

# **Diamond Cove Homeowners Association Architectural Review Board Guidelines and Standards Updated January 23,2014**

The Diamond Cove Homeowners Association, Inc., hereinafter referred to as the "Association", pursuant to the Declaration of Covenants, Conditions, and Restrictions for Diamond Cove, as recorded in Official Records Book 4720, at Page 2913 *et. seq.*, of the Public Records of Orange County, Florida, as same may be amended and/or amended and restated, hereinafter referred to as the "Declaration", hereby adopts the following Architectural Review Board Guidelines in order to carry out its functions and purposes as specified in the Diamond Cove Governing Documents, and the Owners and Members as such terms are defined in the Declaration, as well as their families, guests, invitees, licensees, and tenants shall be bound by and shall comply with each term, provision and condition hereof.

All definitions set forth in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Diamond Cove are incorporated by reference into the ARB Guidelines as if fully set forth therein. The Association Board of Directors has the sole authority to establish, and amend the ARB Guidelines document used by the ARB.

The improvements, items and objects described in these regulations are all subject to ARB approvals. They may not be the entirety of improvements, items and objects subject to ARB control.

## Guideline No. 1 – Procedures

1.1 The regulations and standards provided in this document are intended to give the HOA Members an expectation of the allowability and conditions of a particular alteration contemplated. The application for any Alteration to a Lot must include the plans and specifications for such proposed Alteration including its nature, kind, shape, height, materials, locations, and color. An application with instructions can be obtained from the Association's property manager.

1.2 The ARB may request additional documentation and/or a written or oral explanation of any proposed Alteration.

1.3 All applications for approval of an Alteration shall be delivered to the Association's Property Manager, and the Property Manager shall forward the application to the ARB.

1.4 The ARB shall endeavor to act on any application for approval within approximately thirty (30) days of the date the application is received by the Property Manager. Failure of the ARB to meet the 30-day limit does not approve the application by default. A determination letter must be obtained from the ARB before an approval is valid and before the Alteration can be performed. All permitted Alterations must be completed within one year and failure to complete the permitted Alteration within a one (1) year time period shall be and be deemed a violation of the Declaration. No Alteration can commence after one (1) year has lapsed from the date of ARB approval for such Alteration without written

renewal of such prior approval. An inspection of the Alteration may be performed by the Association to ensure the Alteration was completed in accordance with the approval.

1.5 Authority to enforce these ARB Guidelines over the improvements, items and objects in these regulations is vested in the Association and its Board as prescribed in the Declaration. The ARB is empowered by the DC HOA Board of Directors to make an ARB application determination based upon the location, size, type, or appearance of items contained in the ARB request. Other characteristics may be considered in determining the ARB request outcome.

1.6 An Owner may appeal in writing to the Board any decision of the ARB within thirty (30) days of the date of the decision by the ARB. While it shall not be required, the Association hereby requests that the written decision of the ARB specify that the Owner shall have thirty (30) days from the date of the decision by the ARB within which to file an appeal to the Board.

1.7 An Owner who wishes to orally present an explanation to the ARB of a proposed Alteration, in addition to the required submission of written plans and specifications, shall so notify the Association's property manager at the time such Owner submits the application. While not required, the Association hereby requests that the ARB provide such Owner with an opportunity to be heard prior to its making a decision on the subject application.

1.8 The ARB, as a condition of approval of a proposed Alteration, may require adequate assurances that any and all work contemplated by the application will be completed timely, properly, and in accordance with the approved plans and specifications. Such adequate assurances may also be for the purpose of securing payment for any damages or additional maintenance within the Property, which may result from the Alteration. Such adequate assurances may specifically include, but not be limited to, a reasonable monetary deposit or other security.

## Guideline No. 2 - Fences

2.1 All fence installations and replacements must have Orange County Building Permits to assure compliance with current codes. Fences and gates shall be constructed of wood in a two-sided shadow box construction style and painted or re-painted on both sides in the "DC Dew Drop" color (as supplied by Color Wheel Paints) contained in the Association's color palette book. The fence and gates will be constructed using pressure treated wood with four-inch (4") or six inch (6") wide boards and will be 6 feet tall and the boards will overlap by at least ½ inch to create a shadow box form . The Owner shall properly maintain both sides of the fence wood and color to a new looking condition acceptable to the Board. The owner of the fence is responsible for the maintenance of the fence appearance, prevention of mildew, sound structure and safety. Fences boards and alignment must be maintained straight and all boards must be securely attached. Rotten fences and components must be replaced and fences may not have vegetation protruding through or over. Fences must be edged at the bottom on the owner's side.

2.2 New fence installations must include a lot survey map to prove that the correct location of all fence segments and foundations are only on the applicant's property. Survey marks must be identified on the survey drawings and on the ground before a fence is approved. Applicants may require a new lot survey. Stand alone fence segments are not allowed unless they result in an enclosed yard. . Fences must fully enclose the area to be fenced. Fences must run next to the entire rear lot line and next to the side lot lines at least up to a point where the rear plane of the residence, if extended, would intersect the side lot lines (hereafter referred to as a "Boundary Fence"). No other structure, material or barrier (such as railroad ties, or pavers bricks, etc.) can be placed to mark the lot boundary or separate one property from another, except vegetation. Fences must connect to the house, with at least one gate. Gates cannot be placed to exit on to a neighbor's property or onto adjacent property not belonging to the Member. Fence enclosures may be constructed to square off a residence's footprint, such that a fence segments must be attached to the residence and extended along its vertical planes to fill in and create a square or rectangular footprint for the enclosure.

2.3 Fences are permitted to enclose the backyard of a Lot. As such, fences are prohibited from being located in front of the plane of the residence front wall and must remain beyond six (6) feet from the plane of the residence front wall. If a side wall window is present at or in front of the six-foot limit, then the fence or gate may be moved forward up to six inches in front of the window.

2.4 No area of a Lot may be fenced forward of the provisions of this Guideline No. 2 (i.e. the front yard of any Lot may not be fenced).

2.5 No fence may be less than or exceed six feet in height above the ground.

2.6 No fence may be painted or repainted without the approval of the ARB.

2.7 No Boundary Fence shall be constructed on a lakefront or pond-front lots.

### Guideline No. 3 – Antennas, Aerials, Disc, Security Cameras and Floodlights, and Flagpoles, Waterlines

3.1 While outside antennas, antenna poles, antenna masts, satellite television reception devices, electronic devices, antenna towers or citizen band (CB) or amateur hand (ham) antennas are allowed, their placement is regulated by the provisions of the Declaration so as to minimize an unsightly view from other properties. To the extent possible and to the extent lawful, wiring must be concealed from external view (except as short a run as possible to enter the Improvement), run square to the Improvement, be properly secured to the Improvement and any exterior wire shall be painted to match the color of the portion of the Improvement where they are located. Federal law and the HOA Declarations will guide the application of the rules concerning antennas.

3.2 Prior to installation, an Owner must obtain ARB approval for security cameras, motion detectors and flood lights that are to be located outside an Improvement. To the extent possible, such items shall be screened from view and positioned so as not to:

- (a) be obtrusive
- (b) photograph a neighbors property or structure, and
- (c) project light on to any neighboring Improvements.

To the extent possible and lawful, all wiring must be concealed and run square to the structure and be secured to the structure. Any camera, motion detector and corresponding light must be colored or painted the same color as the walls or trim of the Improvement.

3.3 In accordance with the Florida Statutes and the Declaration, a flagpole for display of the American flag shall be permitted only after receiving prior express written permission from the ARB, both as to its design, height, and location, to ensure it is displayed in a tasteful manner. Flagpoles will be limited to a maximum height of 20 feet tall and be positioned only in front or rear of the residence. Florida Statutes (Section 163.04 (2003)) provides additional guidance regarding flagpoles. The United States flag must be displayed in good condition. No flagpoles shall be used as antennas.

3.4 House water and irrigation water line modifications above ground or in new containment boxes below ground requires ARB approval. Addition of a Double Check Valve Assembly (DCVA) backflow device cannot be above ground and must be contained in an underground box away from foot traffic. If a Reduced Pressure Backflow Prevention Assembly (RPBA) is required above

ground, it must be placed within 2 feet of the house structure, away from foot traffic and obscured with a vegetated screen.

#### Guideline No. 4 – Docks

4.1 In addition to ARB approval, all docks to be constructed must have all necessary permits issued by appropriate governmental authorities.

4.2 No owner shall be permitted to construct more than one (1) dock for use.

4.3 All walkways must be constructed perpendicular to the shoreline.

4.4 Where an applicant's Lot is adjacent to another Lot containing a dock, the applicant's dock cannot be erected closer to the adjoining Lot's existing dock than one-half (1/2) the distance from the middle of the rear lot line of the applicant's Lot to the existing dock. Notwithstanding anything to the contrary, no dock shall be located within 10 feet of a Lot's property line.

4.5 No dock may extend more than forty (40) feet into the lake from the normal high water line of the lake.

4.6 The total area of a dock cannot exceed one hundred and forty four (144) square feet, not counting the walkway. The walkway must be 4 feet wide and terminate at the plane of the docks' shoreward side.

4.7 No dock floor can exceed four (4) feet in height over the normal high water elevation. No railing or permanent material may reach more than 4 feet above the dock floor.

4.8 All docks shall be of wood construction, or a synthetic wood product, and must be properly treated for weather proofing and water sealant with or without natural wood coloring. No docks may be painted, but they may be stained or re-stained pending ARB approval. Special care must be exercised to keep stain and chemicals from entering the conservation area or the lake water.

4.9 Sheds or rooms may not be located on a dock. No roof or other cover or enclosure shall be constructed over a dock. Umbrella shades must be stored and not left open when not in use.

4.10 Any lighting installed on docks and/or walkways must be limited to standard 12 volt, low voltage area "path" lighting systems. Low voltage floodlights and spotlights shall not be permitted.

The purpose of this lighting is to light the wooden path and dock when it is occupied with people and not illuminate the conservation area, backyard and other member's properties. Path and dock constitute the "deck".

