

## Woodfield Hunt Club Landscape Requirements

That the provisions contained in Section 11 of the Second Amendment to the Architectural Planning Criteria of Woodfield Hunt Club Homeowners Association, Inc. recorded August 5, 2004, shall be deleted and restated as follows:

### **11. LANDSCAPING.**

Landscaping criteria will be established by ARB. Landscape Plan, Landscaping Plan Requirements, and Landscaping Components are set forth respectfully in Section 25, 26, and 27 below. A copy of any additional criterion can be obtained from the ARB. The ARB will require a minimum number of trees, shrubs, ground cover, etc. to achieve the desired effect. The ARB and/or Landscape Architect may determine the kinds of trees, etc. which can be planted in the community and the homeowner must choose from those approved. At a minimum, sod is required on all front, side, and rear yards on all pervious surfaces. The homeowner will be required to irrigate and sod easements, as well as, swales and areas adjacent to the lakes and canals which border the individual homeowner lots, unless maintained by a municipality or governmental agency. Irrigation from the canal or lake will be allowed providing the irrigation intake valve is submerged in the water. No visible floaters and all inflow pipes to be buried. Homeowners shall keep landscaping branches, hedges and other landscape debris a minimum of one foot away from sidewalks, so as not to interfere with pedestrian right of way. No plants or trees may be planted within 2 feet of a sidewalk. This amendment to the Landscaping Requirements is a minimum guideline to be used and followed by all residents.

Major Landscaping means any one of the following:

Involves more than 25% of the overall landscaping; or

Involves the use of machinery to remove and/or replace; or

The costs will exceed \$10,000.

That the provisions contained in Section 15 of the Second Amendment to the Architectural Planning Criteria of Woodfield Hunt Club Homeowners Association, Inc. recorded August 5, 2004, shall be deleted and restated as follows:

### **15. REMOVAL OF TREES.**

In reviewing building plans, the ARB shall take into account the natural landscaping such as trees, shrubs, and palmettos, and requires the Owner to incorporate them in their landscaping. As a result, a tree survey will be required clearly indicating which trees will be removed and which trees shall remain. No trees of four inches DBH (diameter breast height) measured 4.5 feet above natural grade, shall be cut or removed without prior approval of the ARB, which approval may be given when such removal is necessary for the construction of a dwelling or other improvement. All tree removals shall be subject to any applicable city or county ordinances and approvals. New trees of a minimum size and species will be required to be planted as a replacement for any removed trees.

That the provisions contained in Section 25 of the Second Amendment to the Architectural Planning Criteria of Woodfield Hunt Club Homeowners Association, Inc. recorded August 5, 2004, shall be deleted and restated as follows:

### **25. LANDSCAPE PLAN APPROVAL PROCESS.**

A landscape plan or sketch for each lot and for each Project shall be submitted to the ARB for approval prior to any material changes to the landscaping. In addition, a landscaping plan must be part of any fence approval requested from the ARB. If your project is a major landscape improvement, please see directions on how to submit a landscape plan below.

- √ **CREATE A LANDSCAPE PLAN.** Use the plan checklist below and refer to the landscape criteria/requirements in Section 26 to create a successful landscape plan.
  - A. Plan or sketch is drawn to an architectural/engineering scale no less than 1"-10', with a north arrow.
  - B. Plan or sketch clearly identifies and shows the location of the home, property lines, easements, setbacks, street, mechanical equipment, driveways, sidewalks, fencing, pools, adjacent tree canopy encroachments, and any other improvements or proposed elements.
  - C. Plan or sketch locates turf, trees, shrubs, groundcover, rock, and mulch.
  - D. All trees and landscape beds receive rock or mulch.
  - E. A plant list with common/botanical name, quantity, spacing, and size of all species.
  - F. Fencing plan on current survey showing location, type, materials, and color and includes a landscape plan.
  
- √ **SUBMIT TO THE ARB FOR APPROVAL.** Fill out the Landscape Improvement Approval Form. Submit all items listed on the form.
  
- √ **INSTALLATION PERIOD.** Homeowners have 60 days after the time of approval to begin landscape work and 90 days from approval to complete landscaping work; otherwise, the approval expires, and a new application must be submitted.

