

# EAGLERIDGE HOA GUIDE

## FLORIDA-FRIENDLY LANDSCAPING

### DEFINITIONS:

A. A Guide to Florida-Friendly Landscaping Handbook. The most current version of the handbook produced by the Florida Yards and Neighborhoods of the University of Florida's IFAS Cooperative Extension Service.

B. Certified Professional. Those employees of landscaping, fertilizing, or pesticide application companies who have a current certificate of completion of training in the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries from the UF/IFAS Extension Service and can demonstrate that the company's principles follows these Best Management Practices.

C. Florida-Friendly Landscaping. Quality landscapes that conserve water and protect the environment and are adaptable to local conditions and which are drought tolerant. The principles of Florida-Friendly Landscaping include planning and design, appropriate choice of plants, soil analysis, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance.

D. Florida Green Industries' Best Management Practices. Those practices defined in the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries.

## DESIGN, PROPOSAL, AND IMPLEMENTATION OF FLORIDA-FRIENDLY LANDSCAPING

Section 1. Duties of the ARB. The ARB shall include, but not be limited to, reviewing all environmental landscaping modifications and decisions within the development in accordance with the guidelines set forth of the most current edition of the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries. Environmental landscaping decisions include, but are not limited to, decisions associated with new or modifications of existing landscaping, irrigation, and fertilization. If an owner desires to make an environmental design change to their property, including changes to their landscape or irrigation system, the owner shall, prior to making any change, seek approval for such design change by submitting an application to the ARB.

Section 2. Pre-Application Procedure. All owners shall, prior to submitting their application to the ARB for approval of Florida-Friendly landscaping, obtain soil analysis information from a reputable soil testing lab or the University of Florida / IFAS Cooperative Extension Facility to assess soil conditions such as soil type, texture, and pH.

Section 3. Plant / Turf Selection and Design. An owner's application to the ARB for approval of Florida-Friendly Landscaping shall include a landscaping design plan drafted by a Certified Professional Landscaper trained in the Florida-Friendly Best Management Practices, by the Green Industries from the UF/IFAS Extension Service. The application should include the soil analysis test results, a survey of the Owner's Lot identifying any and all modifications. The survey must include a detailed list of all proposed plant and turf selections and designs with full identification of all proposed plants and turf selection included in the plan. The survey must also show changes to the irrigation design.

The HOA board encourages homeowners to consider the Eagleridge "Declaration of Covenants" when designing their property landscaping, knowing that the ARB community will insist on a green front and side yard landscaping that should include about 60% turfs coverage, recommended by "Florida-Friendly Landscaping" (like Bahia-grass, or Centipede-grass), and the rest should be flowerbeds filled with "Florida-friendly landscaping" plants finished by mulch.

**The ARB shall have the discretion to require the substitution of certain plants and turfs in place of those proposed by an owner, provided that the substitutions are consistent with the soil analysis and the most current version of the UF / IFAS Florida Yards and Neighborhoods Plant List. The proposed selection of design from every owner shall take into account and serve environmentally friendly functions including, but not limited to, cooling, privacy screening, reduced water use, shade, aesthetics, wildlife habitat, run-off pollution prevention, and directing traffic flow onto and within the community.**