- Light bulbs must be shielded with opaque material so that the light bulbs are not visible from another deck nor visible from other properties when viewed from a lanai, patio or pool deck.
- Light must be cast downward only, and no light can be cast above the bottom of the light housing.
- Limited to 8 watt or less, low voltage bulbs only, and in a maximum quantity of one fixture with one light, per deck post and placed one fixture per each deck post and be attached to the deck side of the post.
- Fixtures will not be more than 18" off the deck

4.11 The ARB recommends, but does not mandate, that all docks have a swimmer's safety bar and reflectors for visibility in low light boating conditions.

#### Guideline No. 5 – Exterior Structures

5.1 Sheds and storage buildings, temporary or permanent, are prohibited on any Lot without the prior express written approval of the ARB. The only sheds that will be considered for approval are those which are prefabricated, and which will be invisible from view from any street. See Guideline 14 for more applicable specifications.

5.2 No exterior structures may be constructed or placed on any drainage easement and may need to be removed for access if placed on a utility easement.

5.3 No storage boxes or containers, children's play structures, adult play structures, basketball hoops and poles (fixed or portable), golf nets, trampolines or sand sports courts, or structures of a temporary character, including, but not limited to, open and closed trailers (habitable or not), tents, shacks, sheds, barns, or out-buildings shall be placed or erected on any Lot at any time without the express written permission of the ARB.

5.4 No enclosures (specifically including, but not limited to, screen enclosures) or sunrooms may be constructed without ARB approval.

5.5. Game and Play Structures. The locations, color, materials and design of all basketball goals and any other fixed game and play structures shall be subject to the prior express written approval of the ARB. Provided that such basketball goals and fixed game and play structures have been approved by the ARB, all basketball goals and any other fixed games and play structures shall be properly and timely maintained by each respective owner in a condition acceptable to the ARB and the Board. Basketball goals and any game structure are prohibited in any location which interferes or may interfere with traffic or sidewalk areas or water drainage, near the Property, which determination shall be in the sole unfettered discretion of the ARB or Board. When not in use, portable basketball goals and game structures shall be removed from view from the street.

5.6 Tree houses or elevated platforms of a like character, nature, or purpose, and their locations, color, materials and design shall be subject to the prior express written approval of the ARB. They shall not be constructed on any part of the Lot which lies between the edge of the street in front of the Lot and a line extended from the rear plane of the residence to the side Lot lines. For the purposes of this provision, the term “residence” shall be deemed not to include screened enclosures or other attachments not included in the primary living structure. All structures shall be maintained by each respective Owner in a near new condition acceptable to the ARB and the Board.

#### Guideline No. 6 – Painting of Residence, Trim, Fence or Any Structures

6.1 Any painting, repainting, including repainting the same color(s) as currently existing on a residence, other structure and/or an Improvement on any Lot, or changes to the colors of the residence walls, trim, doors, patio surface, pool deck, retaining walls, roof shingles or tiles, or any other structure or Improvement on any Lot, shall require the prior express written approval by the ARB through the formal ARB application process.

In the event any residence, structure, or Improvement is painted in violation of this provision, the Owner of the Lot shall repaint the residence, structure or Improvement, or non-conforming portion thereof, to exactly match the required and approved color.

The colors applied for may not be the same as the colors of the immediate and adjacent residences to the right and to the left of the applicant.

A sample of the requested color paint may need to be painted in a 4 foot by 4 foot section on the structure before the ARB can approve it.

6.1.1 Samples of all proposed colors shall be submitted with the ARB application for review and approval by the ARB. The sample must be in the form of the paint manufacturer’s paint swatch with the color, the color name and the color number and manufacture information. Paint applied to a piece of paper will not be accepted. Only colors contained in the approved 2011 Diamond Cove color palette book (hereinafter referred to as the “palette book”), may be approved, and only if the colors to be used on various portions of a residence (e.g. trim, doors, walls, etc.) match the approved colors for such items in the said palette book. The ARB will review each paint application and determine if the requested paint swatch matches the palette book. The Diamond Cove house color palette book contains house colors approved by the HOA Board of Directors, and may be amended only by the Board of Directors. Color matching performed in a paint store to match the DC Colors must be performed by a person in the business of painting or selling paint who shall be using a colorimeter or similar computer-controlled matching device to match the new paint with the approved color contained in the palette book to assure that the paint color to be used is blended

exactly to match the approved color in the palette book. In the event the final dried paint color deviates at all, in the opinion of the ARB and the HOA Board, from the approved color depicted in the palette book, the Owner shall repaint the non-conforming (i.e. non-matching) portion of the residence, improvement or structure to completely, properly, and exactly match the approved color as depicted in the palette book.

6.1.2 Primary or Fluorescent colors will not be permitted.

6.1.3 All paint should be of a quality and type intended for exterior use and shall be limited to flat finish only. Semi-gloss or gloss finish paints will not be permitted.

6.2 No painting of driveways or sidewalks will be permitted. Driveways may be dyed professionally to their original color. Driveways may be sealed for color enhancement, but sand is recommended to avoid slipping when wet. Oil stains must be removed from driveways

6.3 Only colors fully and uniformly covering the exterior walls are permitted on the exterior walls of the residence. Only one color shall be allowed for the exterior walls, retaining wall and footers, and only one color shall be allowed for the exterior trim of the residence. All surface types (house body, door, trim) which were painted as of their installation on the exterior of the residence must be completely painted and with a paint color corresponding to those already used, or proposed to be used, on the exterior of the residence. Murals or any other type of artistic design will not be permitted.

6.4 Once painting of a residence, structure or Improvement is commenced, the painting of the residence, structure or Improvement as approved must be completed within 14 days.

#### Guideline No. 7 – Porches, Room Additions, Decks, Roofs, Patios, Pavers, Gravels

7.1 All construction and installation of porches, decks and room additions must have the prior express written approval of the ARB. The ARB may apply certain restrictions as to the location, size, height, design and materials. County building permits are required before the ARB application can be approved.

7.2 All roofs of any porches and additions must be pitched with at least a 3/12 pitch and be covered by the same shingle or tile as used on the rest of the residence or Improvement.

7.3 All walls and/or pillars must have a stucco finish, and all windows must be made of glass.

7.4 Re-shingling the roof must obtain prior ARB approval and use architectural grade and style shingles (non-linear tabs) and be compatible with the color of the

house and drip edging. All such Alterations must match the color and design of the house or improvement and not appear to be an addition and must have applicable Orange County permits and inspections. Missing roof shingles must be replaced. Roof shingles must remain free of discolorations, mold, mildew or slightly mis-matched shingles from repairs or different shingle dye lots. Roof vents and stacks must be painted a color similar to the shingle color.

7.5 Patios made of concrete, brick, pavers, or other material must be engineered with foundation and edging so that the material will not shift during usage. The area covered with a patio must conform to the shape of the house and not extend beyond the foot print of the roof of the house except to fill in the remaining unpooled area behind the house. The color of the patio must be selected from the house body color pallet of the DC color book, and not be in contrast to the house color, or adjacent patio, paver or gravel surfaces. Patios may not be used to add to the width of the parking surface for vehicles and may not be parked on.

7.6 Pavers or bricks may be placed as a foot path or an ornamental border of a driveway and must be engineered with foundation and edging so that the material will not shift during usage. The pavers must be used for a path to the front door or to guide to the side yard only. Pavers must match the color and shape of the existing pavers used at the residence and driveway. The exception is a paver surface that does not touch the existing driveway or existing walkway. Pedestrian paver paths cannot be more than two feet wide and must be bordered with ground cover of either St. Augustine grass or an ARB approved ground cover or approved material. The color of the paver or brick must be selected from the house body color pallet of the DC color book, and not be in contrast to the house color, or adjacent patio, paver or gravel surfaces. Pavers may not be used to add to the width of the parking surface for vehicles and may not be parked on. For driveway widening, see section 13.1.

7.7 Gravel can be used as an ornamental ground cover in small areas and must be engineered with foundation and edging so that the material will not shift during usage. Gravel may not be an extensive ground cover and must be limited to a decorative accent or border. Weed preventing fabric must be installed below the gravel. Gravel can be a flying object during lawn cutting, so it may not be placed next to a grass covered area without a secure retaining border. The color of the gravel must be selected from the house body color pallet of the DC color book, and not be in contrast to the house color, or adjacent patio, paver or gravel surfaces. Gravel may not be used to add to the width of the parking surface for vehicles and may not be parked on.

## Guideline No. 8 – Wall or Window Air Conditioning Units

8.1 Wall and window air conditioning units are prohibited if visible from the exterior of the house from any side.

#### Guideline No. 9 – Lawn Art, Fountains, Holiday Ornaments

9.1 The placement of any lawn art objects or fountains or landscape lighting (solar or wired), within any Lot and outside of any residence for a period of time exceeding twenty-four (24) consecutive hours shall require the prior express written approval of the ARB. Traditional holiday lights and ornaments (such as Christmas lights and ornaments and Halloween lights and ornaments) may be installed without ARB approval but must not be installed more than 45 days before the holiday and removed within 30 after the holiday.

#### Guideline No. 10 – Vegetation

10.1 All hedge and bush installations or removal require ARB approval. All yard vegetation projects must be completed within 30 days.

10.2 Hedges must be planted a minimum of three (3) feet from all Lot lines. The Owner shall maintain, trim, and cut of both sides of the hedge, the ends and the top. The height of the hedge alongside lot lines must be maintained at or below eight feet. The appearance of all hedges must look professionally maintained.

10.6 The installation of any size tree requires ARB approval from the ARB. No trees may be planted within the surface water easements. The removal of a tree from a Lot or easements which has a diameter greater than six (6) inches at the trunk requires the prior express written approval of the ARB. A replacement tree must have a minimum of a four (4) inch circumference trunk and six (6) feet tall for all trees and a minimum of 4 inch diameter and six feet tall for palm trees.. Replacement trees must be installed within 6 months.

10.7 Trees, bushes and hedges, must be approved by the ARB prior to their installation or removal. Trees, bushes and hedges must be planted no closer than 3 feet from the property line to permit trimming on all sides and not encroach on a neighbor's property. Plants installed without ARB approval are still subject to the maintenance regulations in this document. These plants are for the purpose of enhancing the appearance of the home and must not obscure the home or its doors or window and not become a chronic maintenance issue for the member or a repetitive HOA covenants violation. Some vegetation types may eventually get enormous and be disproportionate to attractive landscaping and may need to be severely cut back or removed entirely. Removal of a tree greater than 6 inch diameter, and removal of all hedges and bushes requires ARB approval. Re-landscaping also requires ARB approval.

