It is recommended that the downspouts be painted to match the home color.

3.09 Landscaping Guidelines

Landscaping changes require ARB approval. See Article 4 and Exhibit A for more information.

3.10 Garages and Garage Doors

No garage shall be converted into a general living area. Garage door screens are allowed with ARB approval. All screen enclosures must be bronze, black or white with charcoal screening.

3.11 Garbage Cans

Trash collection and disposal procedures established by the Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Lot so as to be visible from outside the Home or Lot. Each Owner shall be responsible for properly depositing his or her garbage and trash in garbage cans and trash containers sufficient for pickup by the appropriate collection agencies in accordance with the requirements of any such agency. All such trash

receptacles shall be maintained in a sanitary condition and shall be stored in the garage or shielded from the view of adjacent properties and streets. Garbage cans and trash containers shall not be placed outside the Home for pickup earlier than 5:00 pm on the day preceding the pickup and shall be removed the day of pickup.

3.12 Window or Wall Units

No window or wall air conditioning unit may be installed in any window or wall of a home.

3.13 Holiday/Celebration Decorations

Halloween Decorations may be displayed from October 1st through October 31st and must be removed no later than November 7th. Care should be taken when deciding on placement of yard decorations, noting that large inflatables may cause dead spots in lawns. All lighting, lighting accessories, extension cords, light clips and decorations shall be totally removed by November 7th. Any lighting that creates a nuisance may be required to be removed immediately (e.g., unacceptable spillover to adjacent Home).

Holiday decorations may be displayed one week prior to Thanksgiving and must be removed no later than January 15th of the following year. Care should be taken when deciding on placement of yard decorations, noting that large snow globes or inflatables may cause dead spots in lawns. All lighting, lighting accessories, extension cords and light clips and decorations shall be totally removed by January 15th. Any lighting that creates a nuisance may be required to be removed immediately (e.g., unacceptable spillover to adjacent Home).

Personal celebratory signs may be posted in yards for a period of fifteen (15) days.

3.14 Hurricane Shutters

All temporary storm/hurricane shutters may be installed 96 hours prior to the expected arrival of a hurricane in the area and must be removed no later than five (5) days after the warning is lifted. All permanent mounted storm shutters may be panel, accordion or roll-up style and the trim color of the home and be approved by the ARB. Shutters may not be closed at any time other than a storm event.

3.15 Mailboxes

Carlisle, Cambridge, Hawthorne, Isles, and Avalon West are restricted to USPS CBU (kiosk units). Bristol, Brighton and Somerton are restricted to the white standard box affixed to a post as designated in the attached. Such type meets the rules and regulations of the United States Post Office Department. See **Exhibit D – Mailbox Specifications**

3.16 Nuisances

No obnoxious, unpleasant, unsightly or offensive activities shall be carried on, nor may anything be done, which can be reasonably construed to constitute a nuisance, public or private in nature.

3.17 Painting

The exterior of Homes shall be repainted within forty-five (45) days of notice by the Compliance Officer to the Owner of applicable Lot. ARB review and approval is required for any change to the existing colors of the house siding, doors, shutters, trim, roofing and other significant architectural elements including but not limited to porches, storage sheds, decks, and gazebos. Change of exterior color must be in conformance with

established neighborhood color palette as maintained by the HOA. All color change requests must be harmonious with the approved color palettes. See Exhibit H for approved colors. Two color painting is restricted to Isles. Any other colors are available to all residents irrespective of builder.

Any existing colors that do not meet the established neighborhood palette shall be allowed to remain on current residences. Repainting in the residence existing colors does not require ARB review and approval.

3.18 Personal Property

All personal property of Owners or other occupants of Homes shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on or affect any common areas, any Lot or Home, or any other portion of Avalon Village, which is unsightly, or which interferes with the comfort and convenience of others.

3.19 Rental of Home

No owner of a Lot may rent or lease that Lot during the first two (2) years of Ownership with the exception of homes located in the Isles. Lots may only be rented for use as a single-family residence. Individual rooms of a home and/or lot may not be leased on any basis and subleasing is not permitted.

