

# **PRISTINE PLACE HOMEOWNERS ASSOCIATION, INC.**

## **APPROVED FLORIDA FRIENDLY LANDSCAPING GUIDELINES**

**Approved by the Board of Directors on June 17, 2010**

Residents are strongly encouraged to use Florida Friendly plants & turfs and to use Florida Friendly practices whenever possible.

50% or less of the non-impervious area of a lot may be used as non-turf beds or similar. The non-impervious area is calculated by subtracting the total area of the dwelling and other impervious areas i.e.: driveway, walks, sidewalks, and patios from the total area of the lot. Residents are encouraged to use organic mulch in beds.

The area from the street curb to the edge of the sidewalk must be maintained as turf. No other plantings are permitted in this area. If you have existing plantings in this area, you will not be required to remove those plantings; however any replacement of existing plantings will not be permitted.

All changes to present bed size or shape must be reviewed and approved by the Architectural Control Committee (ACC). It is suggested that residents consult the Hernando County Extension Service or a similar group for assistance with the plan and plant selection. Please note: The Committee has prepared the attached information relating to plant selection.

Composting of any type will take place in the rear of the home and must include a sight buffer from the street and adjoining properties. Composting may not produce any public nuisances.

Rain barrels should be placed to the rear of the home. They may not be placed in the front of the home. Other locations will be considered on a case-by-case basis. Buffers may be required. An attempt to color coordinate the rain barrel with the home should be made, but is not required. The placement of any rain barrel must be reviewed and approved by the ACC.

Vegetable gardens must be located to the rear of the home.

The placement of fountains, other water features, and statues must be in accordance with regulations of Pristine Place and ACC Guidelines.

Pre-existing conditions prior to **June 17, 2010**, which do not cause a hazard or create a public nuisance in relation to these Guidelines will be considered to be grandfathered. If **any** changes are made to the grandfathered condition, the grandfathering will be voided at that time.

The requirement to maintain your property is not negated by Senate Bill 2080.

Any bed must be maintained in a “weed free” manner.