

# **Landscape Guidelines**

## **General Objectives**

- Landscape designs shall be compatible with hardscape and plant materials as well as grading and drainage configurations of adjacent properties and public spaces. Plants shall be massed together in groups, ensuring a visually cohesive community appearance.
- At a minimum, 30% of the open ground area should be planted in materials other than grass. Extensive lawn areas are prohibited as being too formal as well as being maintenance and water-use intensive.
- Plant materials shall be appropriate and adequate for the size, shape, topography, and location of the property. Landscape character shall be casual and relaxed; however, it should not feel neglected or have a careless look. Plants shall be in sufficient quantity and maturity to maintain the appearance of an established, enduring community.
- Landscape designs shall create spaces enhanced by a balance of trees for shade, palms for shade and visual interest, shrubs, vines, and groundcovers to define space and views, and annuals/perennials for color accents. Plants shall be layered, and textures varied to create diversity and scale. Seasonal color is encouraged, using flowering shrubs, trees, and perennials.
- Building facades shall have sufficient landscaping to soften and screen blank walls and large expanses of roof.

## **Water Conservation Principles and Irrigation**

- Consistent with Palm Beach County and South Florida Water Management District water conservation goals, the use of native and xeriscape-type materials is encouraged, creating quality landscapes that conserve water, protect the environment, are adaptable to local conditions and are drought tolerant.
- Drought tolerant plant beds, groundcover, paving or other aesthetically acceptable alternatives that require little or no water shall be considered.
- Plants with similar water requirements shall be grouped to promote appropriate and efficient irrigation systems.
- Plant beds shall be mulched to retain soil moisture, control weeds, and enhance the appearance of planted areas.
- All planted areas shall be watered with 100% coverage by means of an automatic irrigation system. The irrigation system must be controlled and maintained to be effective at all times, encouraging water conservation.
- Private wells are prohibited on single family home lots.

## **Planting Concepts**

- Minimize the use of a wide variety of plants within landscaped areas. Larger masses of fewer plant species shall be used rather than many individual specimens of different varieties.
- Topiaries, or pruning trees and shrubs into odd shapes is prohibited, except for hedges or individual potted specimens as garden site elements.

## **Property Zones**

- Front yards are the portion of the property adjacent to streets and are most visible to the public. Landscape character must blend with the appearance of adjacent properties and public space.
- Side yards are portions of the property adjacent to residences and side property lines, between front and back yards. Access to rear yards for maintenance and service purposes and provisions for drainage must be provided. Shrubs or hedges must be installed around any mechanical equipment (heat pumps, water conditioners, generators, pool equipment, etc.) to obscure the equipment from being viewed from the street or adjacent property. Side yard landscaping shall be coordinated with adjacent residences, when present, to provide screening of rear yards, privacy for side facing windows (while not blocking neighbor's views) and transition between homes. Blank walls and window heights shall be accounted for with appropriate landscaping. Long, uninterrupted single rows of plants are prohibited. Drainage swales shall be maintained, and overland flow not obstructed by trees and shrub planting.
- Rear yards are typically the more private portion of the property directly adjacent to the residence, extending to the limit of side and rear property lines.
- Courtyards are considered to be private yards if not viewed directly from public streets, sidewalks, or open spaces. Since they are the most private outdoor space for each home, the landscape character and quality shall be treated as an individual expression. Privacy screening may be achieved with vegetation, walls, or fences. Plant materials appropriate for vegetative screening shall be 7-gallon minimum container size at time of installation and shall achieve a 75% opacity within one year of installation. The appearance of private yard screening walls and/or fences shall be softened by plantings that provide a minimum 60% coverage.
- No landscaping shall be done on any property beyond the property lines, including HOA/COA or POA property/open space without written approval of the appropriate authority. If permission is granted, the owner is responsible for all costs incurred, including maintenance and replacement. Such agreement does not grant ownership and the HOA/COA/POA reserves the right to remove and/or modify the landscape for any reason without obligation or replacement or payment to the owner.