See **Exhibit B - New Tenant Profile Form, Declarations Amendment 6 and Amendment 9**

3.20 Satellite Dishes

No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ARB as required by the Declaration. All satellites must be no more than one (1) meter in diameter. Whenever possible the requested dish must be placed in such areas of the home as to not be visible from the street, amenity areas, or adjacent roadways. If ground mounted, the post shall be camouflaged with landscaping materials. It is respectfully requested that satellite dishes NOT be placed on top of roofs or located on the front of the home. If it is found that your roof is the ONLY location that will give you proper reception, please provide a letter from the installer with your ARB application stating why this is the necessary location for the installation. Note: Installation of a satellite dish on the roof may void the builder's warranties. Each Owner agrees that the location of such items must be first approved by the ARB in order to address the safety and welfare of the residents of Avalon Village. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ('FCC') rules are prohibited. Installation, maintenance and use of all antennas shall comply with restrictions adopted by the Board and shall be governed by the then current rules of the FCC

3.21 Signs and Flags

No sign, flag, banner, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in or upon any part of Avalon Village, including without limitation, any home, Lot or vehicle, that is visible from the outside. Personal celebratory signs may be posted in the yards for a period of fifteen (15) days. See 3.13 Holiday/Celebration Decorations for more information.

As per Florida statute any Owner may display in a respectful manner one (1) portable, removable United States flag or official flag of the State of Florida and one (1) portable, removable United States Military Service flag. Any such permitted flags may not exceed four and one-half feet by six feet. Each Owner may erect one (1) freestanding flagpole that is no more than twenty feet (20') high on any portion of such Owner's

Lot if the flagpole does not obstruct sightlines at intersections and is not erected within or upon any easement. The flagpole may not be installed any closer than ten feet (10') from the back of curb or within ten feet (10') of any Lot boundary line. Any Owner may further display from the flagpole the same types of flags previously stated. ARB approval is required prior to installation of a flagpole.

Political signs are limited to two signs no larger than twenty-four inches (24") by thirty-six inches (36"). Political signs may be displayed for two weeks prior to an election date and must be removed on the day following the election.

For Sale or For Rent signs must meet specific criteria per **Exhibit E – Specifications for Standardized, For Sale or For Rent Sign**

3.22 Recreational Equipment

Swing sets/playground equipment must be constructed of wood, placed in the backyard and must be approved by the ARB. No sports equipment including but not limited to basketball backboards shall be mounted in a permanent fashion on a pole or attached to the home or any portion of the property. Portable sports equipment and portable basketball hoops are permitted but shall be stored in a location screened from view after each use. Trampolines must be placed in a fenced backyard and require ARB approval.

3.23 Swimming Pools, Hot Tubs, Spas

No above ground pools shall be permitted. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the ARB as set forth in this Declaration. The design must incorporate at a minimum the following: (i) the composition of the material must be thoroughly tested and accepted by the industry for such construction; (ii) any swimming pool constructed on any Lot shall have an elevation at the top of the pool of not over two feet (2') above the natural grade unless approved by the ARB; (iii) pool enclosures must be of a design, color and material approved by the ARB and shall be no higher than twelve feet (12') unless otherwise approved by the ARB; and (iv) pool enclosures shall in no event be higher than the roof line of the Home. Pool enclosures shall not extend beyond the sides of the Home without express approval by the ARB. Safety fencing that meets all Florida and Hernando County standards must be included with all swimming pools. Pool filtration equipment shall be shielded from adjacent properties and the street using mature shrubbery, fencing or lattice screening of appropriate size and scale.

Owner is solely responsible for correcting any damage to the public improvements curb, sidewalk, driveway apron, utilities, sod and landscaping as result of its construction in accordance with Hernando County standards. Owner is also responsible for correction to any changes made to the grading and drainage. Owner acknowledges that access for construction is allowed only through the owner's property and R.O.W. adjacent to Owner's front property line. No storage of construction materials is allowed in the public R.O.W. or the front of the owner's lot. Contractors are prohibited from posting business sign in the yard. All work must be completed within 12 weeks of the start of construction.