Bushes must be must be cut smooth on all sides, top, bottom and ends in a neat,

trim and remain in a professionally maintained looking manner. The owner of the bushes and hedges are responsible for its maintenance, cutting and appearance. Bushes must be maintained at no more than nine feet and cut so that is does not extend over a neighbor's property nor grow into any overhanging trees. Bushes surrounding utility boxes must be maintained on all sides and top and not be taller than 2 feet above the utility box and not extend over the box top and not extend across the technicians free front access to the utility panels. Windows and doors cannot be obscured by a bush. Bushes are not permitted in the street easement between the road and the sidewalk due to road and pedestrian proximity.

10.8 Grass shall be St. Augustine varieties and must cover the entire yard and the street easement not devoted to another non-grass vegetative ground cover or paved surface. Zoysia grass is permitted if the entire yard (front, side and rear) is planted at one time. If a yard is fenced, the zoysia must be planted up to the boundary fence and if desired can be discontinued beyond the fence. If the grass species are different on both sides of the fence, they must be maintained as is and not invade the other side. Neighbor's grass species may not be allowed to creep and establish into the zoysia, and vice versa. Zoysia is subject to a dormant color change in the winter and all weeds and invasive grasses will be visible and these must be removed when they are visible.

All grass shall be cut regularly to a neat and uniform height not exceeding 5 inches after a cut. Grass shall be cut before it has reached a length of 8 inches. Edging shall be performed around the house foundation, fences, screen enclosures, driveway, walkway, sidewalk planters, and trees. Edging will be performed at the same frequency as the cut and debris must be removed from all hard surfaces and the street and sidewalk the same day as the cut. Any visible cuttings left on the grass due to a tall cut must be raked off and disposed the same day as the cutting.

All non-St. Augustine weeds and invasive ground cover such as dollar weed, carpet grass, crab grass and sedge, and insect infestations must be controlled and treated. Infested and damaged grass areas will need re-sodding. Grass plugs are not an acceptable method to restore an entire weed infested yard or infested area larger than 2 feet by 2 feet or bare areas larger than 2 feet by 2 feet and only sod squares can be applied. All re-sodding must be completed within 30 days of the start. Do not over fertilize or insecticide for the sake of your family, pets and the environment. Do not keep any lawn and pest chemicals outside exposed and within reach of children or animals. It must be stored in a cabinet or a garage.

10.8.1 Mulch (including and wood chips or simulated mulch and wood chips)

must be contained in defined areas with a border that will retain the mulch and not allow it to be blown away by mowers or carried away by rainfall or irrigation. Colors of the materials must be natural, or a subdued color and not in contrast to the material around it or the color of the house. Mulch cannot be used as an extensive ground cover and is to be used to provide a decorative moisture barrier to the plants that it surrounds. Mulch must be placed on top of a fabric weed barrier and maintained to be weed free with minimal maintenance. Mulch must be replenished when it is decomposed into small bits or exposing the ground beneath. Mulch spreading onto adjacent surfaces or the paved areas must be removed back to mulch bed.

## 10.9 Florida Friendly Landscape Conversions



The Diamond Cove HOA encourages the improvement of yards to increase the attractiveness of the neighborhood, add value to homes and contributes to sound yard cultivation practices. Some residents may propose yard modifications that conform to the high goals and nine principles of the Florida Friendly Landscape promoted by the State of Florida Environmental Protection Division (EPD), the University of Florida and the South Florida Water Management District. Similar results can be obtained without adhering to the Florida Friendly Landscape program's extensive criteria and planning requirements, and maintenance standards.

The conversion of any part of the yard for any landscape change must have Diamond Cove Home Owners Association (DC HOA) Architectural Review Board (ARB) approval before work begins. In addition, the installation of a Florida Friendly Landscape compliant landscape on any part of the yard must follow the two manuals issued by the State of Florida. They are the "[Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design](#)" for Florida-Friendly Landscape design and the "[Florida Yards & Neighborhoods Handbook](#)" for Florida-Friendly Landscape maintenance. These books were developed by the state of Florida for the purpose of meeting the Florida Friendly Landscape law and applying the Nine Principles of Florida Friendly Landscapes.

### **The Florida Friendly Landscape Process**

Creating a Florida Friendly Landscape is not an easy do-it-yourself project. A landscape designer and installation contractor certified in Florida Friendly Landscape is

strongly recommended. They must meet the requirements in the State of Florida published Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries. The lack of such expertise may cause changes to your plan or denial of your application. The criteria for being Florida Friendly Landscape are complex and much preparation and patience and some expenses need to be applied to be a qualified Florida Friendly Landscape and obtain ARB approval. The “Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design” issued by the State of Florida at [http://fyn.ifas.ufl.edu/pdf/FYN\\_Plant\\_Selection\\_Guide\\_v090110.pdf](http://fyn.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_v090110.pdf) and available from the University of Florida IFAS County Extension Office, is the landscape guide to be followed in the layout and selecting the list of species suitable for your Florida Friendly Landscape situation. Since each species that is listed in the guide is Florida Friendly Landscape qualified, the DC HOA ARB may require that one vegetation species be selected from the guide over another if other DC HOA regulations support the ARB decision.

. Owners must be prepared for the expense and effort to prepare and maintain the Florida Friendly Landscape to a well maintained standard, perpetually. However, the goal of a more attractive yard can be attained by such a commitment. The maintenance of a Florida Friendly Landscape may be more effort than maintaining the uniform St. Augustine grass covered yard

The process to be a qualifying Florida Friendly Landscape yard is clearly prescribed by the State of Florida agencies and their documents cited in these DC HOA ARB regulations, and these must be complied with in order for the ARB request to be considered as a Florida Friendly Landscape request. An ARB request not adhering to the State of Florida agencies and their documents will be denied if not compliant with the Florida Friendly Landscape process and will be treated as any ARB request with no adherence or consideration for the Florida Friendly Landscape law.

The Florida State Law that promotes Florida Friendly Landscape states that HOAs cannot prohibit Florida Friendly Landscapes but HOAs can restrict, regulate and approve Florida Friendly Landscapes. The DC HOA also requires that homeowners who claim to have a Florida Friendly Landscape plan to conform to the state published planning process, selection of species, and maintenance standards including the Nine Principles and be compatible with the property, surrounding homes and the neighborhood and its existing ARB regulations.

### **Florida Friendly Landscape Yard Improvements**

A Florida Friendly Landscape is one where the right plants are in the right place, soil is improved or replaced, watering is done efficiently, fertilizing is done appropriately, pesticides minimized, mulch is used, wildlife is attracted, yard pests are managed responsibly, yard waste is recycled, storm water runoff is significantly reduced, and the waterfront is protected from pollutants. Please go to the web site <http://floridayards.org/> to become familiar with the subject and learn the Nine Principles of Florida Friendly Landscape at [http://fyn.ifas.ufl.edu/homeowners/nine\\_principles.htm](http://fyn.ifas.ufl.edu/homeowners/nine_principles.htm) .

Conversion of a fraction of the yard to Florida Friendly Landscape is the normal effort that can be approved. Many examples are provided in the [“Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design”](#). Clearing an entire front yard or rear yard is not an acceptable conversion since it ignores the aesthetics and the conformity of the neighborhood. Replacing a sod yard with a jasmine ground cover is not a Florida Friendly Landscape improvement because they both use irrigation water and one is simply a replacement for the other and not permitted. Desert landscaping is not a legitimate goal, outcome or standard. More principles must be attained to qualify as a Florida Friendly Landscape.

Partial yard conversions are the only degree that will be permitted. And no less than 25% of the yard area of the front yard (in front of the plane of the house front and including the area of the sidewalk-to-street easement), the rear yard (in back of the plane of the house rear) and each of the two remaining side yards (excluding the house, driveway and existing walkways) must covered with St. Augustine grass which is a qualifying component of the Florida Friendly Landscape. The DC HOA meets the requirements of the Law and is reasonable when regulating and approving less than the maximum yard conversion possible. The balance of the area may be proposed to be more complex landscape design of either conventional landscape or Florida Friendly Landscape. The characteristics of pavers and non-vegetative material are not subject to the Florida Friendly Landscape law and are subject to independent ARB discretion and approval even when included in a Florida Friendly Landscape ARB application.

The replacement of St. Augustine grass with zoyzia grass is not a Florida Friendly Landscape practice because they use similar amounts of water and none of the other Florida Friendly Landscape criteria are met by replacing one sod with another. St. Augustine grass is an approved Florida Friendly Landscape ground cover as per the [http://fyn.ifas.ufl.edu/pdf/FYN\\_Plant\\_Selection\\_Guide\\_v090110.pdf](http://fyn.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_v090110.pdf) . The sod and grass to be used in Diamond Cove is only St. Augustine as per the DC HOA Declarations. More water use reductions can be gained using other methods, such as reducing the sodded area or replacing the sandy soil in the yard.

Conversions to Florida-friendly landscaping can be an improvement when planned right. Similar results can be obtained without conforming to the Florida Friendly Landscape program’s extensive criteria and planning requirements, and maintenance standards. However, without the complete Florida-friendly landscaping planning processes adhered to, the application will not qualify and will be a common yard modification receiving the normal ARB review. But the yard modifications may be just as attractive.



Homes on this street feature lawns as the dominant landscaping feature with shrubs near the house. The approach to landscape improvements may follow common sense with ARB approval or be prescribed by the Florida-friendly landscape method and ARB approval.



This street features drought-tolerant Florida-friendly landscape plants along with conventional St. Augustine grass and trees. The results could be achieved with the use of current ARB regulations or adhering to the more comprehensive State of Florida regulations

### **Diamond Cove Regulations That Apply to Florida Friendly Landscape ARB Requests**

The ARB application for a Florida Friendly Landscape is more thorough than the ARB application to plant a tree or other common landscape changes. In order for the DC HOA to retain its rights and duty to regulate changes in the yards of all properties in the DC HOA, any resident that claims that their re-landscape plan conforms to the Florida Friendly Landscape Law and wants the DC HOA to evaluate the application in terms of the Florida Friendly Landscape Law, must complete the Florida Friendly Landscape regulated planning procedures for the DC HOA to provide evaluation and approval. The DC HOA ARB will judge if a Florida Friendly Landscape application is valid and will require the applicant's conformity to the State of Florida planning and installation process in this ARB regulation.