## **Planting Requirements**

- Plant materials shall be nursery grown. No grow bag or bare root trees will be accepted. All trees and shrubs, unless specified as Florida Fancy or Specimen, shall be Florida grade No. 1 or better, according to the “Grades and Standards for Nursery Plants”, Parts I and II, State of Florida Department of Agriculture and shall conform to the American Association of Nurserymen standards for nursery stock.
- Minimum size for canopy trees is 4-inch caliper, 10-to-12-foot height minimum with a full canopy and straight trunk. Ornamental trees shall be 3 - 4-inches caliper, 8-to-10-foot height minimum. Caliper size shall be measured 6 inches above finished grade. Smaller accent trees may be approved upon review of the landscape plan.
- The minimum size for shrubs shall be 3-gallon container size. The minimum size for accent shrubs is 7-to-15-gallon container size. The minimum size for groundcover is 1 gallon container and minimum 4-inch pots for annuals.
- Spacing of trees, palms and shrubs shall be based on good horticultural practice and industry standards, allowing for future growth of the plant materials with the maximum spacing for most shrubs being 30 to 36 inches on center. Spacing for hedges and screening may be 24 to 30 inches on center Typical spacing for groundcover plants is 18 inches on center.
- Grassed areas shall be sodded. Only solid sod shall be installed and no seeding, plugging, or sprigging will be permitted on HOA/COA or POA properties. This requirement does not pertain to the golf course.
- No artificial plants shall be permitted.
- No fruit trees shall be permitted, except if planted in containers.
- All plant beds, except those adjacent to pools and pool decks, shall have a 2-inch layer of Grade “A” dark brown, double ground hardwood mulch. Pine straw, cypress and red or orange mulch is not allowed. Mulch shall be replaced as necessary to cover bare ground in plant beds.
- A list of recommended plant materials is included in the Appendix. Approval of additional plant materials shall be at the discretion of the DCB.
- Use of invasive species, as defined by the most recent Florida Exotic Pest Plant Council Invasive Plant Lists, is prohibited. Any existing vegetation of these types shall be removed by the owner.
- Landscape installations shall have any underground utility lines within the planted area(s) marked to avoid potential damage.

## **Tree Preservation**

- Existing trees shall be shown and noted on the proposed landscape plan as to their species and whether they are to remain or be removed. Removal of an existing mature canopy tree must be approved by the DCB. The DCB shall consider size, quality/health, location, species, and root system conflicts when determining if it is acceptable to remove the tree. The DCB may retain the services of an independent

qualified arborist to evaluate the request for removal. Leaf litter and general messiness are not adequate reasons alone to remove a tree.

- If feasible within the property, owners shall replace 4-inch caliper or larger canopy trees to be removed with a suitable canopy tree at 10–12-foot height, or 3 palms at 8–10-foot minimum height.
- Trees that are removed shall be removed in their entirety, including grinding stumps and finishing the disturbed area with sod, other suitable plant material or mulch.

### **Grading and Drainage**

- All grading shall conform to established drainage patterns and stormwater management systems in adjacent properties. All grading shall respect the existing topography and consist of smooth contours without sharp angles or abrupt grade changes. Excessive cut and fill and “engineered” slope banks will not be approved. Lots must be graded to provide positive drainage away from all structures. Standing water and runoff flow onto adjacent properties shall be dispersed or prevented by directing it to the nearest available swales, culverts, or other approved drainage systems. Shallow swales and low berms may be used where necessary to control drainage. No grading shall encroach upon existing vegetation to remain or the drip line of trees to be preserved.

