

FORESTBROOKE GUIDELINES FOR THE IMPLEMENTATION AND INSTALLATION OF FLORIDA FRIENDLY LANDSCAPING

ARTICLE I – 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. Declaration. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for ForestBrooke recorded at Official Records Book 07142, Page 0782, Public Records of Orange County, Florida, as amended from time to time.
- D. 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 include planning and design, appropriate choice of plants, soil analysis, efficient irrigation, practical use of turf, appropriate use of mulches, and proper maintenance.
- E. 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.

ARTICLE II – DESIGN, PROPOSAL AND IMPLEMENTATION OF FLORIDA-FRIENDLY LANDSCAPING

Section 1. Duties of the ARC. The duties of the ARC 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 proposed new or the modification 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 ARC as otherwise required by the Declaration.

Section 2. Pre-Application Procedure. All owners shall, prior to submitting their application to the ARC 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. A Certified

Professional shall then be consulted to determine the various plant and turf selections and designs available based upon the soil type and analysis consistent with the most current version of the UF / IFAS Florida Yards and Neighborhoods Plant List. Failure to obtain and provide soil analysis supporting plant and turf selections shall be grounds to deny an application.

Section 3. Plant / Turf Selection and Design. An owner's application to the ARC for approval of Florida-Friendly Landscaping shall include a survey of the Owner's Lot identifying any and all modifications. The application 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 ARC shall have the authority to generate a preapproved list of Florida-Friendly landscape plantings based upon an Association commissioned soil analysis by a Certified Professional, consistent with the UF / IFAS Florida Yards and Neighborhoods Plant List. If so established by the Association, Owners shall be required to use the plantings on the list and substitutions shall be strictly prohibited. Notwithstanding the foregoing, the ARC 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, shade, aesthetics, wild life habitat, run off pollution prevention, and directing traffic flow onto and within the community.

Section 4. Plant Installation. All plant installations shall be conducted in accordance with the most current version of the Florida Green Industries Best Management Practices Handbook Guidelines.

Section 5. Irrigation. An essential element of Florida-Friendly landscape is the modification of the irrigation system to address changes and possible reduction in watering needs. An owner's application to the ARC for approval of changes to the irrigation system must be based on a professional evaluation and professional designed plan that fully incorporates the proposed changes to the plant and turf selections and design proposed by the owner. Owners must submit the professional evaluation and plan with their ARC application. Failure to incorporate and submit a proposed professionally designed irrigation plan with the ARC application shall serve as grounds to disapprove a Florida-Friendly landscape application.