All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment). Unless installed by Declarant, no diving boards, slides or platforms shall be permitted without ARB approval. Under no circumstances may chlorinated water be discharged onto other Owners lawns, community streets or into any water bodies within the community or adjoining properties.

3.24 Temporary Storage Containers

Temporary utility or storage sheds (PODS) must be approved by the Management Company; must be placed on the residence driveway; and are limited to six (6) months unless otherwise authorized by the Management Company.

3.25 Vehicles and Parking

All vehicles must be properly licensed with tags clearly displayed. Vehicles shall be parked in garages and driveways only; parking in the streets, individual lawn, public or private right of way within the property or common areas is not permitted. Boats, recreation vehicles, campers, mobile homes, trailers, non-operative vehicles, vehicles without current registration, or commercial vehicles must be parked inside garages with the garage door closed.

3.26 Water Softeners/Conditioners/Wells/Generators/Pool Equipment/Propane Tanks

With ARB approval, water softeners, wells, generators and pool equipment are permitted outside homes but must be screened from view using landscaping. Water spray from systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation.

Per Hernando County permitting requirements all propane tanks must be buried on the lot and may not be closer than 10 feet from the property line and 5-10 feet from the residence based on the size of the tank.

3.27 Watercraft

Boats, jet skis, canoes, kayaks and water equipment are to be stored only in garages.

3.28 Waterways

Swimming is prohibited within any water bodies within the boundaries of Avalon Village. Boarding and personal watercraft are prohibited.

3.29 Window Treatments

No reflective foil, sheets, newspaper or other similar material shall be permitted on any window or glass door except for the period of one week after move in date. Drapes, blinds, verticals and other window coverings visible from outside a dwelling shall be of a neutral color, such as white, off-white or wood tones. Security bars are not permitted on windows.

3.30 Detached Buildings/Pergolas/Gazebos

Permanent storage sheds require ARB approval prior to installation and must be constructed out of materials and reflect aesthetic design characteristics substantially similar to the residential dwelling. Of a size appropriate to the size of the property, located in a fenced back yard, a minimum of five (5) feet from all property lines, not to exceed 8 feet in height (8.5 including foundation) and not visible from the street. Detached buildings are prohibited in Carlisle. Metal sheds and wooden sheds with metal roofs are prohibited.

Pergolas/gazebos require ARB approval and must be located within the rear setback of the house and must reflect aesthetic design characteristics substantially similar to the residential dwelling, be made from pressure

treated wood and anchored to the ground. The overall size and height of the structure will be determined by the location and overall surrounding environment. Metal structures are prohibited. Metal roofs on wood structures are prohibited.

3.31 Firepits and Permanent Grills

Permanently installed Firepits or Grills require ARB approval. Firepits are to be placed in the rear yard and at least 10 feet from any structure. Natural wood and charcoal may be used for fuel. Placement must be carefully planned to minimize smoke or odors affecting adjoining lots. The Fire Department may request extinguishment of any fire that becomes a nuisance.

3.32 Community Center Facilities

Two access cards are issued to each residence for the use of the gym and pool. It is the responsibility of the owner to transfer these cards to subsequent owners upon resale. Use of the facilities are predicated on HOA accounts being in good standing and the HOA reserves the right to withhold access for payments in arrears or rule violations. See **Exhibit F – Community Center Rules and Regulations**

ARTICLE 4

LANDSCAPING MAINTENANCE STANDARDS

4.01 Landscaping Changes

Subsequent landscaping changes to builder approved plans including curbing, stone mulch, addition and removal of trees, shrubs, and perennials require prior written ARB approval. Replacement of dead trees, shrubs and perennials with like items does not require ARB approval.

Proposed landscaping changes require detailed plans indicating any removal and relocation of trees, additional planting of trees and shrubs. Quantity, approximate size and types of plants shall be identified. The landscaping plan must detail the location of beds and planting materials. Plantings must conform to current County requirements. No owner or occupant shall plant annuals, perennials, shrubs or trees that are considered invasive and prohibited to be planted in the County or State.

Installation of trees, shrubs or plants within the county easement (the grassy area between the street and the sidewalk) is prohibited.