### **Landscape Maintenance**

- Long-term growth and maintenance shall be considered when developing the landscape design. Landscape materials shall present an attractive presence at the time of initial planting and in order to preserve their health and appearance, all landscape areas shall be properly maintained with a neat appearance. Proper maintenance includes, but is not limited to, watering, weeding, edging, fertilizing, pruning, insect control and/or replacement of dead or diseased plant material, as well as maintenance of drainage patterns and systems.
- Owners shall ensure that all grass on their property is regularly mowed so as not to exceed 4 1/2 inches in height. Driveways and sidewalks must be blown or swept clean of grass clipping, so they are not allowed to accumulate. Lot Owners are responsible for maintaining the grass, so it has a healthy and neat appearance, including pest control and fertilizer, watering, weed removal, mulch application, edging and other tasks to promote good health. Grass shall be treated as necessary to remain weed and fungus free. Dead or dying sod must be replaced.
- Trees and shrubs shall be properly pruned and shaped to promote plant health. Trees and palms shall be trimmed to remove dead or dying limbs and fronds and to eliminate potential projectile damage from high winds. Lot Owners shall not remove any tree or palm without the written approval of the HOA/COA and DCB.
- An owner may trim the branches of a neighbor’s tree if the branches extend past the property line. Branches may only be cut back to the owner’s property line.

Trimming shall be done in accordance with Palm Beach County Pruning Requirements.

- Removal of natural shoreline vegetation is prohibited and trimming of mangroves is only allowed in accordance with the Florida Department of Environmental Protection, or the current governing body, regulations, and guidelines.

### **Irrigation**

- Irrigation systems are required in order to maintain landscaping. Each property shall be provided with 100% irrigation coverage. Irrigation systems shall be fully automated.
- Spraying water across walks, drives, or public areas is not permitted.
- No non-retracting heads shall be permitted where visible.
- Risers shall only be permitted within plant beds where they are not exposed. Risers shall be a dark color such as black or dark green.
- All controllers or clocks shall be placed within screened or buffered locations, preferably together with other mechanical equipment hidden from view.

### **Ancillary and Free-Standing Structures**

- Structures and their locations, such as arbors, cabanas, pergolas, and gazebos shall be approved by the DCB. Detailed drawings, catalog cuts or other information describing dimensions, materials, finishes, colors, etc. must be submitted to the DCB for approval. Structures shall complement the vernacular of the architecture, enhance the appearance and function of the landscape, provide shade, and promote outdoor enjoyment. They shall be located in a manner that views are not blocked from adjacent properties or public space.

### **Garden Site Elements**

- Garden features such as pots and urns are permitted. Small-scale fountains, sculptures, and other garden ornaments shall be allowed if not visible from surrounding properties, public spaces, or the golf course.

### **Synthetic (Artificial) Turf**

- Synthetic turf shall only be allowed in private yards, not visible from surrounding properties, public spaces, or the golf course. Location and extent must be clearly shown on the landscape plan submitted for approval.
- Submittals must include turf sample, description of turf specifications, description of method of installation, and manufacturer and installer warranties.
- Turf seams must not be visible. Base construction shall be adequate to provide proper support and drainage. Turf that becomes wrinkled or uneven must be

repaired or replaced; however, patching is discouraged and may not be satisfactory due to difference in color and texture between older and newer material.

- Synthetic turf must be well maintained with a clean and attractive appearance.

### **Hedges**

- Hedges may be planted to provide screening, barriers, or special transition between adjacent properties. Plant material shall be mature enough at the time of planting to provide an effective screen or buffer and planted in a location that allows for desired growth within two years.
  - Plant material shall be 48” height minimum at time of installation with a maximum spacing of 24” to 36” to achieve a continuous screening effect. Mature hedges shall not exceed 8 feet in height.
  - Only one plant species may be used for a hedge.
  - Hedges bordering POA sidewalks shall be planted at least 24” from the edge of walk to allow for trimming to avoid encroachment on sidewalks. Plant species shall be in accordance with the list included in the Jonathan’s Landing Landscape Master Plan.

### **Fencing and Walls**

- All fence locations, materials, heights, styles, and colors shall be approved by the DCB prior to construction. Decorative metal, wood and good quality composite materials may be acceptable, chain link is prohibited.
- Wall construction materials, color and detailing shall be compatible with the architectural character of the residence.
- No fences shall be permitted in front yards without DCB approval. Fences on the side and private yards may be placed along the property line, or if applicable, an easement line. If a fence is within an easement, the owner shall agree to remove if access to easement is required.

Fence and wall heights shall not exceed 6’. Fencing for pool enclosures shall comply with State/County codes and regulations.