

Harbor Ridge of Palm Harbor Homeowners Association

Architectural Standards

INTRODUCTION

The **Board of Directors of Harbor Ridge of Palm Harbor HOA** and the **Architectural Control Committee (ACC)** have established the following list of standards and guidelines for the continued welfare of the Association. The intent of these standards is not to enforce a list of arbitrary rules onto the HOA and the homeowners of Harbor Ridge, but rather to:

- Set expectations and provide consistency within the Harbor Ridge community.
- Ensure property values of our homes are maintained and that values will have a better opportunity to increase in the future.
- Minimize confusion about what is and what is not permitted in the community. D
- Provide the HOA and each homeowner a “go to” list of manufacturers, style, and color specific to each home and property.
- Deter potential neighbor disagreement and friction by clearly outlining and defining conditions for change and improvement to the overall HOA property, and to avoid any situations that may cause detriments to each home’s value.

The following ACC standards are effective December 12, 2022. Each homeowner must follow all standards in order to attain the goals set forth above.

In the case of a rental unit, it is the responsibility of each property owner to provide the HOA Architectural Standards to each tenant at the onset of the lease.

PRIOR to any installation or change to the exterior of any unit, building, windows, doors or to its surrounding landscape an ACC request **MUST** be submitted and approved. An application is available on the Harbor Ridge website. Complete the Architectural/Landscape Request Form including a full description of size, materials, location, dimensions, etc., and submit. Upon submittal you will receive an email from the ACC Board Liaison requesting you to email them any required documentation, such as all related sketches, architectural drawings, landscape plans, pictures, diagrams, brochures, etc. Omission of this information may delay approval or cause denial of the request if the ACC does not have a complete understanding of the request. Please allow two (2) weeks for response to requests. If your approved ACC request is not installed/completed within three (3) months of the approval date, your request is void and you will need to submit a new ACC request for approval.

PRIOR to any landscaping work being done, it will be the responsibility of the homeowner to call 811 or submit a request online at Sunshine811.com/homeowner to ensure that the buried utility lines are properly marked in and around the areas requiring digging. If the water and irrigation lines cannot be identified prior to digging, it will be the homeowner’s responsibility to instruct the vendor to dig carefully and watch for these lines. The homeowner will be responsible for all costs associated to the water, irrigation, or utility lines, in the event of damage.

If installation of any change occurs without ACC approval, the homeowner may run the risk of being fined by the HOA and/or required to remove the installed item(s) at the homeowner’s expense.

DWELLING/STRUCTURE

1. FRONT DOOR

Front doors must match the doors provided by the builder. Doors cannot be replaced with doors that incorporate windows of any kind. When submitting an application for approval to the ACC, provide a picture, sketch, or brochure of the planned door.

Currently Developer Approved:

Manufacturer: Therma-Tru or Pro-Plast

Style Name: Smoothstar or Therma-Tru style – S810 (6-panel/colonist)

Color: White, PPG Product: 919-10/01, Color #917602000011855

2. DOOR HARDWARE

Door hardware must match the look and style of the hardware provided by the builder. Provide a brochure of the planned door hardware with your request for approval to the ACC. Installation of a peephole in the front door for security purposes is permitted. If installing a keyless smart lock system on the front door, it must match the existing hardware color.

Currently Developer Approved:

Manufacturer: Kwikset **Style Name:** Chelsea

3. HOUSE NUMBERS

House numbers must be 4" black flush mount metal numbers. No vinyl self-adhesive numbers are permitted. In the event of a gutter being installed along the front of the unit, the house numbers must be relocated and should be centered over the garage door on the white trim portion only.

4. OUTDOOR LIGHTING

The outdoor light must match the look and style of the light provided by the builder. If the light is being replaced, provide a picture or brochure of the planned lighting with your request for approval to the ACC. Maintenance and/or replacement of the outdoor lights are the responsibility of the homeowner. With age and weather conditions, the finish of the lights will deteriorate, making it necessary to paint or replace them.

