

LANDSCAPING MODIFICATIONS REQUIRING APPROVAL BY THE PEPPERTREE EAST HOME OWNERS ASSOCIATION (HOA) LANDSCAPING REVIEW BOARD AND EXTERIOR POLICY

All exterior landscaping alterations require the approval of the Peppertree East HOA Landscaping Review Board. The proposal shall be submitted and approved in writing by the Landscaping Review Board prior to ANY landscaping alterations. No exterior landscaping shall be placed, planted, removed, modified or altered in any way until the plans and specifications are approved. Trimming and removal of the overgrown trees, shrubs, vines and undergrowth will continue to be performed, as part of general maintenance, by the landscape contractor, or by the Landscape Committee when cost effective.

The Landscape Plan Proposal shall be submitted, in writing, to the Landscaping Review Board. The Plan shall include:

- A detailed, to scale, illustration showing the location of the landscaping improvements or modifications. The illustration must show all improvements/additions including placement of items such as pavers, mulch, plants and flowers etc.*
- A brief written description of the landscaping improvements or modifications. Include plant/tree/flower name(s).*
- Sample photos of color, type and texture of materials and/or plants/trees/flowers to be used.*

Upon review, the Landscaping Review Board will either approve or recommend modifications, in writing within 10 days provided that the landscape proposal submitted is complete and contains the items listed above.

Minimum Landscaping Guidelines: *The following minimum landscaping guidelines for improvements, modifications and additions apply to each individual property and the common element and shall be adhered to in all proposals.*

Modifications and improvements to Individual property shall:

- 1. Have no additional maintenance cost to the homeowners association.*
- 2. Be impervious and in keeping with the color scheme (earth tones) of the condominium units.*
- 3. Utilize landscaping ground cover, i.e. mulch, pavers, stone or rock to inhibit weed germination and growth and shall remain consistent with the basic landscape structure, i.e. landscape timbers, mulch style and color.*
- 4. Have no adverse effect on adjoining properties.*
- 5. Provide visual improvement to the overall exterior of the condominium complex.*

Prohibited Exterior Fixtures to the Front of Individual properties/parcels and Common Areas:

1. Any permanent fixture (items not removed on a daily basis), which has not been approved in Landscape Proposals.
2. Non-permanent lawn furniture, plastic plant and oversized potted containers, EZ ups, umbrellas, recreational items, and ANY other non-permanent items shall not remain in the owner's front parcels, yards and common areas and individual property parcels/entrances to units. All items shall be removed when not in use.
3. The front of individual properties/parcels shall not be used as storage areas for ANY items.