## LANDSCAPE PLAN APPROVAL FORM

Name \_\_\_\_\_ Date \_\_\_\_\_

Email Address \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_ Lot # \_\_\_\_\_

Plan Submitted :  Fence  Tree Removal  Major Landscaping  Other: \_\_\_\_\_

Brief Description of Landscape Improvements \_\_\_\_\_

**Submit this form and all items listed below to the ARB for landscape improvement approval**

Processing Fee, if required.

Landscape Plan or sketch must adhere to the following criteria (plan checklist):

- A. A detailed plan or sketch showing placement of plants, with a north arrow
- B. Plan or sketch clearly identifies and shows the location of the home, property lines, street, mechanical equipment, driveways, sidewalks, fencing, pools, adjacent tree canopy encroachments, and any other proposed or existing elements (such as landscape lighting)
- C. Plan or sketch locates existing turf, trees, shrubs, groundcover, rock, and mulch
- D. All trees and landscape beds receiving rock or mulch (state color and grade)
- E. A plant list with common/botanical name, quantity, spacing, and size of all species to be installed as well as a list of plants to be removed (See page 0 for a plant list example).
- F. Fencing plan identifies materials and color and includes a landscape plan
- Plan follows Woodfield Hunt Club Landscape Criteria (See Section 26)

<input type="checkbox"/> A. Total lot area	S.F.
<input type="checkbox"/> B. Impervious area: building, driveway, walkways, patio, etc.	S.F.
<input type="checkbox"/> C. Pervious area ( A - B = C )	S.F.
<input type="checkbox"/> D. Area of shrubs/groundcover required ( C × .20 = D )	S.F.
<input type="checkbox"/> E. Area of shrubs/groundcover provided	S.F.
<input type="checkbox"/> F. Number of trees required ( A ÷ 3500 = F ) *	* trees
<input type="checkbox"/> G. Number of trees provided (including existing trees) *	* trees

\* Round up if there is not a whole number after calculation

Comments \_\_\_\_\_

I, the undersigned, declare that construction will be carried out in accordance to the Woodfield Hunt Club guidelines and federal/local ordinances and requirements. Any changes to the approved plan will require resubmission.

Woodfield Hunt Club Signature \_\_\_\_\_ Date \_\_\_\_\_

Homeowner Signature \_\_\_\_\_ Date \_\_\_\_\_

That the provisions contained in Section 26 of the Second Amendment to the Architectural Planning Criteria of Woodfield Hunt Club Homeowners Association, Inc. recorded August 5, 2004, shall be deleted and restated as follows:

## **26. LANDSCAPING CRITERIA.**

All landscape plans submitted to the ARB shall provide for and conform to all applicable rules including the following requirements.

A. The ARB requires owners to submit plans or sketches to scale (this may be a marked up Survey for Projects not deemed a major landscape improvement) which are consistent and harmonious with landscaping in the neighborhood. No sod, tree or shrubbery shall be removed by a homeowner without prior written approval of the ARB. Plant material killed by insects, disease, frost, freeze, drought or other means must be replaced within thirty (30) days, so a ARB application should be promptly submitted.

B. No structure, planting, or other materials shall be placed or permitted to remain on a lot if it may damage or interfere with the elevation or slope of the surface of the lot, create erosion or sliding problems, or change the direction, or obstruct or retard the flow of water through drainage channels. Resident landscaping cannot encroach upon, interfere with or otherwise negatively impact any community property, landscaping, structure or feature. Owners may not plant any materials in the swales except for sod, and in such event the proper grading shall be maintained.

C. Each lot must have installed an automatic underground sprinkler system capable of regularly and sufficiently watering all lawn and plant areas of the lot.