Currently Developer Approved:

Replacement:

Manufacturer: Craftmade **Style Name:** Frances 23" 2-Light Outdoor Wall Mount Sconce

Style Number: Z6010-OBO **Color/Finish:** Oiled Bronze

Or

Manufacturer: Craftmade **Style Name:** Frances 19" 1-Light Outdoor Wall Mount Sconce

Style Number: Z6000-OBO **Color/Finish:** Oiled Bronze

Available to order on [lowes.com](https://www.lowes.com), [amazon.com](https://www.amazon.com) or [craftmade.com](https://www.craftmade.com)

OUTDOOR LIGHTING (CONT'D)

Painting:

Rust-Oleum Spray Paint: Universal Metallic All-Surface Paint & Primer

Color: Oil Rubbed Bronze

Available at Lowes

The following is information to help you with making the necessary repairs to the Dusk to Dawn feature of the outside light on the wall area leading to your front door:

Dusk to Dawn Light Control Sensor Replacement – Woods PRO Hardwired Mini Button Photo Control Sensor Item #753676, Model #363001, sold at Lowes.

Another option is a Light Bulb Adapter – Adamax Model #A2426E, and the GE LED 60w Dusk to Dawn Light Bulb both, sold at Home Depot. Sensor may have to be disconnected/removed in order for this option to work.

Also, GE makes an LED Dusk to Dawn Candelabra style Light Bulb which will replace the need for the Light Control Sensor. Your bulb base configuration requirements will determine which option will work for you.

5. OUTSIDE LANDSCAPE LIGHTING

Outside landscape lighting is permitted in the front planting bed area, along walkway to front door, as well as in the back area by the patio. When installing the approved lighting, please ensure that it is not placed in the grass or against something that would impede mowing or trimming by the landscaping team. Lights must be white only; no colored or flickering lights are permitted. Landscape lighting must be no taller than 20". No lights may be placed in the common areas or attached to any trees in either the common area or on homeowner's property.

6. FRONT SCREEN/STORM DOOR

Screen/storm doors are permitted. The door must be white to match the front door and house trim and must be made of metal. The storm window and replacement screen must be either full view or retractable screen away design (such as The Larsen Tradewinds, which is available at Lowes). Roll up screens to the side are NOT permitted. Door hardware should match the hardware on the front door. Provide a picture or brochure of the planned screen/storm door, including door hardware with your request for approval to the ACC.

7. WINDOWS

Windows can be either clear glass with **white** window frames (standard) or obscure glass (optional) in bathrooms with **white** window frames. Windows **MUST** be hurricane/storm impact windows and contain the grids, to match the existing pattern throughout the community, as installed by the builder. Provide a picture, sketch, or brochure of the planned window with your request for approval to the ACC.

All windows must have screens in place. In the event of a frame or screen being damaged, it must be repaired and replaced back into the window.

Currently Developer Approved:

Manufacturer: MI Windows

Style Name: Single Hung, Aluminum

Color: White

8. GARAGE DOOR

Garage doors must not have windows; must be hurricane/storm impact resistant; and must match the doors in look and style of the other units in the community, as installed by the builder. The color of the door is dependent upon the exterior of the unit: either Green or Yellow. Provide a picture, sketch, or brochure of the planned door with your request for approval to the ACC. If replacing a garage door panel, the whole door will need to be painted. In the event of an emergency door replacement, please utilize the following door manufacturer and color scheme. In this case, a request for approval will not be necessary prior to installation. Once the new garage door has been installed and painted, please submit an ACC request online. This will ensure you receive approval notification for your records and are in compliance with the HOA Architectural Standards.

Currently Developer Approved:

Manufacturer: Overhead Doors **Colors:** Green or Yellow,

PPG Product: 4216-0100L/01, Color Green, Color #917602000011856

PPG Product: 4216-0100L/01, Color Yellow, Color #917602000011888

Must visit local PPG Paint Store to obtain paint using the above Color Codes.

9. ROOF

Roofing material **MUST** match the roofing material used on the remainder of the building in which the unit resides, as well as the roofing material used in the entire community. Provide a picture, sketch, or brochure of the planned roof material with your request for approval to the ACC. If repair or replacement is due to fire, hurricane, wind, flood, tornado or other casualty damage, the homeowner will be responsible for all costs.

Currently Developer Approved:

Manufacturer: CertainTeed Roofing **Style Name:** Landmark **Color:** Silver Birch

10. EXTERIOR SIDING

Exterior siding/interior lanai wall **MUST** be stucco only. Lanai siding must match the color of your unit, either Green or Yellow.

Currently Developer Approved:

Material: Stucco Only

Color: Green or Yellow,

PPG Product: 739-10/05, Green, Color #917602000011844

PPG Product: 739-10/05, Yellow, Color #917602000011849

Must visit local PPG Paint Store to obtain paint using the above Color Codes.