The Law defers to the HOA ARB which "can regulate the appearance and types of plantings in your yard, as long as they do not prohibit you from installing and maintaining a Florida Friendly Landscape" (from Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design" page 5). Therefore, adjustments in the selection of or location of vegetative items or landscape features or other architectural details may be imposed by the ARB but that does not prohibit the Florida Friendly Landscape. The selection, location and color of non vegetative materials such as, but not limited to, colors of pavers, gravel edging, mulch are independent of the Florida Friendly Landscape law. Therefore, approval of less than the entire ARB request is not a prohibition by the DC HOA. Please set your expectations accordingly.

The DC HOA regulations applying to Florida-Friendly Landscape ARB requests are based on the "Florida-Friendly Landscape Guidance Models for Ordinances, Covenants, and Restrictions" prepared by the Florida Department of Environmental Protection and cited in the Florida-Friendly Landscape Law 373.185 in 2010.

As stated in its section 3.4.2 Plant/Turf Selection and Design... in accordance with the

most current version of the UF IFAS Florida Yards & Neighborhoods Plant List, the owner shall select turf grass and landscape plants suited to the soil and other site characteristics described under Section 3.4.1 above. The owner shall design the landscape so that plants serve environmental friendly functions including, but not limited to, cooling, privacy screening shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the Development. The owner shall use plants listed in a plant palette approved by the ARB Committee or refer to the UF IFAS Florida Yards & Neighborhoods Plant List.

A Florida Friendly Landscape ARB request must provide the planning information to demonstrate that it complies with the existing DC HOA ARB requirements. The landscape layout, design and plant selection must also comply with the "Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design" ([http://fyn.ifas.ufl.edu/pdf/FYN\\_Plant\\_Selection\\_Guide\\_v090110.pdf](http://fyn.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_v090110.pdf)) and available from the University of Florida IFAS County Extension Office. The maintenance plan must comply with the "Florida Yards & Neighborhoods Handbook" ([http://fyn.ifas.ufl.edu/materials/FYN\\_Handbook\\_vSept09.pdf](http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf)) and available from the University of Florida IFAS County Extension Office.

**Please attach the following to your ARB Application:**

- 1) Completed Diamond Cove HOA ARB application form
- 2) Statement of conformance to the Florida-Friendly Landscape program
- 3) Landscape Planning Worksheet completed with the required information and answers and four required maps
- 4) The soil analysis report from the laboratory
- 5) Create a list of trees, plants and ground cover from the approved list in the Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design

6) Self-certification statements of meeting the Nine Principles of Florida Friendly Landscape.

**Statement of Conformance to Florida-Friendly Landscape Program**

An ARB request must be submitted with a clear statement on the ARB application that the request is made in order to conform to the Florida-Friendly Landscape program. The ARB request must provide the necessary information to demonstrate that it complies with the Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design and Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries for planning and installing; and the Florida Yards & Neighborhoods Handbook and its procedures for maintaining a Florida-Friendly Landscape.

These regulations are extracted from the Florida Yards & Neighborhoods Handbook and the ARB applicant must respond to each question with yes to be further considered for a Florida Friendly Landscape:

3.3 Certification Requirements. Only those employees of landscaping, fertilizing, or pesticide application companies who have a current certificate of completion of training in Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries from the UF/IFAS Extension Service and who demonstrate that the company's principles follow these Best Management Practices shall be allowed to service Homeowners' properties. Home owners must attach a copy of the contractor's certification to the application. **Do you comply?** Yes \_\_\_\_\_ No \_\_\_\_\_

3.4.1 Pre-landscape Installation. Before landscape installation starts and for every lot where the owner intends to install landscaping, the owner shall, obtain soil analysis information of 15 -20 soil sample points in the area to be re-landscaped (as per the instructions in "Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries", (page 36) from a reputable soil testing lab or the University of Florida/IFAS Cooperative Extension facility to assess soil conditions such as soil type and texture, and pH. The owner shall make this information available to the ARB and to all future purchasing Homeowners. Homeowner's are required to follow the recommendations of a soil analysis from a reputable soil testing lab or the University of Florida/IFAS Cooperative Extension facility when installing new landscape on the Homeowner's Property. Homeowners must attach a copy of the soil test results and the recommendations for the soil to become suitable for a Florida Friendly Landscape conversion. **Do you comply?** Yes \_\_\_\_\_ No \_\_\_\_\_

3.4.2 Plant/Turf Selection and Design. In accordance with the most current version of the UF IFAS Florida Yards & Neighborhoods Plant List, the owner shall select landscape plants suited to the soil and other site characteristics described under Section 3.4.1 above. The Owner shall design the landscape so that plants serve environmentally friendly functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, fire susceptibility and directing pedestrian traffic flow onto and within the lot. The homeowners shall use plants listed in a plant palette in the UF IFAS Florida Yards & Neighborhoods Plant List. Homeowners must attach a copy of the list of the landscape plants suited to the soil and other site characteristics for a Florida Friendly Landscape conversion. **Do you comply?** Yes \_\_\_\_\_ No \_\_\_\_\_

(c) List of Recommended Trees and Shrubs. The owner shall list the selected plants resistant to wildfires.

Homeowners are required to select plants from this list when installing new flora within 30 feet of a structure.

**Do you comply? Yes \_\_\_\_\_ No \_\_\_\_\_**

3.4.3 Plant Installation. All plant installations shall be conducted in accordance with Chapter 2 of the "Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries" found on the web at [http://fyn.ifas.ufl.edu/pdf/GIBMP\\_Manual\\_WEB\\_2\\_17\\_11.pdf](http://fyn.ifas.ufl.edu/pdf/GIBMP_Manual_WEB_2_17_11.pdf) or through the Florida Department of Environmental Protection. **Do you comply? Yes \_\_\_\_\_ No \_\_\_\_\_**

3.4.4 Mulching. All mulching shall be conducted in accordance with the most current version of the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries handbook. Mulch shall be placed at least 3-4" from the trunks of trees or the stems of landscape plants and shall be maintained at a depth of 2 - 3." Organic mulch may require weeding and replenishment to maintain a total depth of 2 – 3." Mulch shall be applied to a tree's drip line or beyond at least an 8' diameter around the tree. Organic mulch and recycled mulch including leaves, pine needles, grass, and shrub clippings are recommended. Cypress mulch is often made from waste wood generated in manufacture of these products, but it may also be produced from whole trees cut from wetlands. Therefore, the use of cypress mulch may not be allowed. An underlay fabric is required to reduce the weed and invasive species growth, but it may not inhibit water percolation through the soil.

**Do you comply? Yes \_\_\_\_\_ No \_\_\_\_\_**

### 3.5 Fertilizer Use.

(a) Selection and Application. Homeowners must follow the fertilizing recommendations of the Florida Yards & Neighborhoods Handbook when fertilizing on their own. All fertilizing companies hired to service a Homeowners lawn shall follow Florida Green Industries Best Management Practices and have a valid certification as prescribed in Section 3.2. Fertilizers and pesticides may not be applied within a minimum of 10 feet from the edge of any water body or on a paved surface. For the purposes of this section, water body includes, but is not limited to, creeks, lakes, ponds, rivers, streams, lagoons or storm water retention areas. **Do you comply? Yes \_\_\_\_\_ No \_\_\_\_\_**

### 3.6 Pest Control

3.6.1 Pesticide Application. Preventive blanket applications of pesticides are prohibited, except those performed as part of a pest management program in accordance with the Florida Green Industries Best Management Practices (BMP) for Protection of Water Resources by the Green Industries handbook or for termite prevention. Homeowners are required to use alternative methods for controlling pest problems and to follow the most current version of the Florida Yards & Neighborhoods Handbook. However, all pest control companies servicing a Homeowner's property shall have valid state and county licenses, follow Integrated Pest Management as prescribed in the Florida Green Industries BMPs handbook, and have a valid certification as prescribed in Section 3.2 attached to this application.

**Do you comply? Yes \_\_\_\_\_ No \_\_\_\_\_**

### 3.7 Storm water

All construction and renovation shall use Low Impact Development (LID) designs and practices that reduce storm water runoff from the property and allow it to percolate downward through the soil. LID designs and practices that reduce storm water runoff includes, but is not limited to, designs and practices creating curb cuts that direct the flow of runoff to depressional areas and designs and practices adding depressional areas such as rain gardens and swales, including pervious surfaces. See the LID manual at

<http://www.cues.fau.edu/toolbox/subchapter.asp?SubchapterID=134&ChapterID=16> or from the Center for Urban and Environmental Solutions (CUES) at Florida Atlantic University. **Do you comply? Yes \_\_\_\_\_ No \_\_\_\_\_**

3.8 Preventative Maintenance by Homeowners. In addition to other preventive measures, Homeowners must sustain a high standard of landscape maintenance at all times:

- (a) Keep trees and shrubs and ground cover properly pruned and free of weeds and invasive species
- (b) Remove leaf clutter and dead branches if not used for mulching
- (c) Dispose or compost cuttings and debris properly and promptly, according to Association and government restrictions,
- (d) Store firewood away 30 feet away from the house, keep fire prone plants 30 feet away from the house,

- (e) Maintain the irrigation system,
- (f) Store and use flammable materials in a proper manner, and
- (g) Keep gutters clean of debris build-up.