D. Consider sun, shade, water requirements, soil, tree/palm form at maturity, etc. when choosing the species and location of plant material. Refer to the Florida Department of Agriculture and Consumer Services 'Noxious Weeds' list and prevent choosing invasive species. No ficus hedges or ficus plants are permitted. Sod shall be Saint Augustine 'Floritam' or approved substitute. Sod is required on all front, side, and rear yards of each lot on pervious land. Seeding/sprigging is not permitted. Weeds are not considered grass or sod. The shrub requirement (Area of shrubs/groundcover required (  $C \times .20 = D$  ) is for the front yard, or in the case of a corner lot, the front and side yard facing the street. If a property has a circular driveway, the island must have either a large or medium tree planted inside the island, if possible, or if the requirement of trees has been met for the Lot, then shrubs, plant material or palm trees. An island cannot have only sod and/or mulch, but must have either trees, shrubs, or other plant material. At least fifty percent (50%) of an island needs non-grass coverage. In no event shall any landscaping other than sod be placed within two (2) feet of a sidewalk or street. No plantings taller than thirty (30) inches tall may exist along the front elevation of a property within ten (10) feet of the sidewalk (or street if no sidewalk exists) measured from the side opposite the road and running generally parallel with the sidewalk. The intention is to maintain a safe line of sight for vehicles backing out of a driveway and for pedestrians using the sidewalk.

E. No artificial plants are permitted on the exterior of any lot or structure. Artificial turf may be approved in the rear yard or in certain driveway plans using acceptable materials and design.

F. Pools, air conditioning equipment, fences, generators, and any other items attached or installed on the exterior areas of the home must appear on the landscape plan. These items shall be adequately screened from view of the street and adjacent property with landscaping. Above ground mechanical equipment shall be screened at least to the height of the equipment.

G. Each residential lot participates in the maintenance of the streetscape of Woodfield Hunt Club. *Bucida cuceras* (Black Olive) trees and other shade trees have been planted in the swales.

These trees shall not be removed or trimmed by any Homeowner unless prior written authorization is received by the Board of Directors.

H. Each lot owner shall be required to maintain a minimum requirement of trees determined by the Landscape Calculations chart. Other shade trees may be selected from large shade tree varieties or medium sized ornamental or flowering trees. The shade trees shall have a mature spread of at least 30' depending on the location on site, proximity to the house, and overall design implications. It is recommended that corner lots or lots that are considerably larger than average plant more than the minimum number of trees.

I. Palms can be substituted for shade trees. However, three medium palms will be required in lieu of each shade tree in conforming to the minimum tree requirement. Large palms selected from the Large list section of the Recommended Tree List such as Royals Palms and Date Palms, will count as 1 tree equivalent. See the Recommended Tree Species List.

J. Tree Standards: Trees must be a minimum of 12' in height with a DBH of 3". Trees must have a minimum of 5' clear trunk. Palms must be a minimum of 12' in height with a minimum of 10' clear trunk at time of planting. Minimum Florida #1 grading. Palms shall contribute to no more than 50 percent of required trees.

K. Large shade trees shall not be planted in locations that will immediately or in the future create a nuisance, seriously shade a pool, screen the view of an adjoining property, or interfere with Association Common Property or elements. The shade patterns of trees and the possible damage by encroaching roots and branches should be considered in choosing the location of trees. Trees shall be chosen from the Recommended Large & Medium Tree Species List. Palms shall be chosen from the Recommended Large Palms list. Landscape Plans to abide by FPL Guidelines: Right Tree Right Place. Coconut palms, fruit bearing trees, and other varieties may not be planted in the rear lot of waterfront properties within ten feet of the lake maintenance easement or in any manner which blocks the view from the adjacent property.

L. Appropriate plant materials should be of reasonably mature size and spread giving the property a finished, complete, and established aspect, allowing for 'manicured' growth. Groundcover beds shall be planted in such a manner to provide 75% coverage within a six-month period and 100% coverage in a year.

M. Long horizontal or vertical surfaces (e.g., solid walls) should be interrupted and modulated by plantings. The horizontal sections of the front elevation (and side for corner lots) must have a minimum of 90% coverage by plants being a minimum of 18" tall on pervious areas.

N. Strong definitions of property lines through the use of hedges or fences is discouraged. Hold outer trim line of hedges adjacent to property line 18" inside the property line. Hedges extending in front of the setback line, or side setback line for corner lots, cannot exceed six feet in height and cannot be within ten feet of the sidewalk measured from the side furthest from the road. Other hedges cannot exceed eight feet in height, except as necessary to conceal play structures from view/ or as is mutually agreed upon by adjacent property owners.