Except as installed by the developer, earthen berms shall not be permitted.

See Exhibit A for Plant Material Palette

4.02 Trees and Shrubs

Trees are to be pruned as needed and maintained with the canopy no lower than eight feet (8') from the ground. The number of trees per lot are required to meet the county standards as follows:

Residential lot size	Minimum number of preserved or planted trees
Lots up to and including 7,000 square feet	Two trees
Lots over 7,000 square feet but less than or equal to 10,000 square feet	Three trees
For each additional 3,000 square feet above 10,000 square feet of lot size	One additional tree

Removed trees must be replaced with a tree from Exhibit A somewhere on the property until county standards are met.

At least fifty (50) percent of the trees must be shade trees and a minimum two-inch caliper. Trees are not to be planted in the easement area between the street and the sidewalk.

Fruit and citrus trees will be considered by the ARB; however, they will be required to be planted in the rear of the yard and must be located at a distance from the property line that will not allow encroachment of the mature tree onto a neighboring property. Regular maintenance is required to discourage rodents.

All shrubs are to be trimmed as needed. Trees and shrubs shall not be planted any closer than 5 feet from any property line unless approved by the ARB. Trees, hedges and shrubs that restrict sight lines for vehicular traffic shall be trimmed back or removed.

4.03 – Grass and Landscaping Maintenance

4.03(i) General Maintenance Standards

All lawns and landscaped areas shall be maintained in a neat, healthy, and properly manicured condition at all times.

- Turfgrass shall not exceed five (5) inches in height.
- Routine edging of curbs, sidewalks, driveways, flower beds, and borders shall be performed as necessary to maintain a clean, uniform appearance.
- The use of chemical edging agents is strictly prohibited.

4.03(ii) Approved Turfgrass Types

The following grass types are approved for installation and maintenance in front yards and street-facing side yards:

1. **St. Augustinegrass (*Stenotaphrum secundatum*)**
2. **Bahiagrass (*Paspalum notatum*)**
3. **Zoysiagrass (*Zoysia* spp.)**
4. **Bermudagrass (*Cynodon dactylon*)**
5. **Centipedegrass (*Eremochloa ophiuroides*)**

All turf areas within a Lot shall consist of a single grass type. Mixing grass varieties within the same yard is prohibited.

Any replacement, repair, or re-sodding must match the existing approved grass type unless prior written approval is obtained from the Architectural Review Board (ARB).

4.03(iii) Alternative Turf or Florida-Friendly Landscaping™

The substitution, removal, or installation of any grass type not listed above, including a Florida-Friendly Landscaping™ alternative, shall:

- Receive prior written approval from the ARB;
- Be included within a formal landscaping plan submitted for review; and
- Comply with all applicable local ordinances, county water conservation regulations, and Florida Statute § 720.3075(4).

The Association shall not unreasonably restrict landscaping materials or plantings that qualify under Florida-Friendly Landscaping™ guidelines. However, all exterior modifications remain subject to ARB review to ensure design consistency and maintenance standards.

Owner Responsibility:

Certain grass types, including Bahiagrass, may spread beyond Lot boundaries. Owners are responsible for preventing encroachment onto neighboring Lots, sidewalks, or Common Areas.

4.03(iv) Lawn Condition and Repair Standards

- All lawn areas shall be continuously maintained in a healthy, properly irrigated, neatly mowed, edged, and weed-controlled condition consistent with community standards. Lawns shall not exhibit visible neglect, significant discoloration unrelated to seasonal dormancy, substantial patchiness, deterioration, or persistent bare areas. Any turf that becomes dead, diseased, or predominantly overtaken by weeds shall be promptly repaired or replaced at the Owner's expense. Bare, thinning, or damaged areas resulting from neglect, pest infestation, disease, chemical treatment, irrigation failure, or other preventable causes must be re-sodded or reseeded using the same originally approved grass species unless otherwise approved in writing by the Architectural Review Committee. Lawns determined to be in violation of these standards may be deemed non-compliant and subject to enforcement action in accordance with the Association's governing documents and enforcement procedures.

