

Revision of Section 20: of our rules and regulations: Maintenance of Landscaped Areas. All landscaped areas, including without limitations, lawns (to the paved public roadway), shall be maintained in live, healthy and growing condition, properly watered and trimmed. Any planting or grass, shrubs or trees which become dead or badly damaged shall be replaced with similar, sound, healthy plant materials.

GUIDELINES FOR FLORIDA FRIENDLY PLANTING,

In Chapman Groves deed restricted community.

Amendment to section 7, Landscaping alterations to incorporate Florida Friendly landscape.

When beginning your project **you must first get ARC approval before starting any changes**. You will need to supply a detailed list of materials and plants that you will be using and where these changes will be done using a survey of your property. We have broken down your property into sections to help make it easier to understand. To get a copy of an ARC form to make any changes please go to <http://chapmangroves.orgfree.com/>

Note: All approved landscaped changes must be completed within 3 months or you will be required to resubmit your plans again.

The 9 criteria of Florida Friendly plants:

1. Right Plant, Right Place- Plants selected to suite a specific site will require minimal amounts of water, fertilizer and pesticides, proper irrigation.
2. Water efficiently- Irrigate only when your lawn and landscape need water. Efficient watering is key to a healthy Florida yard and conservation of limited resources.
3. Fertilize appropriately- less is often best. Over-utilization of fertilizers can be unhealthy to your yard and environment.
4. Mulch- Maintaining a 3" layer of mulch will help retain soil moisture, prevents erosion, and suppresses weeds.
5. Attract Wildlife- Plants in your yard that provide food, water, and shelter can conserve Florida's diverse wildlife.
6. Control Yard Pests Responsibly- Unwise use of pesticides can harm people pets, beneficial organisms, and the environment.
7. Recycle- Grass clippings, leaves, and yard trimmings recycled on site provide nutrients to the soil.
8. Reduce Water Runoff- Water running off from your yard can carry pollutants such as soil, debris, fertilizer and pesticides that can adversely impact water quality. Reduction of this runoff will prevent nonpoint source pollution.
9. Protect the Waterfront- Gain understanding that everyone lives in a watershed that eventually flows into a water body. Every homeowner has an impact on our natural resources.

<http://fyn.ifas.ufl.edu/counties/seminolecontact.htm> (Florida Yards & Neighborhoods website)

"Florida-friendly landscaping means quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, recycling yard waste. Additional components include practices such as landscape planning and design, soil analysis. Minimizing the use of irrigation, and proper maintenance. "

If you need more help on learning about using the 9 principles of Florida friendly planting your can refer to the following web pages, for a Florida friendly plant list of what to use and not to use. Our growing area is zone 9B.

The University of Florida institute www.floridayards.org. (Refer to Seminole county)

The St. Johns River Water Management www.sjrwmd.com

GUIDELINES FOR SECTIONS (A, B) area between home and sidewalk:

1. Zone (a, b) may be up to 50% Florida Friendly Planting. The remaining 50% of each area must be of an approved type of grass.
2. There must be a 4ft minimum buffer of grass on each owner's property on all sides.
3. All planting beds must maintained in a healthy matter, free of weeds, with ample use of mulch, rock, and stone to prevent weeds minimum depth of 3". Mulch beds, Rock beds or rock gardens are not allowed or approved.
4. Plants within each bed should be populated to ensure adequate coverage. Plants should be placed within each bed at its recommended spacing. The bed when populated should not look bare due to scantily placed plants.
5. Grass areas may only be any of the following types of grass; St. Augustine or Empire Zoysia, in specified areas; a, b, c, d, e
6. Use of rain barrels for Drip line watering system (to supplement) your irrigation will be permitted, **but are restricted to be stored on the side of your home, out of clear view from the street**. Drip lines must be under mulch or rock for better absorption of water.

GUIDELINES FOR SECTIONS (C, D, E) area between sidewalk and street:

1. In zones (C, D, E) Homeowner may use only grass or Asian jasmine ground covering in these areas. In doing so you must use only one type either, grass or Asian Jasmine in the whole area of that zone. To the exclusion of all other grown covering.
2. If using Asian Jasmine ground cover instead of grass, you will be required to edge and maintain with a weed wacker/edger at the property line, to ensure separation of grass and Jasmine between your neighbor's properties.
3. When using Asian Jasmine ground covering in zone (C, D, E) you will be required to plant it at 2 ft increments to ensure it fills in the complete section.

4. It will be the responsibility of the home owner to maintain this area in a thick healthy manner/ weed free.
5. If at any time the Asian Jasmine ground cover is not growing well in this area you will be required to fix the problem or replace the area with approved grass.
6. Zone E, is limited to homes that are on a corner and have extra front property surrounding the home. Same rules apply as zone C, D.

GUIDELINES for section (F) BACK YARD:

1. If you wish to implement Florida friendly planting in your backyard and it **IS FENCED** or **HEDGED to a minimum height of 5ft** high in either situation, there are no ARC forms or limitations imposed. If the fencing is removed at any time irrespective of property ownership, then the ARC process is enacted upon immediate removal of fence or edge. It will require an ARC form submitted to approve the landscape whether existing or newly planted
2. If your yard is **NOT FENCED** the same rules will be followed as (above in zones A, B) and will require arc approval.
3. **OUTDOOR CLOTHES DRYING.** Will be permitted but limited to your back yard. The use of umbrella type clothes lines or retractable clothes lines that are removable are the only types allowed. They can only be placed on the rear/ back portion of any lot where it is not seen from the street provided that such clothes lines are removed and stored out of sight when not in use. No "T" poles and placing clothes over fences are prohibited.

ARC approval is mandatory before removing any tree. GUIDELINES FOR TREE REMOVAL:

1. You must first obtain the City of Oviedo and ARC approval in writing to remove any tree on your property.
2. If the tree being requested for removal is sick / unhealthy and it is located on the front of the property then you are still required to have at least one large tree in the front of your

home. If you do not have another tree, you will be required to plant one to replace the one being removed of similar size and traits.

3. You are however allowed to remove your palm trees if they are planted to close to your home after receiving ARC approval. You will still be required to have another large non ornamental tree in the front of your property.

Addition to Docs

GUIDELINES FOR CHANGING YOUR DRIVEWAY: Always get ARC approval first.

1. Driveways can only be constructed from either cement or pavers of a color and design approved by the Board. The driveway can only be constructed from one material type. Driveways may be widened on either or both sides provided the material used is the same as the driveway. There must be sufficient space for this also. Board approval is required before any change to the original driveway is commenced. Acid staining, stamping or painting of driveways is not permitted.
2. You will be permitted to install Brick pavers to replace the existing driveway. Color selection will be limited to the red brick color family and you will be required to show a color sample to receive approval. The area for replacement must be identified clearly on the ARC form and the property survey.

Revision of Section 10: Painting:

GUIDELINES TO REPAINT YOUR HOME:

1. If you are not changing the color from the existing color which has been approved no ARC approval is needed.
2. A change from existing color requires you to submit an ARC form for approval. You must also paint a 2 x2 sample area on side of home for the ARC board to look at.
3. Trim color is limited to white SW7006 – SW7009 only.