O. Plantings, including bushes and trees may be placed along the side property lines within a homeowner's property lines but not within ten feet of the sidewalk and in some cases not all the way to the rear property line if such will impede the view to the lake for an adjacent property owner. Views of the waterways from adjoining lots should be not screened from view.

P. Once a landscape plan is approved, all improvements shown on the plans must be installed within 90 days, unless a separate schedule has been approved by the ARB. Failure to install or maintain the landscape will be considered a violation.

Q. Each homeowner must fill out the Landscape Calculations chart on the Landscape Plan Approval Form to calculate the number of trees, groundcover, and shrubs required for their lot. Homeowners must comply with the minimum requirements for landscape plan approval.

## LANDSCAPE CALCULATIONS

A. Total lot area	S.F.
B. Impervious area: building, driveway, walkways, patios, etc.	S.F.
C. Pervious area (A - B = C)	S.F.
D. Area of shrubs/groundcover required (C × .20 = D)	S.F.
E. Area of shrubs/groundcover provided	S.F.
F. Number of trees required (A ÷ 3500 = F) *	* trees
G. Number of trees provided including existing trees *	* trees

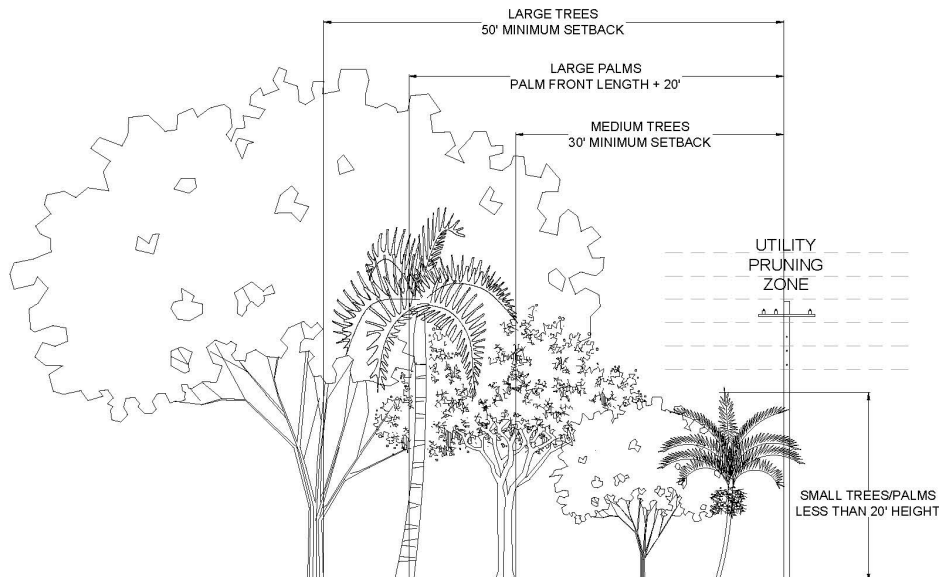
\* Round up if there is not a whole number after calculation.

That the provisions contained in Section 27 of the Second Amendment to the Architectural Planning Criteria of Woodfield Hunt Club Homeowners Association, Inc. recorded August 5, 2004, shall be deleted in its entirety.