**Do you comply with all these requirements?** Yes \_\_\_\_\_ No \_\_\_\_\_

### 3.9 HOA Right of Entry

The Association shall have the right to enter any portion of the Property, including the Homeowner's private property, for

the purposes of determining whether any maintenance is necessary or to ascertain Homeowner's compliance with this application, so long as the entry is made at reasonable times and the Homeowner is given 48 hours notice. In case of emergency, the Association shall have the right of entry for performing any maintenance or repair as per the HOA Covenants. **Do you comply?** Yes \_\_\_\_\_ No \_\_\_\_\_

## THE LANDSCAPE PLANNING WORKSHEETS

### (MUST BE ATTACHED TO THE ARB APPLICATION)

- 1) Select your landscape scenario. A series of landscape scenarios A-H are presented in the Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design in pages 6-20 at [http://fyn.ifas.ufl.edu/pdf/FYN Plant Selection Guide v090110.pdf](http://fyn.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_v090110.pdf) . Please follow one of the scenarios and identify the scenario(s) used in your plan. Insert your scenario plan letter designation(s) here \_\_\_\_\_ . If you have a different scenario, please describe it in the same format as the A-H and show the before and after. Includes a photo of the area to be re-landscaped and a copy of the photo with a rendering of the results anticipated.
- 2) Complete the landscape planning worksheets pages 25-27 of Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design (below). Please follow these pages instructions and the steps to prepare the answers to the planning questions and statements and prepare the sequence of four maps for your Florida Friendly Landscape plan. Prepare your own maps, but use the samples map formats used on pages 25-27. Apply the landscape scenario letter where it will be on the map. Your answers and four maps must be attached to the ARB application.

- 3) On the “site plan” map (on planning worksheet page 25) show the location of each of the 15-20 soil sample and include the soil texture and pH results for each sample on page 25 of the guide. Attach the soil sample(s) report provided by the soil testing laboratory.

The following seven pages are from the Florida-Friendly Landscaping Design Guide to Plant Selection and Landscape Design on pages 21-27 at [http://fyn.ifas.ufl.edu/pdf/FYN\\_Plant\\_Selection\\_Guide\\_v090110.pdf](http://fyn.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_v090110.pdf)

## Converting Your Yard to a Florida-Friendly Landscape

A Florida-Friendly Landscape is ecologically sound and cost effective. If you get the chance to design a landscape from scratch, you can go Florida-Friendly all at once. But sometimes it is not practical for a homeowner with an established landscape to make the changeover to a Florida-Friendly design immediately. Converting an established yard to a Florida-Friendly Landscape can be done most effectively in about three years and seven steps.

### OVERVIEW OF THE STEP-BY-STEP PROCESS

First, develop a master plan on paper. Second, install any patios, walkways, or decks (hardscapes). Heavy equipment and materials used in the construction of hardscapes should be used before planting to avoid crushing the plants. Third, prepare areas to plant trees. Trees should be planted before other plants because they require more time to reach a size that will provide shade and mulch (leaf litter). The final steps in the conversion involve working in small sections and installing plant beds and mulch in phases.

### THE FLORIDA-FRIENDLY MASTER PLAN

Whether you are designing a landscape from scratch or converting to a Florida-Friendly Landscape, create a Florida-Friendly Master Landscape Plan. This is a complete plan for your yard that includes all elements in precise locations and takes into account the nine Florida-Friendly Landscaping™ principles.

To create the master plan, you may find it helpful to use the Landscape Planning Worksheet provided in this guide or a similar form. Conduct a site inventory and analysis to determine the opportunities and constraints of your yard. Pay attention to soil type, existing vegetation, shade patterns, drainage patterns, views, and utility locations. Homeowners should also consider their needs and wants.

Draw the master plan to scale, including property boundaries from a certified survey, the location of the house and any existing hardscape, and the location of any trees or plants to remain on site. Complete the master plan by adding all proposed plants, hardscapes, and specified construction materials. If applicable, check with your HOA before beginning the design process, and be sure to obtain final approval from the responsible committee.

Use the nine FFL principles, design elements, and fundamentals of design described in this guide to create outdoor "rooms" by using pathways, hardscapes, and plants to divide and organize spaces. Also consider the following:

- **Proportion:** Keep the size of the plants proportional to the house and yard.
- **Variety:** Make the yard interesting by having variation in plant sizes (especially heights), color, texture, and shape.

- **Composition:** Group and arrange plants in overlapping masses based on the size, form, color, and growing requirements.
- **Emphasis:** Use dramatically different plants as focal points to attract attention.

### THE SEVEN STEPS

The seven-steps described below illustrate the phased process of converting a landscape, including the addition of new hardscape, trees, and Florida-Friendly plant material to a typical development landscape. If all steps are followed, the final product will be a Florida-Friendly Landscape created over a three-year period.

#### STEP 1: DEVELOP A MASTER PLAN

Include some of the following elements in your Florida-Friendly Master Landscape Plan:

- Turf areas, plant beds, and mulch areas
- Entertainment and circulation areas such as pathways, decks, and patios
- Trees and shrubs (placed for energy efficiency and as screens/buffers for views)
- Plantings to screen A/C units & utilities
- Concealed work/trash area
- Wildlife habitat plantings
- Garden shed/compost bin
- Cisterns/rain barrels (located by downspouts)
- Rainwater collection areas (low spots or rain gardens)

#### STEP 2: INSTALL HARDSCAPES (PATIOS, WALKWAYS, DECKS, POOLS, ETC.)

- Call before you dig. State law requires that you call the free Utility Locator Service at 811 at least two full business days before you dig. <http://www.callsunshine.com/>
- Install all new hardscapes at the same time to save money by not destroying plants later.
- Use porous pavers, concrete or gravel, to allow stormwater drainage.
- Use durable materials and, whenever possible, use reclaimed, reprocessed, or recycled-content materials (EDIS pub 1110/EP374).

- Minimize the movement of trucks and equipment in the yard to avoid soil compaction.
- If using underground irrigation, install the system before installing plants.

### STEP 3: CREATE NEW TREE BEDS

- Mark the edge of the new tree bed with a rope.
- Remove sod or other plant material and till to aerate soil in tree bed area.
- Put down a 2-3"-thick layer of Florida-Friendly mulch to protect the soil.

### STEP 4: INSTALL TREES

- Choose healthy trees appropriate for your climate and conditions (wind, moisture, soil, etc.), and use proper installation techniques (EDIS pub ENH856/EP112).
- Wind proof by grouping trees together and locate to provide selective shade.
- Call to locate underground utility lines before digging.
- Install any new trees located near proposed hardscape after the hardscape is installed (Step 2).

### STEP 5: PREPARE (PHASE I) PLANT BEDS

- Consult the master plan to decide where to install the first planted area. Your choice will be determined by your needs.
- Remember to leave clear access to the backyard if you do the front yard first.
- Use boundaries such as walkways, fences, or house corners to determine the extent of the planted area.

### STEP 6: INSTALL (PHASE I) PLANT BEDS

- Relocate existing plants as indicated on the master plan and space relocated and new plants accordingly.
- Use proper installation practices for planting (EDIS pub ENH856/EP112).

- If you are not installing the plants, hire landscape contractors certified in Florida-Friendly Green Industry Best Management Practices (GI-BMPs).
- Mulch newly installed plants to control weeds and reduce runoff (EDIS pub ENH103/MG251).
- Follow a UF/IFAS-recommended irrigation schedule until plants are established (EDIS pub ENH857/EP113) and then reduce irrigation as needed.

### STEP 7: REPEAT STEPS 5 & 6

#### FOR ADDITIONAL PHASES OF PLANT BEDS

- Additional phases of Plant Beds are determined by your needs. For Phase II, you may choose to plant the area that is contiguous to the Phase I plants, or you may decide to plant another area of the garden that is used often or for a different purpose.
- Follow the procedures used in Phase I to prepare beds and install the Phase II plants. If a temporary irrigation system was used in Phase I, the system can be relocated to use in Phase II.
- Remember the plants in Phase II will initially be smaller than the plants in Phase I, but they will quickly catch up and fill in the space.
- You may want to choose less visible areas for the last phase(s).
- Again, follow the procedure used in previous phases I and II to prepare and install additional beds.
- Remember the plants in later phases will be smaller than the plants in the earlier phases, but they will also quickly catch up.
- Maintain the yard with Florida-Friendly Landscaping™ principles described in *The Florida Yards & Neighborhoods Handbook* and in this publication. If you are not maintaining the landscape, hire a landscape contractor who is certified in the GI-BMPs.

## Ecological Considerations

Florida-Friendly Landscape design combines art and science to create functional, attractive, and ecologically sound surroundings that complement a home or other structure. But Florida-Friendly Landscaping™ guidelines need not restrict your choices of color, texture, and style. Here are some tips to bear in mind when planning your landscape.

### FORM FOLLOWS FUNCTION

Landscape designers often recommend grouping plants into masses to unify the design of plant beds. Groups of plants are visually pleasing, and this technique also provides environmental benefits. Trees planted in groups provide more atmospheric cooling than the same number of evenly spaced, isolated trees and are much better protected in high winds. In addition, trees planted in combination with appropriate shrubs and groundcovers form effective windbreaks and wildlife habitat.

### PLANT MATCHMAKING

Turfgrasses and landscape plants have different water, fertilizer, and maintenance needs. Group plants in beds according to water requirements to conserve water and make maintenance easier.

### WET VERSUS DRY

Many drought-tolerant plants thrive in elevated dry spots or in windy areas but can quickly succumb to root diseases and pest problems if planted in areas that tend to stay wet. Drought-tolerant plants do well in exposed areas and along the unshaded southern or western walls of buildings, but you should place plants adapted to wet soils in low spots, along waterways, and in areas with poor drainage.

### WIND-WISE PLANTINGS

Florida winter winds tend to blow from the north or northwest. A solid fence or a row of evergreens on the north side of a house forms a barrier against cold winter winds, which can dry and damage plants. In the summer, winds typically originate in the south, so allow cooling breezes in your outdoor living spaces by keeping tall barriers away from the southern edge of your landscape. Since Florida is frequently in the path of hurricanes, choose trees that are known for sturdiness in high winds.

### MADE IN THE SHADE

Position trees and shrubs strategically to help cool or heat your home. Plant deciduous shade trees on the south, east, and west sides of a house to cast shade in summer and allow warming in winter. Tree shade can significantly reduce air conditioning costs. An air-conditioning system's outdoor compressor/condenser unit uses less energy when it is shaded from direct sun during the day, but be careful not to block the unit's airflow. If the warm discharge air

cannot escape, the intake air temperature rises, causing the unit to operate less efficiently.

### THE LOWDOWN ON TURFGRASS

Healthy lawns cool and clean the air by absorbing carbon dioxide, releasing oxygen, and collecting dust and dirt. They filter stormwater runoff and reduce erosion, glare, and noise. But the many benefits of grass are only realized when it's cared for and used properly. Grass thrives in sunny areas, but most types do not grow well in dense shade. In shady spots, plant shade-tolerant groundcovers instead of turf.

