SOLIVITA HOA

H.O.A Standard Landscaping Guidelines

A. **Plant Replacement** = The original landscape package that came with the home when it was built will be covered by the Association. Any additional landscape installed after the fact will not be maintained by the Association. All Solivita residents have a landscape plot plan which shows and clearly states what came with the home. Please keep in mind that the landscape plot plan states that "Species size of Plants may vary with Season & Availability."

B. **When to Replace** = Any landscape that falls under the "A" above and is dead, with no chance that it will regrow within 2 growing seasons after the contractor treated, pruned, and fertilized with negative results, then it will be replaced by the Association. If it has declined due to a controllable fungus and or insect that the contractor failed to address then it will replaced by and under the contractor.

C. **Plant Replacement Options** = If the stated landscape is deemed dead and falls under the, "A" or "B" category, then it will be replaced at the size that originally came with the home, not at the current size. If there is a better species that would thrive in the stated area, then the species can be changed from the original one. Please keep in mind all environment and animal conditions when changing plant species.

D. **Landscape Enhancements** = Any Solivita resident is able to do landscape enhancements in their lot as long as the proper procedure is followed. Any enhancement that involves any change or addition to the original landscape package needs to get A.R.C approval. The "Application For Architectural Review Committee" form is available at the front desk. The application must include a plot plan with the drawing of the proposed item's location, and also the contractor's proposal of stated item's that are being installed. It needs to also state if it will affect the existing drainage in any way. If it affects the drainage, the solution must be included as well. The form has additional details for the homeowner to read.

E. **Swale** = All swale areas are built to help flow water and or moisture away from the foundations of homes. All swale areas are wet and may remain wet at all times. If a swale area has "Standing Water" for over 72 hours after the first inspection by the contractor, then the Association will further investigate the issue.

F **Root Damage** = Any tree causing damage that is deemed a H.O.A Common area street tree will be investigated by the Association for a solution. Any tree originally installed or added that is a homeowner owned tree, or is within their lot and is not common area is the responsibility of the homeowner and not the Association.

G. **Conservation Areas** = All areas that are deemed conservation and or preserves that are adjacent to a homeowner's lot does not make it their property. Every lot has a common area after the stated lot footage. If at any time these areas encroach onto the footage of the stated lot, the Association will investigate the issue.