NOTE: no other siding material (i.e., wood, hardiplank, aluminum siding, etc.) is permitted.

11. TRIM

All window and door trim must match the trim material used throughout the community in look, style, width, and color, as installed by the builder. Provide a picture, brochure, or sketch of the trim with your application for approval to the ACC.

TRIM (CONT'D)

Currently Developer Approved:

Material: Exterior Foam & Stucco Trim **Color:** Trim Color: **White, PPG Product: 739-10/05, Color #917602000010578**

Must visit local PPG Paint Store to obtain paint using the above Color Codes.

12. GUTTERS/EAVES/DOWNSPOUTS

Replacement or addition of gutters, downspouts or eave material must meet the material and placement guidelines provided by the builder. Provide a picture, sketch or design proposal showing the size, type, and location of gutter and downspout with your request for approval to the ACC. Depending on the unit and the location of any downspout installed, it may be necessary to add a tube extension piece to the downspout to ensure the flow of water is directed away from hedges planted in the buffer area or along the unit and to ensure proper drainage.

Currently Developer Approved:

Color: White

13. PATIO DOORS

Replacement slider doors three (3) as installed by developer must be white and clear, non-opaque. Other door types that may be installed must be approved by the ACC with a request accompanied by a picture, sketch, or brochure of the planned replacement doors.

Currently Developer Approved:

Manufacturer: MI Windows **Color:** White

GENERAL STANDARDS

1. SECURITY CAMERAS

Front/Side Exterior Security Cameras. The installation of exterior security cameras must be approved by the Architectural Control Committee. Exterior cameras (other than doorbell cameras – see below) must meet the following specifications: cameras must be white or black in color and the dimensions of the camera shall not exceed 3.5" (height) X 3.5" (width) X 4.5" depth – stem. There are three approved locations: (1) **white cameras only** - the location for the front exterior camera placement shall be above the garage door, at the corner nearest the walkway, just below the soffit; (2) **white cameras only** - the location for side exterior camera placement for the front door alcove area in the duplex units and the end units of a quad unit shall be one location only, under the eave/soffit nearest the side of the building; and (3) **white or black cameras** – may be installed at the top of the garage door frame in the corner, not on the white trim area above the garage. The angle view of the camera should not exceed 90° and must not intrude upon neighbors' privacy.

SECURITY CAMERAS (CONT'D)

No front exterior camera shall be mounted at the center of the garage above the garage door, nor on any wall adjoining two garages, nor on any fascia board. No electrical cords or cables may be exposed on the outside of the building.

In the two-bedroom units, only exterior doorbell cameras may be installed in the shared entryway and must be installed to replace the existing doorbell. No cameras are to be installed at the front door of these units.

Rear Exterior Security Cameras. Any approved rear exterior camera(s) must be installed within the lanai of the unit. The angle view of the camera must not intrude upon neighbors' privacy and not onto an extended patio.

Exterior Doorbell Cameras. Cameras must be white or black/silver in color. All exterior doorbell cameras must not exceed the dimensions of 5" (height) X 1.75" (width) X 1.5" (depth) and must be installed to replace the existing doorbell. A corner wedge may be installed to improve camera angles.

Spotlight Cameras. Spotlight cameras are not allowed.

Camera Removal. If you are removing a camera, you must repair any holes by patching and painting any area where it was attached. Please submit an Architectural Application Request Form (ACC) prior to removal.

An ACC Request must be submitted providing all the above listed specifications (color, dimensions, location, and number of cameras being installed.) A sketch must be provided indicating placement in relation to eave overhang, garage door or front door area.

2. WINDOW COVERINGS

All window coverings should be either white or have a white backing when seen from the building exterior. Bed sheets, aluminum foil, or any other non-conventional window coverings are not permitted.

3. SCREEN ENCLOSURE (LANAI)

The lanai screen enclosure must match the screen enclosures installed throughout the community. The frames must be white and must enable egress from the lanai to the exterior of the home. The screen enclosure can either utilize a stationary white screen door on one end of the lanai or have moveable screen panels that slide open to one end. Provide a picture or sketch and a diagram of the planned enclosure, along with the location of the screen door, with your application for approval to the ACC.

Approved:

Enclosure Color: White Aluminum with Black Screening **Lanai Screen Door Color:** White

4. CLOTHES LINES

No permanent outdoor clothes lines may be installed or maintained on any lot. Only portable rotary-type or reel-type clothes lines are permitted and must be stored out of sight when not in use. Units on corner lots may not place clothes lines within twenty (20) feet of a side street.

