

COTTAGES OF MICCOSUKEE HILLS

LANDSCAPE/GROUNDSKEEPING GUIDELINES

All exterior changes to the home or landscape must be pre-approved by the Condo Board except for the small gardening area in front of the home. This small area may be planted with smalls plant or small bushes which do not grow over two feet. An ACC form may be obtained from management to request approval.

Although we have lawn service included, owners should take the initiative to take care of issues or contact management, such as vines growing on the building, weeds, etc.

TREE REQUIREMENTS TO CONSIDER FOR APPROVAL:

- Trees may be approved, if they are kept below the roof line and will not touch the unit.
- Trees must take into consideration that the lawn service uses a riding mower and they must be able to get around the tree to complete their job.
- Trees may not be a variety that will leave large leaves, nuts or large amounts of debris on the ground. Nuts can become a projectile when being mowed and break a window.
- The future size of the tree roots must be considered so as not to damage the foundation, driveways or sidewalks of a unit.
- Small trees must be at least 8 feet from the unit walls.

Invasive trees, bushes, shrubs or flowers such as mimosa, bamboo should never be planted. These plants multiply and spread and easily take over an area.

All plants must take into consideration the neighboring yard and not adversely affect another yard. All plants/shrubs/hedges must leave a 12 inch distance from the unit.

No planting on the embankments is allowed without approval at all.

Any tree, bush, flower, etc., installed by the owner, will be the owner's responsibility to maintain.

All garden areas directly in front of the house that has personal plants in it, are the owner's responsibility to maintain and weed. **Any garden area that is not maintained will receive a notice from the Association to maintain the garden area; if it is not maintained, then the association will dig out the area and fill it in with grass.**

LANDSCAPE COMPANY RESPONSIBILITIES:

- Mow the grass according to the maintenance contract.
- Edge the concrete areas (driveways/sidewalks)
- Weed-eat around the units
- Blow off concrete areas after service
- Trim hedges beside units and keep a 12-inch distance from the units; leaf trimmings will be left under the hedges; branches will be removed; weed-eat behind the shrubs to keep weeds away from the units.
- Trim holly trees and other larger trees out near street/sidewalk
- Pull vines off of the units
- Fertilize/weed killer once a year
- Put out pine straw once per year