



Tavares Ridge Condominium Homeowners Association, Inc.

Pre-Approved Landscape Design Guidelines

To encourage beautification and safety of the community, the TRCHA has created Pre-Approved Landscape Design Guidelines for Homeowners. Homeowners who follow these recommendations do not need prior approval from the Architectural Committee. All unit owners must change their current moveable plants, decorations, and furniture to meet any new Rules and Regulations and Landscape Design Guidelines within 30 days. We are attempting to beautify the community and have a more uniform appearance.

Note: The front area under the windows is **not** owned by the unit owner.

Where can I plant?

No unit owner is permitted to plant in the open areas, common area, etc. as this is owned by TRCHA, Inc.

The areas under the windows are TRCHA, Inc. property, however residents are permitted to plant 36" from the direct front of the unit, under the front window area utilizing the length of the plant/flower bed only. No plants at the building rear, end or side are permitted. No live plants may be removed that have been previously planted by the TRCHA, Inc. Plants should be located a minimum of 12" from the exterior wall and all foliage a minimum of 6" from the exterior wall. Plant foliage closer than 6" from the exterior wall is subject to maintenance pruning or removal for pest and termite prevention. Soil must slope away from the building to prevent water infiltration and structure damage. Before starting work, you must locate any underground utilities by calling 811 before you dig. This is a free service. Visit www.sunshine811.com for more information. TRCHA will not be responsible for any damaged utilities. **There is to be no planting on any of the common areas without prior written approval from the Board of Directors.**

Not Allowed:

Plants with thorns, plants with berries, holly trees/plants, or any plants with an invasive root system that may damage the buildings. Also, the only approved plants without board approval are on the last page of this section.

Approved Mulches:

Wood or plant derived mulches are **NOT** permitted. Only rubber mulch, stone, or rock is permitted. Landscape fabric is encouraged to prevent weed growth.

Approved Edging:

Wood or plant derived edging is **NOT** permitted. Only stone, concrete, plastic, or metal edging is permitted.

**Fertilizing:**

Plants should be fertilized when planted and as recommended by the fertilizer manufacturer. Consider using time release fertilizers to reduce frequency of application. Keeping plants fertilized can promote healthy growth and flowing.

Herbicides:

The use of herbicides for weed control is permitted, but manufacturer guidelines must be followed. Do not spray herbicides on lawns or around any trees. Any lawns or trees damaged by herbicides must be repaired or replaced at homeowner's expense.

Watering:

Avoid spraying water on the building structure or openings. Face sprinklers to spray away from the building. Keep hoses off sidewalks and driveways, where possible, to prevent trip hazards. When not actively watering plants, hoses and irrigation devices should be properly stored. Water in fertilizers according to the manufacturer instructions. Follow watering restrictions as mandated by St Johns River Water Management District.

Maintenance:

Plants must be pruned to leave at least 6" between the exterior wall and foliage. Dead, diseased or dying plants must be removed and replaced with only approved items within 7 days. Plants below windows must be trimmed so the top of the plant is below the windowsill and does not cover the window in any manner. Plants, trees, or bushes must be pruned to leave at least 12" below the eaves of the roof. Plants must also not interfere with the walkways. Landscapers are instructed to enforce these items if the unit owner does not take care of it. Plants or items already existing on or planted on Condominium owned property may be trimmed or removed without notice.

Yard waste:

Minimal yard waste should be bagged and placed in the dumpster. Large yard waste items, limbs, etc. should be taken to the local dump. Do not place large yard waste items in the dumpster or beside the dumpster.

Moving or Sale of Residence:

Plants or any landscape improvements are **not** permitted to be removed when the owner or resident leaves the community. Pots and above ground potted plants **are** permitted to be removed.

Portable Items (Pots, Benches, Statutes):

Wood items such as stumps and wood benches and chairs are **NOT** allowed in the planter areas. Chairs and tables are not allowed in the planter areas. The plants in the pots must be alive and any dead plants removed and replanted within 7 days. All unit owners are allowed one statue or figurine (this may be a ceramic, glass, metal, cement or other material as long as it is **NOT** wood). The statue or figurine includes items such as statues, decorative frogs, glazing ball, ceramic dog, decorative steppingstone or metal flowers no larger than 18" high. **No signs are allowed.** One stand that holds seasonal banner/flag



is allowed per unit as long as the stand is placed in one of the planter areas in the ground. (This is separate from the US Flag.) Windchimes are permitted in trees as long as neighbors do not make complaints. **Nothing** can be affixed to the outside walls, eaves, or roof. Solar or motion lights that can be safely placed in the planters or near the doorway are allowed as long as they do not interfere with the landscape crews or violate any Rules and Regulations for the community or create a nuisance for any other residents. They should be small in size and they cannot be affixed to the windows, doors, exterior walls, eaves, roof, nor shall any stand be placed in the flower/plant beds. Trellises are **NOT** allowed.

If there is any question about what is allowed, please submit the request and information to the Board of Directors/Property Manager.

***** UNKEPT PLANTS OR ITEMS PLACED ON TRCHA, INC OWNED PROPERTY
MAY BE TRIMMED OR REMOVED WITHOUT NOTICE *****

APPROVED PLANTS

BOARD APPROVAL IS NOT NEEDED TO PLANT ONLY THESE ITEMS UNDER THE WINDOWS.

IF YOU PLANT THESE PLANTS YOU MUST MAINTAIN THEM AT ALL TIMES AND REMOVE AND REPLACE DEAD OR DISEASED PLANTS WITHIN 7 DAYS.

Watch the recommended planting seasons on each of these items to plant them when it's best. Some plants do better in shade, some direct sun, and some need more water than others so please consider this when choosing and planting.

Medium and Dwarf Shrubs:

Azaleas (need shade)

Variegated Sinensis (full sun)

Weigela (shade tolerant)

Boxwood (low maintenance and year round color)

Grasses and Flowers:

Liriope (grassy decorative grass)

Citronella Grass (repels mosquitos)

Lemon Grass

Bulb plants

Mint (which spreads rapidly so be careful; repels spiders, ants, and mosquitos)

Basil (repels mosquitos and flies)

Marigolds (deter mosquitos, rabbits, plant lice)

Mums or Chrysanthemums (deters bugs)

Perennial Flowers (they come back each year)

Annual Flowers (they only last one season)

Caladium Hosta

Bromeliads

Succulent Plants: NOT Cacti

There are a number of varieties of succulents and they are normally low to the ground. This is NOT a cactus!! We will NOT allow cacti to be planted as this may hurt someone.