## 27. LANDSCAPING COMPONENTS.

**DELETED IN ITS ENTIRETY**

FPL GUIDELINES : RIGHT TREE RIGHT PLACE



## RECOMMENDED TREE SPECIES LIST

### LARGE TREES

Common Name	Botanical Name
*Red Maple	<i>Acer Rubrum</i>
Shady Lady Black Olive	<i>Bucida buceras 'Shady Lady'</i>
*Satinleaf	<i>Chrysophyllum oliviforme</i>
*Green Buttonwood	<i>Conocarpus erectus</i>
Royal Poinciana	<i>Delonix regia</i>
Rusty Fig	<i>Ficus rubiginosa</i>
*Loblolly Bay	<i>Gordonia lasianthus</i>
Jacaranda	<i>Jacaranda mimosifolia</i>
*Wild Tamarind	<i>Lysiloma latisiliquum</i>
*Sweetbay Magnolia	<i>Magnolia virginiana</i>
*Mastic Tree	<i>Pistacia lentiscus</i>
*Slash Pine	<i>Pinus elliotii</i>
*Live Oak	<i>Quercus virginiana</i>
*Laurel Oak	<i>Quercus imbricaria</i>
*West Indian Mahogany	<i>Swietenia mahagoni</i>
*Bald Cypress	<i>Taxodium distichum</i>
Paradise Tree	<i>Simarouba glauca</i>

### MEDIUM TREES

Common Name	Botanical Name
Orchid Tree	<i>Bauhinia spp.</i>
Bulnesia	<i>Bulnesia arborea</i>
*Gumbo Limbo	<i>Bursera simaruba</i>
Bridal Veil	<i>Caesalpinia granadillo</i>
*Fiddlewood	<i>Citharexylum fruticosum</i>
*Pitch Apple	<i>Clusia major</i>
*Pigeon Plum	<i>Coccoloba diversifolia</i>
*Seagrape	<i>Coccoloba uvifera</i>
Japanese Blueberry	<i>Elaeocarpus decipiens</i>
Japanese Fern Tree	<i>Filicium decipiens</i>
*Dahoon Holly	<i>Illex cassine</i>
*East Palatka Holly	<i>Illex x attenuata 'East Palatka'</i>
*Black Ironwood	<i>Krugiodendron ferreum</i>
*Lancewood	<i>Nectandra coriacea</i>
Queens Crepe Myrtle	<i>Lagerstroemia speciose</i>
Frangipani	<i>Plumeria rubra</i>
*Yellow Tabebuia	<i>Tabebuia caraiba</i>
Pink Tabebuia	<i>Tabebuia heterophylla</i>
*Yellow Elder	<i>Tecoma stans</i>

## SMALL TREES

Common Name	Botanical Name
Silver Buttonwood	<i>Conocarpus erectus var. sericeus</i>
*Orange Geiger	<i>Cordia sebestena</i>
White Geiger	<i>Cordia boisierri</i>
Jamaican Caper	<i>Capparis cynophallophora</i>
Glaucus Cassia	<i>Cassia surattensis</i>
Clusia	<i>Clusia guttifera</i>
*Lignum Vitae	<i>Guaiaacum sancutm</i>
Crepe Myrtle	<i>Lagerstroemia indica</i>
*Jatropha	<i>Jatropha integerrima</i>
Ligustrum	<i>Ligustrum japonicum</i>
*Simpson's Stopper	<i>Myrcianthes fragrans</i>
*Wax Myrtle	<i>Myrica cerifera</i>
Singapore Frangipani	<i>Plumeria obtusa</i>
*Sweet Acacia	<i>Vachellia farnesiana</i>

## LARGE PALMS Note: (1) large palm = (1) tree

Common Name	Botanical Name
*Coconut Palm	<i>Cocos nucifera</i>
Canary Island Date Palm	<i>Phoenix canariensis</i>
Medjool Date Palm	<i>Phoenix dactylifera</i>
Sylvester Date Palm	<i>Phoenix sylvestris</i>
Senegal Date Palm	<i>Phoenix reclinata</i>
*Royal Palm	<i>Roystonea regia</i>
Bismark Palm	<i>Bismarckia nobilis</i>

## MEDIUM PALMS Note: (3) medium palms = (1) tree

Common Name	Botanical Name
Hurricane Palm	<i>Dictyosperma album</i>
Blue Latania	<i>Latania loddigesii</i>
Chinese Fan Palm	<i>Livistona chinensis</i>
Alexander Palm	<i>Ptychospermum elegans</i>
*Sabal Palm	<i>Sabal palmetto</i>
Christmas Palm	<i>Veitchia merrillii</i>
Montgomery Palm	<i>Veitchia montgomeriana</i>
Washingtonia Palm	<i>Washingtonia robusta</i>
Foxtail Palm	<i>Wodyetia bifurcata</i>
Macarthur Palm	<i>Ptychosperma macarthurii</i>



