

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 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 next a neighbors 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 contractors equipment.
6. The homeowner is responsible to maintain, replace and water the grass in his/her lot. The approved grasses are St. Augustine variant or Bahia. The lot, excluding dwelling, must be at least 60% grass.
7. The only approved mulch that is from non-plant life is common mix brown egg rock.
8. If an approved landscape alteration requires a change in the irrigation system then all costs will be borne by the homeowner. Irrigation system alterations must be completed by the association's irrigation contractor.
9. Any alteration to landscaping approved by the Architectural Control Committee **must** be maintained by the homeowner according to the plan submitted and conditions agreed to between the ACC and homeowner or returned to their prior landscaping at the homeowners expense. Approved alterations must be completed within ninety (90) days or resubmitted for approval.
10. Rain barrel location and type must be approved prior to installation. Only one (1) rain barrel per residence will be approved. The rain barrel must be enclosed in compliance with Article VII - Use, I. Tanks etc., of the Deed Restrictions. The enclosure is to be natural plant life, (ie: shrubs), which must be maintained by the homeowner.
The preferred location is in the rear on the ground and can-not go beyond the perimeter of the unit. ie: Not beyond the front, side or rear walls. A rain barrel for your unit will require approval in writing from the adjacent homeowners.
11. Compost containers, and their location, must be approved by the Architectural Control Committee and immediately adjacent homeowners. Only commercially manufactured compost containers will be considered.
12. In ground ponds and compost piles 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.