5. HURRICANE SHUTTERS

No permanent hurricane shutters are permitted to be installed on any unit. Windows, patio doors and garage doors are already hurricane/storm impact rated. See window and door specifications for more information. For additional protection, homeowners can install temporary metal accordion hurricane shutters over windows and doors by screwing the shutter onto pre-drilled hooks on the home. This can be done no earlier than three (3) days prior to named storm's expected landfall in Florida and must be removed from the home no later than sunset two days following the storm's passage.

6. LANAI/PATIO EXTENSION

Lanai/Patio extension must be installed using the same building material used throughout the community on other lanai/patio extensions. The entire paver extension **MUST** meet the specifications provided and **MUST** leave enough room to allow access for commercial lawn cutting equipment.

Any patio expansion being installed on a downward slope must be properly secured based on the level of slope at the edge of the extension furthest from the back of the home. At a minimum, it should have an 18" high retaining wall at the rear of the patio (which should include buried coarse sand) along with 5' up on both sides. Additional height may be required if slope is more pronounced – please consult with your installer. The installation of 2-3/8" pavers over a compacted base ending on top of the retaining wall with a minimum 4" base of compacted crushed concrete base with leveling/bedding sand is required. The use of joint/top sand for compaction of pavers with all unrestrained edges having troweled concrete or thin set is required.

In addition, the lanai/patio extension must leave a two (2) foot buffer on each side of the patio where a neighbor resides, and approved planting material must be planted in the buffer zone. Provide a landscape plan/diagram of the planned extension, along with the planting material for the buffer zone, with your request for approval to the ACC. The landscape plan must also include any relocation of the irrigation system that may be required in order to install the patio. Any relocation of the irrigation system must be done with the HOA's contracted irrigation company to determine the best location for water coverage and water pressure. The homeowner will be responsible for all costs associated with irrigation relocation. This includes both the initial installation and any future issues arising from improper relocation.

Additionally, the homeowner will be responsible for ensuring the maintenance of their paved patio area(s), including the removal of weeds, debris, etc., on a consistent basis. The maintenance performed by the HOA contracted Landscaping Company does not include any paved patio area(s) of a unit.

Approved:

Paver Manufacturer: Flagstone Pavers **Paver Style Name:** New England, Union, Heritage

Shape: Patriot

Paver Color: Cream/Orange/Pewter

Patio Size:

Maximum Length = Length of Unit + two (2) feet allowance on each side bordering another unit as a buffer. The space for the buffer may need to be larger if a section of the buffer area is taken up by an air conditioning unit. Podocarpus or other approved planting material must be planted in the buffer zone. Planting material must be able to grow quickly, not be invasive, need little maintenance and provide some privacy between units.

Maximum Depth (distance from back of unit) = ten (10) feet. Location of patio and the effects to any potential erosion or drainage issues will be factored in and may limit the maximum depth to eight (8) feet.

Maximum wall height from the patio floor = two (2) feet - Allow minimum of two (2) feet opening for egress.

7. PATIO COVERS/AWNINGS

Patio covers and awnings of any kind are not permitted.

8. DRIVEWAY WIDENING

Only paver material may be used along the side of the driveway when egress from vehicles parked in the driveway encroach into planting beds. Pavers may extend no more than twelve (12) inches into the planting beds and must be installed flush/level with the driveway and walkway. The pavers cannot sit loosely on top of the planting bed. Provide a picture or brochure of the planned paver that is to be installed, along with your application for approval from the ACC.

Approved:

Paver Color: Off White, Grey, or Tan to compliment patios or Cream/Orange/Pewter if using the same pavers as the existing patio extension.

The driveway area between two (2) units which is currently a planting bed with mulch may be changed to pavers with the approval of both homeowners. The pavers must be the same pavers as the patio pavers (see #6 – Lanai/Patio Extension). The ACC Request must include a detailed plan of the proposed installation work to include type of pavers, color, and diagram of their location, along with any additional prep work/materials being used to secure the pavers.

The irrigation drip lines need to be addressed prior to any work being done by the homeowner/paver company.

9. WALKWAYS

Widening of walkways is not permitted. However, walkways may be extended from the unit's entrance to the back patio extension only, no wider than existing walkway. The material used for the walkway extension must match the material used in the patio extension. The ACC Request must include a copy of the lot survey showing the property lines as well as a detailed plan/diagram of the proposed installation work to include type of pavers, color, and diagram of their location, along with any additional prep work/materials being used to secure the pavers.

