

THE MASTERS NEIGHBORHOOD ASSOCIATION **LANDSCAPING RESPONSIBILITIES**

Landscaping is a large part of the Masters community that needs constant care. All residents need to participate. Any landscaping and/or irrigation problems are to be addressed to, the Masters Property management company, currently Cambridge Property Management at 239-249-7000. (Ask for the representative responsible for the Masters account at PSGRC.) Property Management will notify the Landscaping Contractor, Greenscapes of Florida.

Total cooperation from all Masters residents will ensure the beautiful ambiance we now enjoy and will continue to enjoy for years to come.

Property Management will oversee the Landscaping Contractor.

REPLACEMENT or REMOVAL of TREES –REPLACEMENT and/or REMOVAL OF SHRUBS

A Pelican Sound GRC ARC application is required. The application is available on the PSGRC web site: tab "Club Documents", "2010 ARC Guidelines and Procedures", "Exhibit A – ARC Application".

- Submit completed application with all pertinent information (see "How to File a Completed Application") to the PSGRC Property Management office.
- The Masters NVR or designate representative is notified of the submitted application, asked to review it and add any conditions/modifications that are unique to the Masters Architectural Guidelines.
- The application is reviewed by the PSGRC ARC and approved; approved subject to any listed conditions/modifications; rejected for the stated reasons.
- A copy is returned to the Masters ARC file and to the Homeowner.
- Rejected applications may be revised and resubmitted.

REPLACEMENT of LIKE-for-LIKE TREES/SHRUBS IN SAME LOCATION – does NOT require any ARC approvals.

Per the Masters BOD meeting, June 13th 2006, the replacement of all dead or dying trees or plants, whatever the cause shall be the responsibility of the individual homeowner. Likewise the homeowner shall bear the financial responsibility for the removal of these trees or plants and also for any attempts to save such trees or plants by trimming, re-staking, etc.

ANNUALS - may be planted in homeowners existing beds without Masters ARC approval. However, annuals must be maintained by the homeowner and removed or replaced by the homeowner at the end of the season. If this care is not taken by the homeowner and the annuals die or become unattractive, The Landscaping Contractor may remove the annual without the homeowner's permission and any charge for this labor will be assessed to the homeowner.

At the March 21, 2006 Annual Meeting of homeowners, OPTION 2 of the Plant Replacement Referendum was approved (73% voted for Option 2, 2% for Option 1, 25 homeowners not responding). Under Option 2 the Masters Association does NOT create a reserve fund for tree/plant replacement. Each homeowner is responsible for this expense.

OPTION 2 of Plant Replacement Referendum (adopted at June 13, 2006 BOD meeting)
(revised at March 18, 2010 Annual Meeting)

- The Owner can choose from the acceptable plant species and replace the plants themselves before the plants are unsightly or dead, or as soon as this condition is apparent. They may use Greenscapes and be directly billed by Greenscapes.
- The owner can do nothing until they receive a letter from Property Management. The owner will then be given a date certain to replace their plants. At this point, the owner can:
 - By the date specified in the letter replace the plants themselves with allowable plants
 - By the date specified in the letter, call Greenscapes to replace the plants for them and with a choice of allowable plants. Greenscapes will bill the owner directly.
 - ⊖ **No owner decisions required.** The Masters Board of Directors will authorize the Masters Property Management Company to engage the Masters Landscape Contractor to replace the plants as noted in the letter of non-compliance with no choice of plants. The cost of this work will be added to the Owner's next Masters Quarterly Assessment.

It is recommended that any replacements be of similar trees/shrubs already existing in the Masters unless the existing trees/shrubs are invasive or non-native.

If responsibility for tree/plant replacement cost is not clear, i.e., on the property line, the Masters Board of Directors will determine the responsibility.

Maintenance of trellises or plant supporting structures with or without plants that are on properties is not the responsibility of the Landscaping Contractor.

No artificial trees or plants are allowed in any flowerbed, home perimeter or along the driveway. The only exception to this is by the front doorway. In order to maintain conformity in the Masters, neither plants (real or artificial) nor pots may be placed around mailboxes.