### NATIVES VERSUS NON-NATIVES

A common misconception is that Florida-Friendly Landscaping™ principles dictate the use of only plant species native to Florida. In fact, the FFL Program encourages a mix of natives and non-natives, depending on what plants are right for that particular location. "Right Plant, Right Place" governs the selection of plants, bearing in mind the soil, light, water, wind, and other conditions at that site. Do not forget to consider plant colors, textures, and bloom times. See the IFAS Assessment of Non-native Plants in Florida's Natural Areas (<http://plants.ifas.ufl.edu/assessment/conclusions.html>) for a list of invasive species that should be removed where possible and never planted.

### SOIL CONDITIONS

It is important to know your soil type before selecting plants for the site. Your landscape may have different soil types in different areas. A soil test can tell you the pH of your soil and what amendments may be used, such as compost or manure, to improve or alter your soil conditions. If your soil is compacted, as is frequently the case on new home sites, you should loosen and amend your soil as you add planting beds for optimum root health.

### PLANT SELECTION

The choice of plants determines how much maintenance a landscape requires and also how long it lasts. Use these steps as a guide to selecting the right plants for the right places in your Florida-Friendly yard.

- Choose low-maintenance plants suited to your site.
- Welcome wildlife.
- Group high-maintenance plants together for greater visual impact and easier care.
- Eliminate invasive plants.
- Buy quality plants.
- Consider the mature size of the plant.

- Avoid monocultures and aim for a mosaic of trees, shrubs, grasses, and groundcovers.
- Plan turf areas to be functional and low-maintenance.
- Use groundcovers on slopes where grass is difficult to maintain.
- Choose slow-growing plants that will last longer and create less work.
- Consider wind tolerance.
- Think of maintenance requirements.

### PLANT SORTING

If you are renovating your landscape, it is wise to keep some of the plants you already have. Follow these simple guidelines to sift through your botanical choices.

- Keep healthy plants.
- Discard tightly spaced plants.

- Retain trees with long life spans.
- Save clusters of trees and the plants growing beneath them.
- Remove unsuitable plants.
- Relocate plantings out from under eaves.

### CHOOSING A LANDSCAPE MAINTENANCE SERVICE

If you lack the desire or ability to do your own landscape work, you may decide to hire a professional maintenance company. Look for companies whose employees have obtained a certificate of completion in the Florida-Friendly Best Management Practices for Protection of Water Resources by the Green Industries (GI-BMPs). These professionals will know how to care for your landscape in a Florida-Friendly manner. In many areas of Florida this training is already mandatory; by January 1, 2014, all commercial fertilizer applicators must have this certificate of completion and the accompanying license from the Department of Agriculture and Consumer Services (FDACS).

# Landscape Planning Worksheet

This worksheet can be used for both new and established landscapes. By following these steps, you will be on your way to a thriving, low-maintenance landscape suited to your climate and needs.

## 1. Decide why you want to landscape.

Most homeowners think of landscaping as a way to add beauty to their home or to improve their property's resale value. Other reasons to landscape are more specific, such as enhancing or screening a view, creating a microclimate, or attracting wildlife. You may need a play area for your children, or perhaps you would like to entertain family and friends outdoors. Your passion may be raising vegetables or simply savoring a lovely view.

Before you begin, think about how you will use your landscape. Write down as many ideas as possible. It is much easier to remove elements from your plan than it is to add them down the line.

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## 2. Obtain a soil analysis.

Soil plays a big part in any landscape project, influencing what plants will thrive in your yard. Determine your soil's texture (sandy to clay), and have it tested to determine the pH—the level of acidity or alkalinity. This information will help you decide which plants are best suited to the conditions of your yard.

Soil texture: \_\_\_\_\_

pH: \_\_\_\_\_

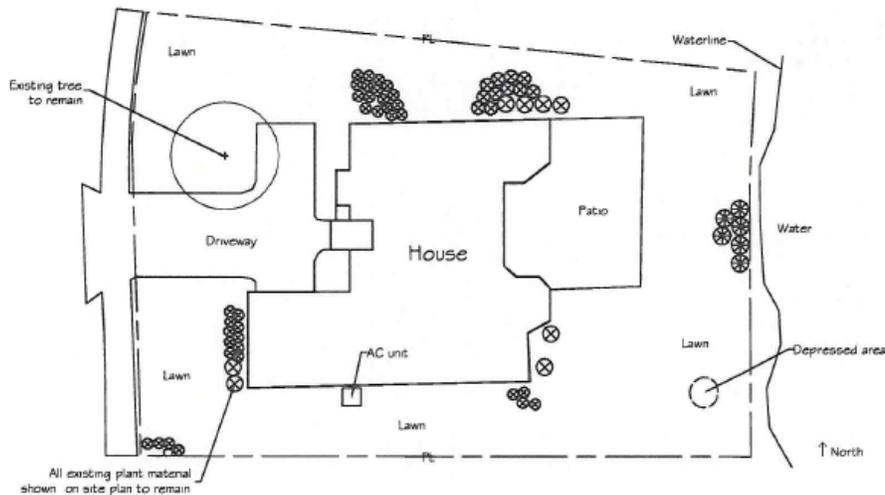
Any exceptions? (For example, the place where you want to put a planting bed may have more acidic soil than other areas in the landscape.)

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## 3. Draw a site plan.

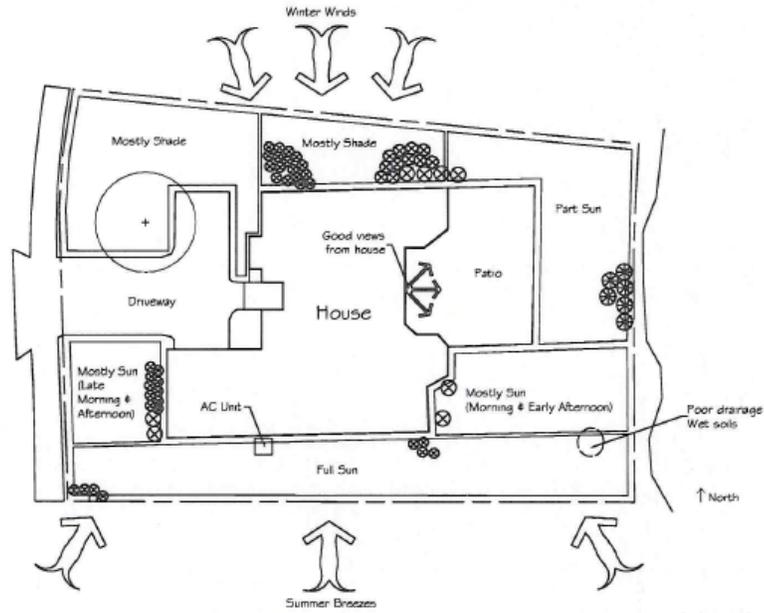
You can use a pencil, ruler and graph paper, or computer software to draw your site plan. Do not worry about getting the scale just right. If you have a survey of your property, you can copy it and draw on the copies.

Draw your house and existing trees, shrubs, and other plants you want to keep. If you already have an irrigation system, be sure to note its location and various zones. Include permanent features such as utilities, hardscapes like the driveway, and water sources like spigots. *See the sample site plan provided for guidance.*



**4. Inventory your landscape.**

Walk around your property with your site plan, noting conditions and features that make your yard unique. Does your site call for plants that are tolerant of cold, wind, full sun, shade, drought, occasional flooding, or salt spray? Be sure to make note of any particularly good views that could be enhanced or bad views that need to be screened. See the sample site inventory & analysis provided for guidance.



What kinds of conditions does your landscape have? \_\_\_\_\_

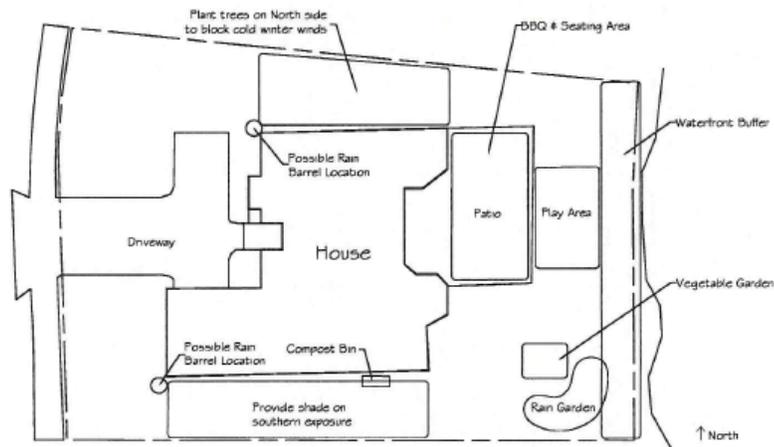
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**5. Draw an activity diagram.**

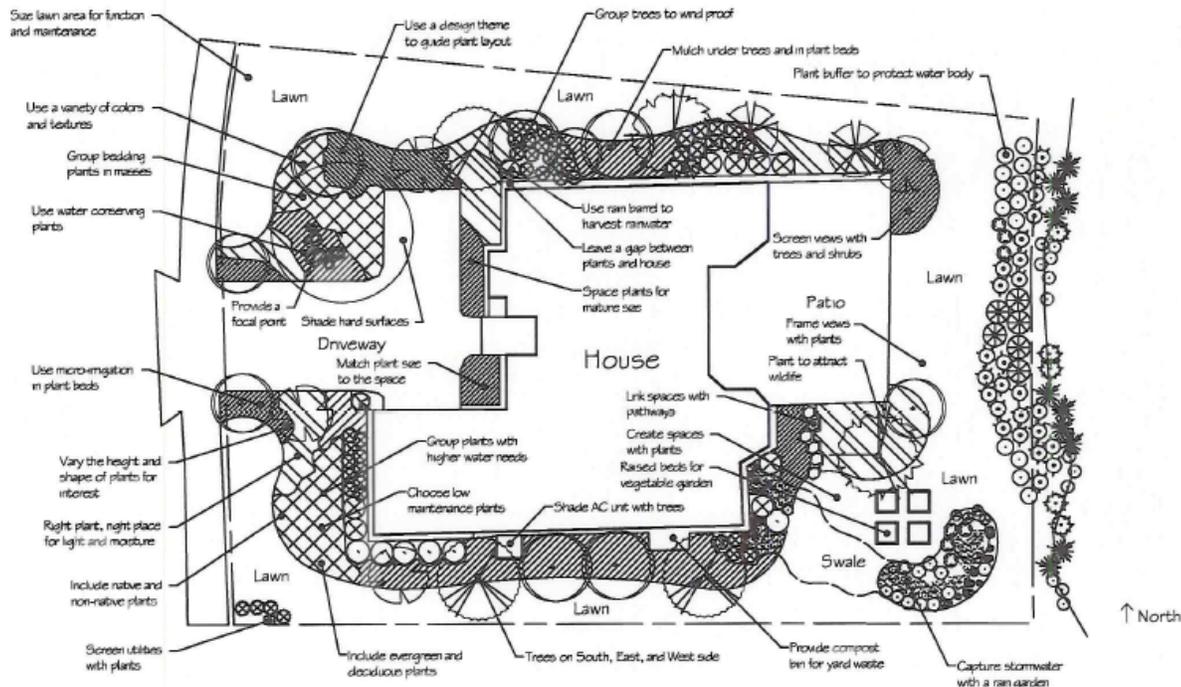
On a clean copy of your site plan, sketch the locations where activities will take place (refer to your answers for step 1). Make sure to consider views. Is there a spot you regularly look at that you want to enhance with plants that attract birds or butterflies? Are there structures or equipment, such as a utility box or shed, which you would like to hide? See the sample activity diagram provided for guidance.



