

LANDSCAPE COMMITTEE

Log #: _____

Rec'd: _____

Out: _____

LANDSCAPE CHANGE FORM

Homeowner: _____

Street: _____

City: _____

Date: _____

Home Phone: _____

Work Phone: _____

Site Address: _____

Description of change:

The undersigned acknowledges that they are aware of, have read and understand, and shall comply with article XI in the Association Covenants and they have read the notes and instructions on the reverse side of this form and understand that approval is being requested for the above described change. It is also understood that a decision may take as long as 45 calendar days and no work shall be started until the initial signed approval is received.

Applicant's Signature

Co-Applicant's Signature

For Landscape Committee use only:

Initial application:

Approved Rejected Date: _____

Signature: _____

Approved Rejected Date: _____

Signature: _____

Final Inspection Date: _____

Approved Rejected
Signature: _____

Donate plants: _____

Replacement(s): _____

No replacement(s): _____

Association pays: _____

Homeowner pays: _____

Comments/Reasons for rejection:

Description of Change:

Include all proposed changes, modifications, etc., which should include the kind of plants, drawings, location and, if contracted out, the name of the company contracted to do the work.

Conditions of Approval:

- 1 *All work must comply with applicable codes, ordinances and regulations.*
- 2 *No contractor advertisement of business signs are to be displayed at the work site.*
- 3 *Contractors must be off the premises by 6:00 pm, Monday through Saturday. No contractor work is permitted on Sundays or holidays.*
- 4 *Plants used must be on the approved plant list (see attached list).*
- 5 *Scalloped cement blocks in white, gray or beige or black plastic edging only.*
- 6 *When landscaping an area which is commonly maintained ground shared by another homeowner, both signatures must be on the Landscape Change form.*
- 7 **Rock and gravel must be used in the following manner:**
 1. *River rock and gravel may be used around air conditioner compressor and drain lines as long as it complies with #2 below (2 feet from sod areas.)*
 2. *Rock and gravel must be at least two feet away from any sodded area. A Landscape Change Form must be completed for approval.*

Covenant Article XIII:

Declarations under Association Covenants Article XIII apply.

Procedures:

The change form should be submitted with all information available; include plans and specifications. If you have any questions, call the Meadows office at 283-2250.

Decisions of approval and disapproval rendered by the Landscape Committee will be based on the vote of a majority of the Committee members participating in a Landscape Committee meeting at which a quorum has been established.

The Committee will render a decision within 45 days. In the event plans and specifications are disapproved, the party or parties making such submission may appeal in writing with appropriate argument and submit such appeal to the Property Manager. The appeal will be reviewed by the Board of Directors and a decision will be returned within 45 days of receipt or if delayed for any reason, notice to the applicant explaining the delay will be given. Disapproval of plans or specifications by the Landscape Committee or the Board of Directors may be based on the sole discretion of the Landscape Committee or the Board of Directors, respectively.

PLEASE NOTE:

ANY PLANT MATERIAL INSTALLED BY THE HOMEOWNER WILL BE THE TOTAL RESPONSIBILITY OF THE HOMEOWNER TO MAINTAIN AND/OR REPLACE REGARDLESS OF CAUSE.

THE ASSOCIATION MAY REMOVE, WITHOUT REPLACING, ANY PLANT MATERIAL PLANTED ON COMMON PROPERTY AT ANY TIME.

A list of Recommended and Approved Plants and Trees is attached.

Revised March 2017

RECOMMENDED AND APPROVED PLANT LIST

SHRUBS

Cherry shrubs
Clusia
Cocoplum
Golden Dewdrop (Duranta Erecta)
Bird of Paradise-ORANGE only
Croton (hand trim)
Sloppy Painter Croton
Dracena (dry area ONLY)
Dwarf Ixora
Dwarf Holly
Eugenia Multi Flora (hedge)
Hibiscus (well drained area, not a hedge)
Ixora (nora Grants)
Jasmine Simplex
Ligustrum (hedge or specimen)
Liriope (variegated and green)
Weeping Hibiscus
Viburnum (Sandankwa & Suspensum, hedge)
Dwarf Schefflera (Arboreola)
Gardenia (grafted variety only, needs spray)
Dwarf Ilex Schillings
Crepe Myrtle (bare in winter,
flowers May/August)
Indian Hawthorne (needs good drainage,
slow growing, easy maintenance)
Porocarpus
Porocarpus Pringle
Bougainviella (in common area)

TREES

Powder Puff (use in open area, hand trim)
Southern Magnolia (needs spraying)
Fern Tree (expensive)
Pidgeon Plum (expensive)
East Palatka Holly (red – has berries)
Chinese Fan Palm (needs lots of room)
European Fan Palm (has fuzzy leaf)
Foxtail Palm
Lady Palm (in shade ONLY)
Laurel Oak (cone shape)
Live Oak (use in open area, branches shoot out)
Majesty Palm (very expensive)
Pony Tail Palm (expensive)
Podocarpus (well drained areas only)
Queen Palm (needs fertilizing)
Sabal Palm
Savannah Holly
Roebelenii Palm (Pygmy Date Palm)
Do not plant near sidewalks – has thorns
Christmas Palm (Madagascar Palm)
Needs fertilizing – very expensive

FERNS: Birds Nest
Asparagus Fern
Foxtail Fern

THE FOLLOWING ARE PROHIBITED:

Split Leaf Philodendron (plant)
Juniper (shrub)
Pittosporum (shrub)
Maui Ixora (shrub)
Ficus (all varieties)
Cactus (in the commonly maintained areas
and the common grounds)
Rubber Tree
Banana Tree
Travelers Palm
Stranglers Split Leaf Vine
Bamboo
Purple Shower (Ruellia)
White Bird of Paradise (tree)
Bottlebrush
Guava
Boston Fern
Areca Palm
Sago Palms –are prone to white Asian scale
Citrus Trees
Gold Mound
Lorapela Red
Orange Jasmine