

DADELAND WALK ASSOCIATION, INC.
Resolution: Landscaping Policy for Common and Exclusive-Use Areas
(Pursuant to the Association's Governing Documents, Florida Statutes Chapter 720,
and Miami-Dade County Ordinance §24-49.9)

Plantings in Common Areas

The Association manages and enforces all landscaping within common areas. No owner, resident, or contractor may plant, remove, or modify any vegetation in the common areas—whether in the ground or in containers—without prior written approval from the Association or authorized agent.

Unauthorized installations may be removed without notice, and the cost of removal and restoration may be assessed to the responsible Lot owner.

Prohibited Invasive Species in Common Areas

The following species are strictly prohibited in all common areas due to their aggressive growth, potential to damage infrastructure, or tendency to attract nuisance wildlife:

a) Invasive Trees:

- Ficus (*Ficus benjamina*, *Ficus microcarpa*)
- Brazilian Pepper (*Schinus terebinthifolius*)
- Melaleuca / Paperbark Tree (*Melaleuca quinquenervia*)
- Australian Pine (*Casuarina* spp.)
- Norfolk Island Pine (*Araucaria heterophylla*)
- **Clusia rosea (Autograph Tree)**

b) Invasive Shrubs and Small Trees:

- *Clusia rosea* (Autograph Tree) and *Clusia guttifera*
- Schefflera (*Schefflera actinophylla*)
- Areca Palm (*Dyopsis lutescens*)
- Bamboo (*Phyllostachys aurea* and similar running varieties)

c) Aggressive or Invasive Ground Covers:

- Wedelia (*Sphagneticola trilobata*)
- Asian Jasmine (*Trachelospermum asiaticum*)
- English Ivy (*Hedera helix*)
- Vinca / Periwinkle (*Vinca major*, *Vinca minor*)
- Non-native Lantana (*Lantana camara*)

d) Prohibited Vines in Miami-Dade County:

- Air Potato Vine (*Dioscorea bulbifera*)
- Skunkvine (*Paederia foetida*)
- Cat's Claw Vine (*Dolichandra unguis-cati*)
- Old World Climbing Fern (*Lygodium microphyllum*)
- Kudzu (*Pueraria montana* var. *lobata*)
- Coral Vine (*Antigonon leptopus*)
- Burmese Honeysuckle (*Lonicera japonica*)

Note: This list is not exhaustive. The Association may restrict additional species as needed.

II. Restricted Plant – Bougainvillea (Common Areas)

Although bougainvillea is not classified as invasive by Miami-Dade County, it is prohibited in common areas due to:

- Sharp thorns that pose a safety hazard
- Dense growth that attracts **invasive iguanas**, which **nest and multiply** in such vegetation
- Frequent interference with fencing, irrigation, and maintenance

a) Existing Bougainvillea Notice:

If bougainvillea is present in or encroaching upon common areas, the Association may require its removal and assess related costs to the responsible owner.

III. Private Patio and Exclusive-Use Areas

To maintain community aesthetics and minimize disputes between neighbors, trees or shrubs in patios or other limited common elements should not exceed the height of perimeter fences or walls, unless otherwise reviewed and approved in writing by the Association.

Discouraged Vegetation in Private Areas

While owners may install vegetation in their exclusive-use areas, they are strongly discouraged from planting species that are known to:

- Attract invasive wildlife (e.g., iguanas, rodents, or wasps)
- Interfere with fences, shared structures, or irrigation systems
- Require excessive maintenance or pose a safety risk due to thorns, overgrowth, or pest harboring

Bougainvillea is discouraged due to its sharp thorns and its tendency to provide dense shelter for invasive iguanas, which have become a persistent issue in the area.

Suggested Alternatives (for Private Use):

- **Confederate Jasmine** (*Trachelospermum jasminoides*)
- **Passion Vine** (*Passiflora incarnata or edulis*)
- **Coral Honeysuckle** (*Lonicera sempervirens*)
- **Sky Vine** (*Thunbergia grandiflora*)

Additional Guidelines and Responsibilities

a. Irrigation and Drainage Caution

No vegetation, whether in common or private areas, may interfere with community **irrigation heads, lines, or drainage flow**. Any plantings that block access to irrigation or obstruct water movement may be required to be removed, even if located within an exclusive-use area.

b. Root Intrusion and Hardscape Protection

Owners planting large shrubs or trees in patios or limited common elements are encouraged to install **root barriers**. Owners will be held financially responsible for any damage caused to walkways, fences, or utilities.

c. Ground Cover Containment

Mulch, decorative rocks, or artificial turf must be properly contained. These materials may not migrate into walkways, drains, or common areas. Loose or brightly colored materials visible from common areas may be subject to ARB recommendation.

d. Tenant Compliance

Lot owners are responsible for ensuring that their **tenants** comply with all landscaping policies. Violations by a tenant will be treated as violations by the owner.

e. Legacy Plantings Clause

Plantings that were installed prior to the adoption of this policy may be allowed to remain at the discretion of the Board or the Architectural Control Board. However, if any such plantings cause damage, obstruct access, interfere with maintenance, or pose safety or wildlife concerns, the Association may require their removal with proper notice to the owner.

IV. Reference Sources for Plant Guidance

- Florida Statute Chapter 720
- Florida Statute §720.304(2)(a) – Florida-Friendly Landscaping
- Miami-Dade County Code §24-49.9
- Florida Exotic Pest Plant Council (FLEPPC)
- UF/IFAS Assessment of Non-Native Plants in Florida
- Miami-Dade County Invasive Plant Guidelines
- UF/IFAS Florida-Friendly Landscaping Program

V. Responsibility for Damages

a) Owners are financially responsible for:

- a) Damage to Association-maintained areas caused by plantings from their unit
- b) Any root or overgrowth intrusion affecting walkways, irrigation, or structures
- c) Wildlife issues (e.g., iguanas) linked to prohibited or discouraged vegetation
- d) Costs incurred by the Association for removal or mitigation

VI. Enforcement and Coordination

- a) The **Association** governs common area landscaping
- b) In cases of noncompliance, damage, or risk, the Association may require removal with appropriate notice
- c) Enforcement shall follow the procedures outlined in the Association’s governing documents

Signature & Acknowledgment Section

This resolution was duly adopted by the Board of Directors of Dadeland Walk Association, Inc. at a properly noticed meeting.

Adoption Date: May 20, 2025

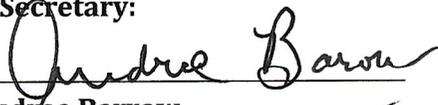
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5/20/2025

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