

THE PRESERVE AT LAKE THOMAS **LANDSCAPING GUIDELINES**

Approved by Board of Directors 10/08/09

In accordance with SECTION 24, ARTICLE VI, of the DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE PRESERVE AT LAKE THOMAS, “all landscaping on the property shall be strictly in accordance with the landscaping requirements and guidelines of the Board”.

The following guidelines are therefore adopted this date by the Board:

1. Our Association supports Florida-friendly landscaping. www.FloridaYards.org
2. Grassy portions of lots must be sodded with Floratam grasses (such as St. Augustine), Zoysia, or an equivalent type of sod. Bahia and Bermuda grasses are not permitted. Dead, diseased, or damaged areas of grass shall be re-sod or plugged immediately.
3. Landscaping beds must be predominantly covered by natural plant material and no rock, stone, or mulch-only lots or portions of lots are permitted. Artificial plant materials are not permitted. Florida-friendly plant material is recommended. Plants within beds should be spaced according to industry recommended standards for the particular species at maturity. All landscaping beds will be appropriately mulched and kept weed/grass free.
4. Each lot must be fully irrigated with an operational sprinkler system.
5. All landscaping within lots and easements must be regularly maintained to include routine mowing, trimming, edging, weeding, pruning, fertilization, pest control and watering as legally permitted. Lots must be routinely edged along walkways, driveways, curbs and beds. All grass cuttings will be removed or blown so as not to litter roadways, walkways, or driveways. Grass cuttings should not be permitted to enter lakes, ponds, or the storm drain system. All yard debris and dropped leaves shall be removed from the lot and appropriately disposed of.
6. No owner of any lot shall permit the grasses, shrubbery, or other natural growth or accumulated debris to grow or accumulate to a point such as to become or be generally acknowledged to be an eyesore, detriment or discredit to the neighborhood.