## 6. Create a landscape plan.

Your landscape plan will be guided by the site inventory and analysis and activity maps discussed in steps 4 and 5. Based on these other two diagrams, determine the types of plants you want in different locations. Do not worry about choosing specific plants yet—just identify where you want trees, shrubs, groundcovers, flowering plants, and grass areas. See the sample landscape plan provided in the next section for guidance.

### THE FLORIDA-FRIENDLY LANDSCAPE MASTER PLAN



Now that you have a plan, you can choose plants suited for the conditions in your landscape using the Florida-Friendly Landscaping™ Plant List beginning on page 29.



**Submit this completed page with your application this self-certification of meeting The Nine Principles of Florida Friendly Landscape.**

The Nine Principles of Florida Friendly Landscape are essential to the complete and comprehensive plan that you submit. Each principle described in the following 4 pages from the University of Florida IFAS ([http://fyn.ifas.ufl.edu/homeowners/nine\\_principles.htm](http://fyn.ifas.ufl.edu/homeowners/nine_principles.htm)) must be addressed by your plan to be considered for ARB approval. Please address each Principle with a statement of how you addressed each. The specific achievements of the Nine Principles are provided below this page.

I have read the attached Nine Principles of Florida Friendly Landscapes and I adhere to and comply with each of the Nine Principles of Florida Friendly Landscapes (yes \_\_\_\_\_; no \_\_\_\_\_) and I accomplish each Principle by:

**1. Right Plant, Right Place**

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**2. Water Efficiently**

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**3. Fertilize Appropriately**

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**4. Mulch**

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**5. Attract Wildlife**

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**6. Manage Yard Pests Responsibly**

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**7. Recycle Yard Waste**

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**8. Reduce Stormwater Runoff**

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**9. Protect the Waterfront**

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Found at : [http://fyn.ifas.ufl.edu/homeowners/nine\\_principles.htm](http://fyn.ifas.ufl.edu/homeowners/nine_principles.htm) . Please refer to <http://fyn.ifas.ufl.edu/> for the more details of each Principle below.



Florida-Friendly Landscaping™ Program |

## These nine principles will help you reach the goal of a Florida-Friendly Yard

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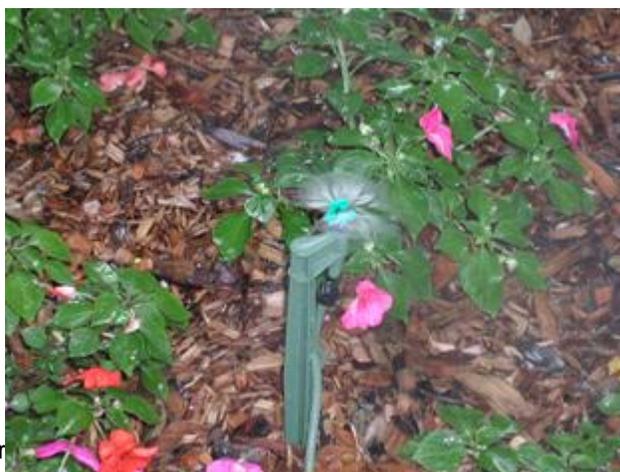
### 1. Right Plant, Right Place

Achieving a healthy, low-maintenance home landscape starts with putting the right plant in the right place. Select plants that match a site's soil, light, water, and climatic conditions. Buy quality plants that welcome wildlife, consider plant size when you make your purchase, and aim for a diversity of trees, shrubs, groundcovers, and flowers. Once these plants are established, they'll require little—if any—supplemental water, fertilizer, or pesticides, saving you time and money. Help stop the spread of invasive plants by removing them from your yard—see the IFAS Assessment of Non-Native Plants in Florida's Natural Areas.

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### 2. Water Efficiently

Choosing the right plant for the right place goes a long way towards conserving water. So does grouping plants with similar water needs together and zoning your irrigation system appropriately. Watch for signs of wilt before you irrigate, be a weather watcher (don't irrigate if it's going to rain), and water early in the morning if you can, following any restrictions in your area. Handwater when possible, using a watering can, pail, or hose. Check your irrigation system regularly; repair any leaks, clogs, or breaks; and make sure all sprinklers are irrigating your plants, not the sidewalk. Florida law requires a working rain shut-off device or switch on any automatic irrigation system installed after May 1, 1991 (FS 373.662). But even if your irrigation system is older, you can still inexpensively add a rain or soil moisture sensor. Calibrate your irrigation system



(see [Saving Water Using Your Irrigation System](#)) for maximum efficiency. Mulch and mow properly to increase plant health and drought tolerance, and use microirrigation wherever possible. A rain barrel (see [Capturing Water with Rain Barrels](#)) is a great way to save water and money.

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### 3. Fertilize Appropriately



Fertilize according to UF/IFAS recommended rates and application timings to prevent leaching—fertilizer leaking down through the soil rather than being absorbed by plant roots. Look for fertilizers with slow-release nitrogen and little or no phosphorous. Never fertilize within 10 feet of any water body, and don't fertilize before a heavy rain. If you spill fertilizer on the lawn or on a sidewalk or driveway, sweep it up and put it back in the bag. For a quick summer greenup, use iron supplements (ferrous sulfate or chelated iron) on your turf instead of nitrogen fertilizer. Avoid “weed and feed” products that contain both fertilizers and

herbicides, as these can damage some plants. Always follow the fertilizer label directions. If you use reclaimed water for irrigation, be aware that it does contain some nutrients and adjust the amount of fertilizer accordingly.

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### 4. Mulch

Mulch helps retain soil moisture, protects plants, and inhibits weed growth. It gives your landscape a neat, uniform appearance and is a great Florida-Friendly choice for hard-to-mow slopes and shady spots. Keep a 2- to 3-inch-deep layer of mulch on plant beds. Always leave at least 2 inches of space around tree trunks to prevent rot. Create self-mulching areas under your trees by letting fallen leaves lie. Be sure to choose sustainably harvested mulch like melaleuca, pine straw, or eucalyptus. The Florida-Friendly Landscaping Program does not recommend the use of cypress mulch, as its origins may be difficult to determine.



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### 5. Attract Wildlife



Animals have trouble living in today's heavily urbanized landscape. By providing food, water, and shelter for birds, butterflies, bats, and others, you can help these displaced Floridians while bringing beauty and benefits to your home landscape. Select plants with seeds, fruit, foliage, flowers, or berries that animals can eat. Supply water, such as a rain garden or bird bath. Leave snags (dead trees), if they do not create a hazard, for birds to perch and nest in. Increase vertical layering to provide more cover and feeding for wild critters. Build a small bat house, or plant host plants for butterflies, to attract these Floridian friends to your yard. Reducing

insecticide use can be good for you and many animals and beneficial insects. They eat pests and help pollinate your flowers!

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## 6. Manage Yard Pests Responsibly

Concerns for human and environmental health have led scientists to recommend Integrated Pest Management (IPM), a strategy that helps gardeners manage pests with as few chemicals as possible. To prevent disease and insect outbreaks, select pest-resistant plants and put them in suitable locations. Use appropriate amounts of water and fertilizer, and mow grass at its proper height. When problems do arise, remove the affected leaves or plant parts, or pick the insects off by hand. Don't treat by default—some of the insects you see may be beneficial, actually helping to control pest insect populations. Spot-treat only, rather than blanket spraying, and use selective rather than broad-spectrum insecticides. Always read and follow insecticide label instructions. With these and other IPM techniques, you can create and sustain a low-maintenance, cost-efficient, healthy landscape that uses as few chemicals as possible—for your family's health and the health of the environment.



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## 7. Recycle Yard Waste



Landscape maintenance activities like mowing, pruning, and raking generate yard waste that you can recycle to save money. Decomposed organic matter, like pruned branches or grass clippings, releases nutrients back to the soil in a form that plants can easily use. Try composting, combining “green” (nitrogen-rich) and “brown” (carbon-rich) materials, such as grass clippings, weeds, plant trimmings, egg shells, coffee grounds, tea bags, twigs and branches, pine needles, corncobs, and shredded cardboard. Turn or stir the pile as you build it, and add water so microorganisms can break down the material, but make sure you cover the pile to protect it from rain. Add this nutrient-rich mixture to your soil and enjoy the

benefits: looser soil with greater water-holding capacity and increased fertility—not to mention less garbage going to the landfill!

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## 8. Reduce Stormwater Runoff

Florida's waterways are vulnerable to everything we put on our home landscapes. Fertilizers and pesticides can leach through the soil or run off into storm drains. Along with landscape debris and eroded soil, these can wreak havoc on our water quality and the fragile ecosystems our water resources support. Florida-Friendly Landscaping seeks to retain and use as much of the rainfall and irrigation water that lands on our home landscapes as possible. Creating shallow rain gardens, or shaping the earth on slopes with berms (rises) and swales (dips), can help slow runoff from heavy rains and allow the water time to soak into the



ground. Make sure your downspout is pointed into the garden, not towards a sidewalk or driveway. Wherever possible, maintain permeable walkways, driveways, and patios of brick, gravel, earth, or crushed shell, to allow rain to soak into the ground.