4.03(v) Landscaping Maintenance & Appearance Standards

1. **Mulch:**
Mulch shall be replenished at least annually, or more frequently as necessary, to maintain a clean and uniform appearance. Approved mulch types are identified in Section 4.08.
2. **Decorative Rock:**
Landscaping rock is permitted within designated planting beds only and may not replace turf in primary lawn areas.
3. **Pest and Disease Control:**
Insect and disease control shall be performed as needed to maintain plant health. Owners may be held financially responsible if pest or disease conditions originating on their Lot spread to neighboring Lots or Common Areas.
4. **Fertilization:**
Fertilization of turfgrass, trees, palms, and shrubs shall follow Best Management Practices (BMPs) published by the University of Florida IFAS Extension or the applicable County Extension Service and must comply with all environmental regulations.

4.03(vi) Enforcement

Failure to comply with this Section may result in:

- Written notice of violation;
- Monetary fines;
- Suspension of use rights where permitted; and/or
- Corrective action performed by the Association at the Owner's expense,

all pursuant to Florida Statute § 720.305 and the Association's governing documents

4.04 Irrigation

Watering and irrigation, including the maintenance, repair and replacement of irrigation facilities and components will be the sole responsibility of the record title Owner of the respective Lot. Lots shall be consistently irrigated to maintain a green and healthy lawn at all times. Sprinkler heads shall be maintained on a monthly basis. Water spray from systems shall not cause water to run onto neighboring Lots, walkways, streets or the like and shall include a timing system to limit hours of operation. All components of the irrigation system, clock, pump stations and valves shall be checked as needed by an independent contractor to assure proper automatic operation.

4.05 Weeding

All beds are to be weeded upon every cut. Weeds growing in joints in curbs, driveways and expansion joints shall be removed as needed. Chemical treatment is permitted.

4.06 Trash Removal

Dirt, trash, plant and tree cuttings and debris resulting from all operations shall be removed and all areas left in clean condition before the end of the day.

4.07 Artificial Vegetation/Plants/Trellises

No artificial grass or plants or other artificial vegetation or rocks or other landscape devices shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ARB. Plantings must conform to current county requirements. No Owner or Occupant shall plant annual, shrubs or trees that are considered invasive or prohibited to be planted in this County or State.

No more than three trellises permitted. Trellises for supporting plants shall be placed within the roof overhang on the side or rear of the house. Trellises must be kept in good repair.

4.08 Landscape Mulch, Stone and Curbing/Lighting

Dark, hardwood chips, natural color shredded mulch or earth tone rubber mulch may be used as inert ground cover. Stone mulch may be used in earth tone only (i.e., white, buff, beige, charcoal or brown). Replacement of mulch with stone requires ARB approval.

Curbing installations require ARB approval. Earth tone curbing may be used. Curbing cannot be on easement.

New lighting requires ARB approval. Landscape lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Spot/flood lights will be evaluated for excessive glare and nuisance to adjoining lots. Any replacement of exterior lighting or additional fixtures must be compatible with the applicant's home. No exterior lighting shall be directed outside the applicant's property. Proposed additional lighting shall not be approved if it will result in adverse visual impact on adjoining neighbors due to the location, wattage or other features.

Soffit lighting (Govee style) fixtures must not be seen from the street. Lighting colors will generally be white with the exception of holidays and strobing is discouraged. Installation must be ARB approved.

4.09 Vegetable Gardens

Upon ARB approval vegetable, herb and cutting gardens shall be no larger than 8 x 10 feet in a raised bed and shall be confined to a privacy fenced rear yard. Plants shall not exceed fence height. For Lots that are required to have a rear open picket fence, the garden should be located behind the six foot (6') privacy fence sections. Gardens are not permitted in Carlisle.

Gardens shall be properly maintained during the growing season and thereafter, all dead plants, stakes or other materials shall be removed. Any garden deemed to be causing rodent problems may be prohibited by the Board.

NOTE: The Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design is available through the County Extension Office or online at <http://fyn.ifas.ufl.edu/> Included in this handbook is the FFL plant list of UF/IFAS-recommended Florida-Friendly plants.