

HAMMOCK RESERVE HOA LANDSCAPE COMMITTEE

GUIDELINES, STANDARDS, & RESTRICTIONS (GSR)

SELECTING AND PLANTING OF PLANTS, BUSHES & TREES

Rev. (2) 05.15.2024

The Landscape Committee recommends the installation of quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant.

Plants, Bushes and Trees may be considered a nuisance for any of several reasons, including but not limited to, invasive, toxic, poisonous or enticement of wild animals (rats, iguanas, rodents, squirrels, raccoons, coyotes, etc.) by dropping fruit or otherwise being recognized as a nuisance and invasive as defined below.

ALLOWED: PERENNIALS AND ANNUALS ***DO NOT*** need Landscape Committee or ACC approval. The Property Owner is responsible for care, maintenance, removal, and replacement landscaping.

ALLOWED: PERENNIALS AND ANNUALS must be planted in existing flower beds or no wider than one(1) foot beyond existing landscaping beds.

LANDSCAPE COMMITTEE: Approval is needed for **all** other planting of bushes, plants, or other landscaping and placement of other landscaping materials, other than mulch. All planting of trees requires ACC approval.

NO Invasive, exotic, naturalized exotic, toxic, poisonous or invasive exotic trees, bushes or plants in Hammock Reserve.

FOR EXAMPLE:

Areca Palms
Australian/Norfolk Pine
Bamboo
Bird of Paradise
Fishtail Palms
Traveler Palms

NO Fruit or nut trees to be to be planted by Property Owners anywhere in Hammock Reserve.

NO Easement in Hammock Reserve to be built on, planted on, maintained on, blocked or used in any way.

NO Planting of bushes, plants or trees by the Property Owner in/on the 10' easements for underground utilities, service companies, plat restrictions and utility easements for Hammock Reserve; nor in or on Common Areas in Hammock Reserve.

NOTE: *An easement is a legal right to do something on another person's property. Any use of the easements is subject to proper review and approval by the appropriate authority.*

NO Planting, in ground or above ground, in pots or containers, that obscure or block FPL transformers, fire hydrants or other easements granted by the developer to all utility companies and service companies servicing the property.

ALL FPL TRANSFORMERS and FIRE HYDRANTS must be *FULLY VISIBLE* from the street at all times. *The HOA landscaping company will clear any and all obstructions to ensure compliance.*

PROPERTY OWNERS ARE NOT ALLOWED to plant - trees, bushes, plants or remove, trim, prune or put other items/material in or on Common Areas (Association Property) in Hammock Reserve, or in or on the Hammock Reserve Preserve Management Area (Preserve).

Article VIII: Hammock Reserve Declaration of Covenants and Restrictions

2.F. No landscaping material or irrigation shall be permitted in the Zero-Lot-Line Easement which would contact or damage your Neighbor's Unit (house), Lot Perimeter Wall, the gutter or roof of your neighbor's Unit (house).

ANY ALTERATIONS, PROJECTS OR REQUESTS not specifically addressed herein or elsewhere in any other HRHOA Documents, Guidelines, Standards and Restrictions (GSR) or in the Association's rules and regulations are hereby prohibited.

Hammock Reserve's Governing Documents, Guidelines, Standards & Restrictions (GSR) and Forms can be accessed from:

<https://www.hammockreserve.org> or <https://portal.campbellproperty.com>

Or Contact the Property Manager 561-510-6070