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## **9. Protect the Waterfront**



Florida boasts over 10,000 miles of rivers and streams, about 7,800 lakes, more than 700 freshwater springs, and the U.S.'s second-longest coastline. Even if you don't live immediately on one of these water bodies, you do live in what's known as a watershed (a drainage area) and you contribute storm water runoff. What you do in your home landscape has much further-reaching consequences than you might think. One of the most important steps you can take to protect any water body is maintaining a 10-foot "maintenance-free zone" around it. Do not mow, fertilize, or use pesticides in this zone. Don't let any grass clippings or pet wastes get into the water or storm water runoff, as these carry nutrients, pesticides and harmful bacteria. A stormwater pond or canal can become an aesthetically

pleasing and lively place, edged with plants and home to wildlife. Work with your neighbors or homeowner association to make your stormwater pond a Florida-Friendly neighborhood amenity. And reduce your storm water runoff.

## **Guideline No. 11 – Pools**

11.1 Owners must obtain prior express written ARB approval before installing pools, pumping systems, solar panels, heating systems and screen enclosures. Pools may not be drained into the property, common grounds, or surface water ponds or the drainage easement around Lake Crowell. Use the street gutter and storm drain for pool drainage. Pool filter backwash filter medium, like diatomaceous ("D.E.") earth, cannot enter the street storm drain and must be run into the house sewer cleanout plug or retained in a concentrated container for landfill disposal. It cannot be spread on the property.

11.2 Solar collectors for pools or solar house water heaters or solar voltaic panels and their support structures may only be installed after obtaining written ARB approval. Solar devices and their support structures shall have an orientation, which shall be to the south or within 45 degrees east or west of due south, as determined by the ARB, provided such orientation and placement of the solar collector/ solar heater does not impair its effective operation. Solar collectors and heaters will not be permitted that will be visible from the mid lot street view of the house. Additionally, collectors, all piping, pipes and ancillary supporting materials for the solar collector or solar heater shall be painted to match the color of the portion of the residence where they are located and shall run square to the house. US and

Florida State law and the HOA Declarations also provide additional guidance regarding solar equipment.

#### Guideline No. 12 – Signs

12.1 No signs, freestanding or otherwise, shall be erected or displayed to the public view on or within any Lot, vehicle, or residence without the prior express written permission of the ARB, with the exception of the following:

- a) “For Sale” or “For Rent” sign of no greater than five (5) square feet in size, hung from a minimum five foot tall wooden cantilever post and being of the standard preprinted type commonly used by realtors, which may only be positioned vertical, cantilever toward the street and in new condition, in the front yard of the Lot, and which must be removed within forty-eight (48) hours after the closing of the sale of the Lot or execution of the lease agreement;
- b) Political campaign or political issues signs, and not greater than five (5) square feet, which may only be located in the front yard of the Lot, on a wire stake and must not be placed more than 30 days before an election and must be removed within forty-eight (48) hours after the election is concluded.

#### Guideline No. 13 - Driveway Widening

13.1 A driveway may be widened for only a home that has a two car garage, and may be widened a maximum of four feet, and be widened no closer than twelve inches from the property line. The material must be the same color and shape as the driveway material and not appear to be a scab-on. The driveway cannot be widened between the side walk and the street unless an Orange County Roads and Drainage approval is obtained. It cannot be widened past the front plane of the garage. The widened portion is limited to the side of the driveway that is furthest from the living space of the house. The widened driveway material must match the existing driveway material. The grade of the land next to the widened driveway shall meet the top of the widened driveway, the grade must be sodded and sloped or terraced or stepped, but not adversely alter the drainage to the side of the driveway or adversely affect the neighbor’s land drainage. The widened driveway must be properly engineered and must be pre-approved and permitted by Orange County before the ARB will consider it. Vehicles and trailers may be parked only on driveway surfaces or in the garage and no other part of the property may be used to park a vehicle or trailer. Trailers, boats, RV’s may not be parked overnight.

## Guideline No. 14 Yard Utility Cabinets and Utility Shed Specifications

14.1 Yard Utility Cabinets and Utility Shed Specifications are allowed following ARB approval. Temporary trash containers (dumpsters) or storage rooms, like “pods”, are not allowed on a member’s property or the street unless prior approval is obtained from the ARB. Utility cabinets (not a walk-in closet or shed) must be a durable outdoor material such as plastic resin, vinyl, or treated wood. Utility cabinets must not exceed 60 cubic feet of internal volume and no more than 72 inches tall and no deeper than 3 feet. Utility cabinets must not be visible from the street or sidewalk and must be screened from the street and the neighbors’ property line by vegetation that is planted at least as tall as the unit. Vegetation must be as tall as the unit when installed and do not use small bushes that need time to grow in order to screen the cabinet. The cabinet structure, color and finish must be maintained for the life of the unit and not be allowed to deteriorate, rot, discolor or rust. Following this section are acceptable sample cabinets and sheds. Additional units are on <http://www.nextag.com/outdoor-storage-cabinet/search-html> and similar sites.

Utility sheds have a walk in design and are different from a cabinet, and if above 72 inches tall, it must be placed only behind fences, and not be visible at all from outside the fence when a 5’10” viewer is standing on the ground and outside of the fenced perimeter. The fence may enclose a section or an entire yard as prescribed by the ARB. Utility shed material may be outdoor durable resin, wood or metal. Utility sheds must be placed on a stable wood, sand or block foundation, and not over a poured cement slab. County building codes that apply must be addressed and comply. Shed and its foundation must be assembled and not permanent and will be easily disassembled and removed. Sheds must not be visible from the street or sidewalk and must be screened from the street and the neighbors’ property line by vegetation that is planted at least as tall as the unit. Vegetation must be as tall as the unit when installed and do not use small bushes that need time to grow in order to screen the shed. Sheds must be placed so that house roof rain runoff does not beat on the drum like roof and cause noise. The shed structure, color and finish must be maintained for the life of the unit and not be allowed to deteriorate, rot, discolor, rust, shift, crack, slump or buckle.

Acceptable cabinet models include:

Horizontal utility cabinet – A 30-cubic-foot horizontal storage cabinet built with a ramp to accommodate two rolling 30-gallon garbage cans, for storing mowers, sports equipment, and outdoor toys. Combining durable resin materials with a stay-dry design, the cabinet provides access through its lift-up lid or double doors. A foot latch secures the closed doors to the floor, while a padlock hasp adds extra security. Built-in supports to add a wood shelf for double-decker organizing. The tool-free assembly takes less than half an hour. Ideal For Storing 30 Gallon Garbage Cans, Push Mowers, Etc..



- 2-Door Front Panel With Ramp; 30 Cubic Foot Capacity
- Lift-Up Top For Easy Access
- Durable Resin Construction
- Lockable Doors & Lid Built-In Support For Wood Shelf
- Dimensions: Overall: 4' 7"(W) x 3' 1"(D) x 3' 3"(H)  
Internal Size: 4' 1"(W) x 2' 7"(D) x 2' 9"(H)

## Resin Horizontal Storage Cabinet



- 24 cubic foot capacity
- Great for storing cushions, garden accessories, recycling bins
- Lockable doors and lid
- Door latch
- Accommodates wood shelf
- Stay dry design
- Lift up lid with prop rod
- No tool assembly
- Dimensions: 4' 6" W x 2' 2" D x 2' 10" H
- Color: Taupe with bronze accents

## Resin Horizontal Outdoor Cabinet



This cabinet is made from durable, maintenance free resin that will not rust or fade.

- 45 cubic foot capacity
- 2-door front panel with ramp
- Padlock hasp secures 2 doors
- Built-in support for wood shelf
- Stay-dry design
- Long lasting resin construction
- Dimensions: 4' 7" W x 3' 1" D x 4' 7 3/4" H
- Color: Taupe

## Vertical Garden Cabinet



The cabinet is made from durable, maintenance free resin that will not rust or fade.

- 60 cubic foot capacity
- 2-door front panel with ramp
- Padlock hasp secures 2 doors
- Built-in support for wood shelf - hooks and shelves not included
- Stay-dry design
- Long lasting resin construction
- Dimension 4' 7" W x 3' 1" D x 6' H
- Color: Taupe with Green Handles



### Resin Vertical Storage Cabinet

This cabinet is made from durable, maintenance free resin that will not rust or fade.

- 20 cubic foot capacity
- Great for storing long-handled tools and garden accessories
- Lockable doors
- Door latch
- Accommodates wood shelf
- Stay dry design
- No tool assembly
- Dimension 2' 7" W x 2' 1" D x 6'H
- Color: Taupe with Bronze



### Wood Cabinet

This outdoor wood constructed patio storage cabinets is for outdoor kitchens, patios, decks, or pool areas.

- Made from durable, oiled tropical hardwood.
- Outdoor cabinets resist rot, mildew and insects.
- Adjustable shelves hold up to 40 lbs each.
- 17" w x 17" d x 36" h.
- 7 cubic feet



### Wood Cabinet

Outdoor cabinet is made from tongue-and-groove cedar with leak-proof construction, Titebond II exterior wood glue and some exterior grade plywood on the backs of the sheds and shelving on the cabinets. The pre-attached hardware is also exterior grade. Dimensions: 25"W x 20"D x 36"H; 10 cubic feet capacity.

Example of walk-in shed requiring an ARB approved fenced enclosure or fenced yard.



**Outdoor Storage Shed - 8 ft x 8 ft**  
352 Cubic Foot Capacity.

**Finish:** Taupe & Bronze

**Dimensions:**

Overall: 8' ¼"(W) x 8' ¼"(D) x 7' 2¾"(H)

Internal Size: 7' 5"(W) x 7' 5"(D) x 6' 9"(H)

Door Opening: 4' 8"(W) x 5' 8¾"(H)

Corner Shelf: 7"(W) x 32"(D) x 7½"(H)

Shed Storage Loft: 50"(W) x 17"(D) x 12"(H)

February 28, 2013

February 28, 2013