

Florida Friendly Landscape Standard

Lake Heron Homeowners Association

The intent in publishing a standard for landscaping that complies with Florida Friendly Landscaping regulations and with Lake Heron Deed Restrictions is to give the homeowners advance knowledge of what is permissible in Lake Heron.

1. All landscaping, including xeriscaping, must be approved by the Architectural Control Committee prior to any alteration of the lot.
2. No alteration to landscaping can extend beyond the lot's boundary.
3. The edge of any xeriscaping shall not be closer than five (5) feet to the lot line.
4. Landscaping must not change the lot's existing topography except an alteration to improve drainage. Changes to improve drainage must take into consideration adjacent property rights.
5. All planting areas must allow for free and unhindered access of the lawn contractor's equipment.
6. The only approved mulch that is from non-plant life is common mix brown egg rock.
7. All lots must be predominately grass (St. Augustine variant or Bahia).
8. If an approved landscape alteration requires a change in the irrigation system all costs will be borne by the homeowner.
9. Irrigation system alterations must be completed by the association's irrigation contractor.
10. Any alteration to landscaping approved by the Architectural Control Committee must be maintained by the homeowner.
11. Alterations approved by the Architectural Control Committee must be completed within 90 days, or resubmitted for approval.
12. The Architectural Control Committee has pre-approved a commercially available rain barrel.
13. Rain barrel installation and location must be approved prior to installation.
14. Rain barrels for interior units will require approval in writing from the adjacent homeowner.
15. Compost containers, and their location, must be approved by the Architectural Control Committee. Only commercially manufactured compost containers will be considered.
16. In ground ponds will **not** be approved.

This standard is intended to serve as a guide to the homeowner, but does not limit the Architectural Committee in carrying out its responsibilities.

1/13/10