

# **Florida Friendly Landscaping**

**(as adopted 9-11-2012)**

**Procedure:** Florida Friendly Landscaping for Pinewood Homeowners' Association, Inc a/k/a Pinewood Country Estates

**Purpose of the Procedure:** To amend the existing community rules and regulations to permit Florida Friendly Landscaping while continuing to maintain property values and protect homeowner investments, promote continued uniformity in the community, and protect the Association's ability to enforce the restrictions in the Declaration while conserving the state's water resources and protecting the environment.

**Statement of Procedure:** Rules are presumed to be valid since each purchaser had adequate notice before buying a lot and voluntarily chose to purchase a lot(s) encumbered by the Declaration of Easements, Covenants, Conditions and Restrictions for the Pinewood Subdivision, which, together with the Association Articles of Incorporation and Bylaws, grants the Board of Directors the power to adopt necessary rules and regulations. This procedure is in compliance with the requirements established in the Florida Statute 720.3075, which addresses adoption of Florida Friendly Landscaping guidelines.

**Guidelines:** The guidelines below outline approved turf, planting materials, and yard landscaping design for Pinewood Country Estates. The guidelines must be followed when implementing Florida Friendly Landscaping.

Allowed turf grasses:

St. Augustine  
Zoysia  
Bermuda  
Bahia

Allowed Planting Materials:

Any Native Florida plant listed on the attached Florida Friendly Gardening List. *Note: The list is subject to amendment by Florida state governing parties.* The association is not limiting the planting material to this list, however, it is encouraging the planting of native Florida plants.

Prohibited Species:

Any plant listed as Prohibited Species as produced by the Federal Noxious Weed List, Noxious Weed List of the Florida Department of Agriculture and Consumer Services, Prohibited Aquatic and Wetland Plants List of the Florida Fish and Wildlife Conservation Commission and the Florida Exotic Pest Plant Council's List of Invasive Plant Species. Said list may from time to time be amended.

Yard Coverage:

Entire yards may not be covered with planting materials, mulch, pavers, gravel, nor any other material; specified portions of the yard must consist of approved turf grasses.

Pavers, mulch, gravel, and any other coverage material must not exceed one third of the yard and are only allowed on the outline perimeter of your property and/or around trees and shrubs.

Weed cloth under mulch, gravel, and any other material is highly recommended as these areas must remain free of weeds and yards are to be neatly maintained at all times.

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## Gardens, Composting and Rain Barrels:

Composting and conserving are encouraged. However, personal gardens, composting and rain barrels may be allowed as long as the garden, compost area, and/or barrel cannot be seen from the street, is behind an approved fence, and unseen by your neighbors.

## Irrigation:

Irrigation systems should be monitored and maintained periodically to ensure proper distribution and operation and to prevent excessive or wasteful watering when not required. Rain gauges shall be used to reduce water usage.

## Fertilization:

Fertilization shall be done in accordance with the Florida Green Industries Best Management Practices.

Please remember when making changes to the exterior of your home, including your landscaping, that you must submit an Application to the Architectural Review Board. Please include a survey, pictures, samples, etc. that are pertinent to your application; your request will be reviewed by the Board at the next meeting following your submission.