Pelican Sound Property Management in conjunction with the CCD Water Conservancy District solely controls the irrigation system. Therefore, homeowners are not allowed to set the timers. The water used for irrigation is free to the Masters and is rationed. Violating the watering schedule can cost fines for both the homeowner and the Masters Association. The Association through the Landscaping contractor is responsible for enforcing the irrigation schedule and any violation could cause the Association to be fined. Irrigation boxes are not to be locked. The lock will be removed from any locked boxes at the homeowner's expense.

If a broken sprinkler or water flowing from a property is noticed, report it immediately to the Masters Property Management. If the irrigation system does not seem to be operating properly or not functioning, report it to the Masters Property Management. The Masters Landscaping Contractor will periodically check all systems for timing, function and coverage. The Landscaping Contractor must have access to the irrigation timers.

Maintenance of the irrigation system is part of our landscaping contract and is a common expense. However if the homeowner requests any change to the original system, or if a contractor working for the homeowner damages the irrigation system, then the homeowner will be billed for the cost of the repairs. Should the Masters Landscaping Contractor damage anything they are responsible for the repairs.

Plants, trees, palms and shrubs acceptable for planting in the Masters. This is not a comprehensive list but is meant to be used as a selection guide. The Masters Landscaping Contractor is also available to help with selections. These plants have some characteristics that may not be desirable for a specific location, but in general are good plantings for the Masters.

Royal Palm. Location is a consideration because of very tall growth (one of the tallest of palms).

Foxtail Palm. Attractive and reasonably priced. Grow well in the area to a medium height of 30 feet.

Christmas Palm. Self-pruning, beautiful (15 ft.)

Pardo Palm. Height to 20 feet with a trunk diameter of 1 to 1-1/2 feet. Develops fruit. Location important.

Bottle Palm. Height to 10-12 feet. Gray, stumpy, bottle shaped trunks.

Clarissa Boxwood Beauty. Small, slow-growing shrub with glossy, green leaves. Grows well in sandy soil, moderate to full sun.

Jasmine. Hearty, long-lived.

Mexican Heather. Excellent border or area planting. Low-growing, 10-18 inches. Good ground cover with small flowers all year round. Will last up to 3 years or more if properly cut back once a year.

Pigmy Date Palm. Decorative, lacy foliage. Added beauty in double and triple trunks. Height to 9 feet.

Not allowed plants, trees and shrubs as new plantings as of this revision date.

All trees listed in PSGRC ARC Tab Exhibits, Exhibit G "EXOTIC and INVASIVE TREES".

All fruit trees. These trees litter and attract pests. The fertilizer used for lawns, trees and shrubs is not approved for edible fruit trees.

Fig trees. Figs are very aggressive water seekers and can break a pool, foundation, or sewer line possibly affecting a neighboring home.

Oleanders. Oleanders are very susceptible to scale and attract caterpillars.

Lantana. Although originally planted by WCI, it is not a long-lived plant (12 to 18 months).

Bamboo. A high maintenance, spreading plant that will grow beyond its borders and is very difficult to remove once planted.

Bismark Palm. Slow growing to a height of 50-60 feet, developing a 20 ft. spread. Requires a lot of room.

Washingtonia Palms. Grow 100 ft. tall and are not self-pruning. If left in their natural state they develop large undergrowth of dead leaves.

Coconut Palm. Susceptible to lethal yellowing and once infected will spread to other coconuts and other species of palms.

Strelitzia (giant birds of paradise). Mature height (30 ft.) and spread (15 ft.) not suitable for Masters home lots.

ANY PLANTINGS (TREES/PALMS/SHRUBS) NOT PROPERLY MAINTAINED WILL HAVE TO BE REMOVED.

Reminder. All changes in trees and/or shrubs require the appropriate ARC approvals. This policy may be changed or amended in whole or in part at future Masters BOD meetings. It is up to the Homeowner to keep current on landscaping policies.

Adopted 12-15-06

Revised Masters BOD Meeting 1-19-09

Revised Masters BOD Meeting 10-19-10

Revised Masters BOD Meeting 12-14-10

Revised Masters BOD Meeting 2-8-11