

**PINE RIDGE AT LAKE TARPON VILLAGE I
LANDSCAPING CONTROLS POLICY
REVISED, May 16, 2007**

THE BOARD OF DIRECTORS HEREBY ESTABLISHES THE FOLLOWING CONTROLS FOR THE LANDSCAPING OF THE COMMON ELEMENTS FOR PINE RIDGE AT LAKE TARPON VILLAGE I:

1. **WRITTEN REQUESTS** for alteration to the landscaping (Common Elements) must be submitted to the Association Office for approval from the **LANDSCAPING COMMITTEE**. A **LANDSCAPING COMMITTEE MEETING** will then be held. These requests must be submitted on the "Request for Planting Upon Common Elements" form. That formal request must include a diagram of proposed plantings, shrubs, and/or trees, and specify types of plants to be planted. All plantings must be done within the guidelines set forth. The request will be reviewed by a site inspection of the area by the Landscaping Committee. The Committee/Board of Directors shall make recommendations to approve or disapprove and/or recommend different plants than requested in order to maintain continuity and restrict potential problems of pest, disease, and size.
2. **GUIDELINES FOR PLANTING** are established as follows:
 - A. The Association, in accordance with its contract specifications with the landscaper, will maintain all approved landscaping additions with the exception of annuals/perennials.
 - B. Annuals/perennials may be planted in established planting/bedding areas by the resident. Maintenance of all annuals/perennials will be the responsibility of the unit owner. If annuals/perennials are not maintained properly, the plants will be removed and site restored to its original design by the Association at the Unit Owner's expense.
 - C. All shrubs, including flowering shrubs, planted in the front of screened porches and/or windows must be of a three (3) gallon size, and are to be centered twenty-four (24) inches from the building in an established planting/bedding area.
 - D. No fruit bearing trees may be planted.
 - E. No trees may be planted except:
 - 1) to replace trees that were originally planted by the Developer that have died or have been removed.
 - 2) that the tree is of no less than five (5) feet in height.
 - 3) that they be:
Live Oak, Laurel Oak, Norfolk Pine, Maple, Camphor, Crepe Myrtle,.
 - 4) That tree requested to be planted where no tree previously existed.
 - F. Ornamental trees that will be allowed are: Holly, Ligustrum, Oleander Tree, Bottlebrush, Hibiscus Tree. Original planting must be at least four (4) feet in height.
 - G. The Board of Directors reserves the right to cause any resident who plants without prior approval to return said area to its' original condition at the resident's expense.
 - H. Requests for the Association to replace plants that were not part of the original landscape will not be approved. The Association will return said area to its original condition or the unit owner may replant in said area, subject to prior approval, at the owner's expense.
3. On October 17, 2002, the Board of Directors approved the modification of the Landscaping Specifications to allow the trimming of bushes and shrubs; including reshaping, not butchering, of the ornamental trees. On November 21, 2002, the Landscaping Committee recommended, and the Board of Directors approved, to try to get away from severe cutting; allow for growth spurts and give the shrubs and hedges a chance to grow then trim uniformly. On December 12, 2002, the Board of Directors approved to limit the height of ornamental trees in front of buildings to the top railing of the second floor balcony. On October 25, 2006, all landscaping bordering must be either a white Scallop Hacienda brick or a white flat Hacienda brick. All mulch must be a brown color and cypress and eucalyptus shredded, no chips allowed.
4. Bird Feeders are permitted provided the bird feeder must be a squirrel proof feeder pending approval by completing the landscaping control policy form and written approval from management. Bird feeders can only be hung from a tree not less than six (6) feet from the ground. No poles are allowed on common property or bird feeders placed on the buildings. Owner of bird feeder is responsible for clean up at management discretion, otherwise bird feeder will be removed without notice. Any problems with other animals interfering with bird feeders, bird feeder will automatically be removed at management discretion.

PINE RIDGE AT LAKE TARPON VILLAGE I
REQUEST FOR PLANTING/BIRD FEEDER UPON COMMON ELEMENTS

REQUEST MUST INCLUDE A DIAGRAM OF PROPOSED BIRD FEEDER, PAINTINGS, SHRUBS AND/OR TREES AND SPECIFY TYPES OF PLANTS TO BE PLANTED. ALL PLANTINGS/BIRD FEEDERS MUST BE DONE WITHIN THE GUIDELINES OF THE "LANDSCAPING CONTROLS POLICY" REVISED APRIL 25, 2007.

REQUESTED BY: _____ DATE: _____
BUILDING# _____ UNIT# _____ PHONE# _____

PLANTINGS FOR THIS REQUEST ARE: _____

I/WE HEREBY AGREE TO INSTALL THESE PLANTS AND/OR BIRD FEEDER WITHIN THE GUIDELINES ESTABLISHED. I/WE UNDERSTAND THAT IF THE BIRD FEEDER AND/OR PLANTINGS(S) ARE NOT COMPLETED TO THE SATISFACTION OF THE ASSOCIATION OR ITS COMMITTEE THAT WE MAY BE REQUESTED TO REPLANT AS REQUESTED, OR MAY BE SUBJECT TO REMOVING THESE PLANTS AND RETURNING THE AREA TO ITS PRIOR CONDITION OR BETTER

HOMEOWNER'S SIGNATURE

APPROVED _____ DISAPPROVED _____ BY: _____ DATE: _____
REMARKS:

