

HAMMOCK RESERVE HOA

SELECTING AND PLANTING OF TREES, BUSHES, & PLANTS

GUIDELINES, STANDARDS, & RESTRICTIONS

Rev. (2) 2024.01.18

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

Trees, bushes, and plants 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 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 two (2) feet beyond existing landscaping beds.

APPROVAL: **Landscape Committee** review and approval is needed for **all** other planting of trees, bushes, plants, or other landscaping and placement of other landscaping materials, other than mulch.

NO invasive, exotic, naturalized exotic, toxic, poisonous or invasive exotic trees, bushes or plants not permitted to be planted in Hammock Reserve.

FOR EXAMPLE:

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

NO fruit or nut trees will not be permitted 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 trees, bushes or plants 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 put other items/material in Common Areas in Hammock Reserve, or on or in the Hammock Reserve Preserve Management Area (Preserve). Property Owners may **request** the removal or planting of trees, bushes, or plants in or on Common Areas maintained by the HOA, but the final decision will remain with the HOA and Landscape Committee.

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).