10. STORAGE SHEDS/PET PENS or PLAYHOUSES

Storage sheds, dog pens and all play equipment (playhouses, play structures, swing sets, slides, skateboard ramps, etc.) are not permitted anywhere on the property. No other structure is permitted.

11. SPORTS EQUIPMENT

No basketball hoops, whether temporary or permanent, including portable hoops shall be installed on any lot. No other sports equipment such as soccer goal posts, trampolines, bicycles, etc. may be displayed on any lot or association common area.

12. FENCES

No fencing of any kind or any material, including temporary or fixed, is permitted. Invisible pet fences are not permitted.

13. GENERATORS

Portable generators may only be used in the event of an extended power outage lasting over twenty-four (24) hours, unless in the case of a medical emergency. The generator must be located outside of the garage and meet all specifications relating to the operational instructions.

14. PORTABLE STORAGE MOVING CONTAINERS (PODS, U-Pack, Red-Rover, Packrat, Etc.)

- a. These containers are allowed for a period of up to 3 days and must be parked in your driveway.
- b. Any damage to your driveway is the homeowner's responsibility.

15. YARD SALES

- a. Only two (2) Community Yard Sales are permitted per year.
- b. Hours permitted are between 9:00am to 4:00pm.
- c. Maximum allowable is two (2) days in duration.
- d. Signage allowed – one (1) professionally crafted banner 2 ft. x 5 ft. may be placed out front of the community by Alt. 19 no more than three (3) days prior to the sale. Several smaller signs are also permitted within the community. Indicate on the Architectural Application Request form the size, type, number, and location of the signs.
- e. Signage must be removed immediately upon completion of the sale.
- f. Complete an ACC Application Request Form indicating date(s) and time of sale as well as all participating homeowners' names and unit numbers.

16. SIGNS

No sign of any kind will be displayed to public view within the Property except for:

- a. Signs are permitted in the Window of a Unit when it is listed for sale. Open House Signs are permitted the day of the Open House and must be removed immediately at the end of the Open House for that day.
- b. Signage due to Landscaping advising of pesticide application or signage for the Adopt-A-Pond Program are permitted as well as the sign announcing any upcoming HOA Board Meetings.
- c. Yard Sale Signs – see #15, d & e under Yard Sales for more information.

17. WATER SOFTENERS

While an ACC Request is not required to install a water softener it, however, must meet the following guidelines:

- a. The discharge line must be installed into the sewer line, (located in the planting bed area between the two driveways in most units) and must be neatly installed.
- b. It must not run underneath the garage door or out the side of the building.

LANDSCAPING

1. TURF

- a. St. Augustine or Zoysia sod is permitted.
- b. No artificial turf is allowed.

2. EDGING

All planting beds, driveways, walkways, and patio extensions must be edged and free of weeds and overgrown grass. Residents may use border material similar to ones already used in the community to separate planting beds from grass encroachment. The border material must be properly installed at ground level per manufacturer's specifications, at a maximum height of four (4) inches and maintained accordingly. Provide the description and/or brochure of any intended border material and a landscape plan with the application for approval to the ACC.

3. MULCH

All planting beds must contain Coco Brown Shredded Mulch or Brown Rubber Mulch to maintain consistency throughout the community. Only the Coco Brown Shredded Mulch will be refreshed by the HOA every other year.

- a. Homeowner is responsible for replacement and maintenance of all rubber mulch installed on their lot. The HOA will **only** be responsible for the removal and/or replacement of Coco Brown Shredded Mulch on the homeowner's lot.
- b. Each planting bed between units must contain only one style mulch and must be agreed upon by both owners. Each homeowner must submit an ACC request. This includes the driveway area for all units and the shared front landscaped area of the two (2) bedroom units in a four (4) unit building.
- c. Provide a picture, sketch, or brochure of the planned mulching material with your request for approval to the ACC.

4. TREES

- a. Removal or installation of a tree, whether located within homeowner's lot or on common property, requires an ACC request be submitted for review by the ACC Committee prior to any work being performed. In the event the tree is located within a homeowner's lot, a copy of the survey should be submitted with the ACC request. Once approved for removal and/or installation of a replacement, the location, proposed tree, any required permits from Pinellas County and the responsibility of cost will be coordinated by the ACC Committee and the homeowner.
- b. In the event of a tree, within the homeowner's lot, being damaged and needing removal and/or replacement due to fire, wind, flood, tornado, hurricane, or other casualty, the homeowner will be responsible for all costs. An ACC request is still required for review and approval prior to any work being performed.
- c. Adjustment to the irrigation system or relocation of sprinklers may be necessary when adding or removing trees.