**SMALL PALMS** Note: (3) small palms = (1) tree

Common Name	Botanical Name
Adonidia Palm	<i>Adonidia merrillii</i>
Areca Palm	<i>Dypsis lutescens</i>
Bottle Palm	<i>Hyophorbe lagencaulis</i>
*Thatch Palm	<i>Thrinax radiata</i>

**Shrubs**

Wax Myrtle  
Gallberry (*Ilex glabra*) Azalea sp.  
Florida Anise  
Gardenia  
Schillings Holly *Ligustrum* (shrub form) Indian Hawthorne *Podocarpus*  
Muhley Grass  
Spartina Fakahatchee Grass African Iris  
Lily of the Nile  
Burford Holly  
Lorapetulum *Viburnum suspensum* Indian Hawthorn *Liriope*

**Groundcovers**

Mexican Heather Lantana  
Dwarf Asian Jasmine  
Confederate Jasmine  
Shore Juniper  
Mondo Grass

**Ground Covers/Grasses/Accents**

Shore Juniper  
Sand Cordgrass *Liriope* sp. Daylily  
Dwarf/Asiatic Jasmine  
Mondo Grass

**PROHIBITED PLANTS AND TREES**

Non-native invasive plants are not permitted.

Non-native invasive plants that are not permitted include but are not limited to the following:

- Cogon grass
- Brazilian Pepper Tree
- Australian Pine
- Old World Climbing Fern
- Carrotwood
- Air Potato
- Bischofia
- Chinaberry
- Skunk Vine
- Tropical Soda Apple
- Cat claw Mimosa

- Melaleuca
- Australian Paperback
- Chinese Tallow
- Earleaf Acacia
- Schefflera

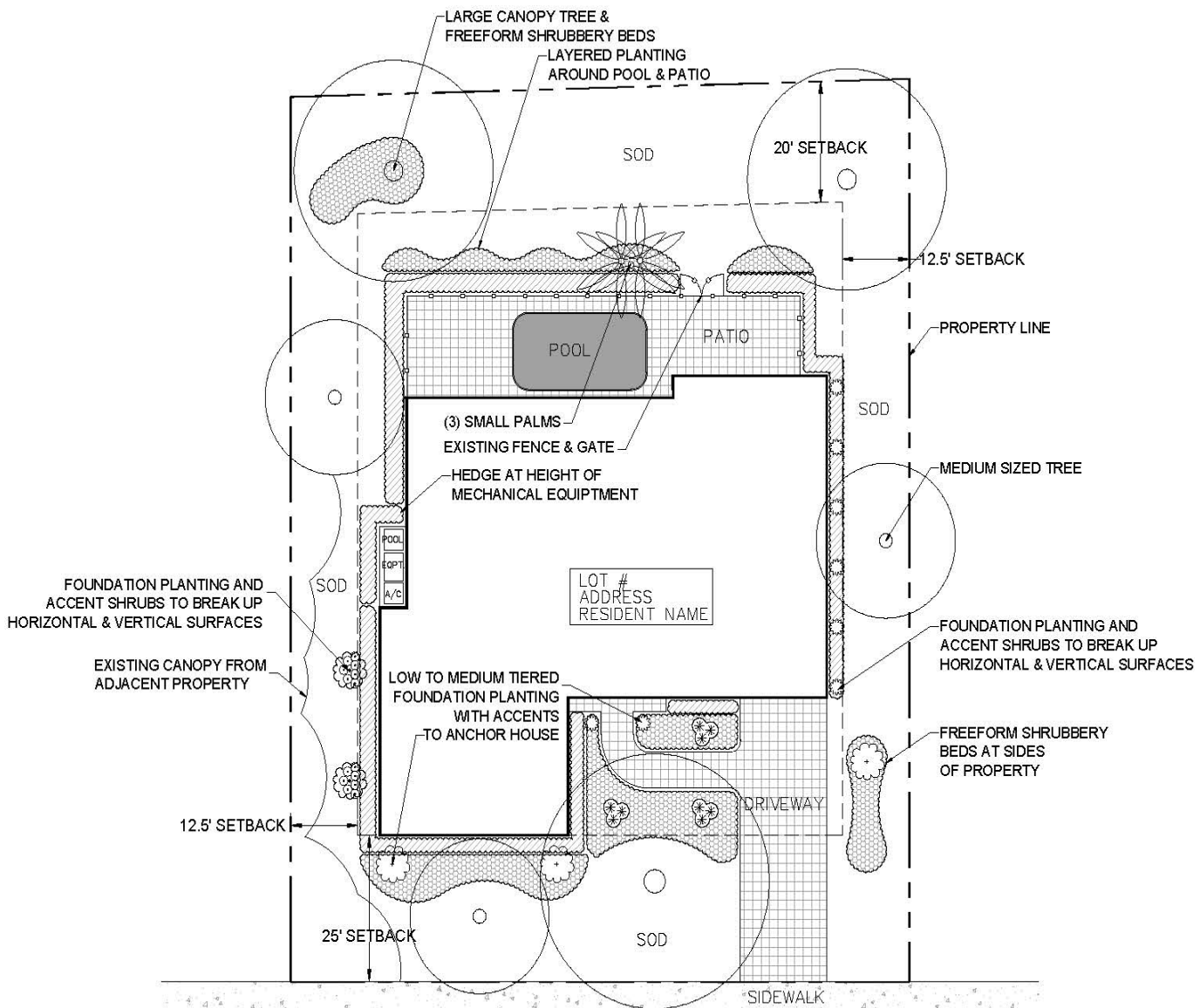
Other plant and tree varieties shall not be planted because of various problems they cause. These include but are not limited to:

