

FLORIDA FRIENDLY LANDSCAPING RULES FOR MYSTIC AT MARINERS' VILLAGE

The following rules and guidelines shall be followed by the Architectural Review Board ("ARB") when reviewing applications for Florida Friendly Landscaping.

1. Prior to initial installation of Florida Friendly Landscaping on a Lot, the Lot Owner must submit an application to the ARB for the specific plants and/or turf grass to be used. The application must be submitted together with soil testing and an analysis completed by a Certified Professional in Florida Friendly Landscaping. A Certified Professional means a person who possesses a certificate of completion in the Florida Green Industries Best Management Practices. The plantings must comply with the Community Standards of the Community.
2. The Certified Professional must obtain soil analysis information for the application from a reputable soil testing lab or the University of Florida Institute for Food and Agricultural Sciences ("UF/IFAS") Cooperative Extension Facility to assess soil conditions such as soil type and texture, and pH in order to determine proper plantings and turf grass.
3. The Florida-Friendly Landscaping concept of right plant, right place will be used. The Lot Owner will design the landscape so that plants serve a number of functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the property. Lot Owners will retain and incorporate existing native vegetation into the landscape whenever feasible.
4. Lot Owners will use plants listed in the most current version of the UF/IFAS Friendly Landscaping Guide to Plant Selection and Landscape Design or the ARB Approved Plant List. The Lot Owner should have at least five species of plants in the yard, consistent with the new homeowner Florida-Friendly Landscaping recognition checklist. Many plants that are listed may be unsuitable in some locations. The Certified Professional shall provide in his analysis an explanation as to why a certain plant is suitable. Where doubt exists, the ARB may refer the matter to the UF/IFAS County Extension Service Florida Yards & Neighborhoods agent or the Commercial Horticulture agent for assistance. However, the role of these agents is strictly educational, and all final decisions about plantings are to be made by the ARB.
5. The Association will follow the University of Florida Institute for Food and Agricultural Sciences and Florida Department of Environmental Protection Green Industries Best Management Practices recommendations for turfgrass, including (i) selection of grasses that may be maintained through use of the low end of the maintenance recommendations for irrigation and fertilizer for the particular type of turf selected and (ii) use of Integrated Pest Management (IPM) in selection of pesticides. Turfgrasses shall be allowed to develop deep roots and enter a dormancy stage during the winter or drought periods. Functional turfgrass areas, such as buffers for landscape beds and to hold mulch into place, along with use of turf as a filtration buffer for runoff from organically mulched areas, will be allowed. A Certified Professional must submit with the application the soil test analysis of the most appropriate grass for the Lot using these guidelines.

6. All mulching will be conducted in accordance with the most current version of the Florida Green Industries Best Management Practice's handbook guidelines. A Certified Professional must submit with the ARB application the soil test analysis of the most appropriate mulch for the Lot.

a. Mulch will be placed at least 3–4 inches from the trunks of trees or the stems of landscape plants and will be maintained at a depth of 2–3 inches. Large mulched areas that slope to impervious surfaces or water bodies will be bordered by a turf or other groundcover to slow and absorb nutrient-laden runoff from the mulched area.

b. Organic mulch may require weeding and replenishment once or twice a year to maintain a total depth of 2–3 inches. Mulch will be applied to a tree's drip line or beyond at least an 8-foot diameter around the tree. Organic mulch and recycled mulch (including leaves, pine needles, grass, and shrub clippings) are recommended.

c. Cypress mulch is often made from waste wood generated in manufacture of these products, but it may also be produced from whole trees cut from wetlands. The use of cypress mulch may not be recommended, as its origins may be difficult to determine.

d. Shell, crushed stone, or pebbles can be used as mulch but will not contribute to the soil's nutrient and organic content or water-holding capacity. Limestone and shell both raise soil pH and reflect heat, increasing the water needs of plants. If these products are used, they must be installed over top of a woven or other pervious ground cloth to keep them from sinking in sandy soils. These mulches last a long time, but will need to be cleared of debris to look their best.

e. Impervious surfaces, including plastic sheeting, will not be placed below mulch. This does not prohibit the use of woven or other pervious ground cloth.

7. All Lot Owner plant installations will be conducted in accordance with the most current version of the Florida Yards and Neighborhoods Manual.

8. An Irrigation plan will be submitted which shall be designed for efficiency, and at a minimum, shall meet all local ordinances and state Standards for Landscape Irrigation in Florida. Lot Owners are encouraged to conduct routine maintenance including fertilizer use, if needed, and mowing in accordance with the most current version of the Florida Yards & Neighborhoods Guide to Florida-Friendly Landscaping. Mowing adjacent to swales or water bodies will be performed such that no clippings are deposited into any swales or water bodies. All clippings that may have been deposited on impervious surfaces will be swept back into the vegetated area. Unless the turf is diseased, turf clippings will be left on turf areas or composted on-site to recycle nutrients. Any clippings or landscape material that fall on impervious surfaces such as sidewalks, driveways, or roads will be swept onto turf areas or composted. Turf clippings or landscape material will not be deposited in any swales or water bodies.