5. POTTED PLANTS

- a. Annual and perennial plants must be removed and/or replaced when they die.
- b. No artificial plant material is permitted in any landscaping, or in any area outside of your unit.
- c. Potted plants are permitted and do not require ACC approval. All pots must be decorative and must be made from ceramic, clay, or resin only. Potted plants must be properly maintained and replaced as needed.
- d. Potted plants are not permitted in the front landscaped planting beds but are permitted along your walkway area leading to the front door, on the side of your unit's landscaping bed or on your patio.
- e. No brackets or other materials intended for hanging potted plants are to be installed or attached to any exterior walls of the unit, except in the interior of the lanai or the fully enclosed entry area by the front door.

6. GARDEN ORNAMENTS

- a. Each unit is permitted no more than five (5) garden ornaments on their property.
- b. One small Garden flag, size 13" x 18" is permitted with either a seasonal, holiday, welcome or generally decorative nature theme only. Sports team Garden flags may be displayed on game days only. Garden flags that are deemed to be offensive, vulgar, or profane are not allowed. Flags that are political in nature are not allowed.
- c. Garden ornaments and garden flags are permitted only along the walkway, extending from the driveway to the front door, the landscaped area along the side of the unit, and on the paved patio.
- d. No ornaments or garden flags are permitted in the front landscaped area of the units, single or shared. No ornaments or garden flags should be attached to any tree, plant, or shrub in the landscape or common area.
- e. For purposes of this section, trellises are considered a type of garden ornament to which plantings can be attached. Size, color, shape, and material used should be considered, depending on the location, prior to being installed.
- f. No bird feeders are permitted.

7. DECORATIONS

- a. Exterior holiday decorations can only be displayed two (2) weeks prior to the holiday and must be removed one (1) week following the holiday, with the following exceptions:
 1. Halloween decorations can be displayed for the month of October and must be taken down immediately on November 1st.
 2. Fall/Autumn decorations can only be displayed from October 1st through November 30th and must be taken down immediately on December 1st.
 3. Christmas decorations can only be displayed from Thanksgiving and must be taken down one (1) week following Epiphany.
 4. Only American and U.S. Military flags are permitted to be displayed on the exterior of individual units. No other flag may be displayed.
 5. No decorations or outdoor wall art is permitted to be installed or attached to any exterior walls of the unit, except in the interior of the lanai or in the fully enclosed entry area by the front door.

8. FOUNTAINS/PONDS

- a. Small, unobtrusive, patio-sized fountains are permitted, only on homeowner's patio or lanai.
- b. No installation of a pond is allowed.

9. FIRE PITS/GRILLS/OUTDOOR FURNITURE

- a. Small, patio-sized gas fire pits are permitted, only on homeowner's patio.
- b. No wood burning fire pits are permitted.
- c. Grills are permitted on patios for cooking and/or storage.
- d. Outdoor furniture and grills can be temporarily stored on the grass during special situations only (i.e., cleaning, parties, etc.) and must be removed within a few hours after the event has ended.
- e. All outdoor furniture (chairs, tables, umbrellas, benches, etc.) should be located ONLY on the lanai and/or paved patio of the unit.

10. GENERAL PLANTING REQUIREMENTS

- a. All plants must be pre-approved by the ACC, except potted plants. All homeowners must file joint applications for approval of plantings affecting joint planting beds (i.e., beds between driveways and units, etc.). All applications must be accompanied by a landscape plan. Homeowners cannot alter or relocate any planting in a common area of the community.
- b. If plants are being replaced with the same type of plant, no prior approval is required. Any changes in type of plant must be approved by the ACC prior to installation in the ground.
- c. Adjustment to the system or relocation of sprinklers may be necessary when adding or removing plants, when installing additional walkways or lanai/patio extensions. It is the responsibility of the homeowner to ensure the proper placement of the irrigation system when changes are made affecting its placement. For this reason, the homeowner must use the HOA landscaper/irrigation company when determining placement for the best water coverage and water pressure.
- d. The homeowner is responsible for maintaining their paved patio area(s), including the removal of weeds, debris, etc., on a consistent basis.