- Ficus Trees, hedges, or plants of any type
- Running Bamboo
- Canker infected fruit and citrus trees

\*Denotes native species.

Important Note: The above list is not meant to be all inclusive. If the homeowner specifies different species than on this list, the landscape architect will review for approval at the Homeowners cost.

### LANDSCAPE GUIDE FOR CALCULATIONS



## LANDSCAPE CALCULATIONS

A. Total lot area	17,150	S.F.
B. Impervious area: building, driveway, walkways, patios, etc.	7,111	S.F.
C. Pervious area (A - B = C)	10,039	S.F.
D. Area of shrubs/groundcover required (C × .20 = D)	2,008	S.F.
E. Area of shrubs/groundcover provided	2,156	S.F.
F. Number of trees required (A ÷ 3500 = F)	5	trees
G. Number of trees provided including existing trees	5	trees

That the provisions contained in Section 29 of the Second Amendment to the Architectural Planning Criteria of Woodfield Hunt Club Homeowners Association, Inc. recorded August 5, 2004, shall be deleted and restated as follows:

**29. LANDSCAPE ARTIFACTS.** Statuaries and sculptures in all forms, including without limitation figurines, gnomes, buddhas, totem poles, are prohibited, except where totally isolated from public view in the rear of a property. A statue is defined as a representation of a person (real or fictional) or animal that is carved, molded, or cast, either in stone, plaster, metal, plastic, or wood or any other materials. Other landscape artifacts must have specific prior approval of the ARB, and if approved, must be maintained functionally and aesthetically.

That the provisions contained in Section 30 of the Second Amendment to the Architectural Planning Criteria of Woodfield Hunt Club Homeowners Association, Inc. recorded August 5, 2004, shall be deleted and restated as follows:

**30. SETBACK REQUIREMENT.** Certain minimum distances, or setbacks, must be maintained between structures and property lines, roads, and other structures. The following minimum setbacks apply:

A. To all lots in Woodfield Hunt Club

Front Setback	25 feet from property line to structure
Rear Setback	20 feet from property line to structure 20 feet from rear property line on lake lots
Side Setback	12.5 feet from property line to structure
Corner setback	25 feet from each road 12.5 feet from each remaining side.

B. For a swimming pool without an enclosure:

- 5 feet from the house
- 10 feet from the rear property line
- 10 feet from the side property line

C. For a swimming pool with a screen enclosure:

- 7 feet from rear property line
- 7 feet from side property line
- 20 feet from rear property line on lake lots