Trasona West Neighborhood Association, Inc. **Landscape Design Criteria**	
SUBJECT: Updated Policy/Procedures – Post Turnover	**POLICY NO.** TRW – 2019 - 01
APPROVAL: March 27, 2019	**DATE OF ISSUE:** March 27, 2019
REVISION DATES: January 17, 2020 & March 22, 2022	**PAGE:** Page 1 of 9

POLICY STATEMENT:

Upon completing the 90-day due diligence period after the 11/9/21 turnover from the Developer (The Viera Company), Trasona West Neighborhood Association, Inc. ("TWNA") updates the Landscape Design Criteria as follows:

- TWNA will fulfill the Neighborhood Association's obligations specifically outlined in Article IV, Sections 1 -7 in the Declaration of Covenants, Conditions, Easements, Reservations and Restrictions dated 12-9-2015 for the Trasona West Neighborhood Area.
- This policy supersedes and replaces any prior amendments relating to TWNA Landscape Design Criteria.

POLICY/PROCEDURE: As authorized in Article IV, Sections 1 through 7 of the Declaration of Covenants, Conditions, Easements, Reservations and Restrictions for the Trasona West Neighborhood Area (the "CCR"), hereby adopts the following "**Landscape Design Criteria**" policies and procedures as the "Neighborhood Standard" as it pertains to landscaping. Highlights and responsibilities are noted below.

LANDSCAPE DESIGN CRITERIA AND LANDSCAPE NEIGHBORHOOD STANDARDS

- **Key elements of Article IV, Section 1 to 7 (the "CCR") dated 12-9-2015:**
  - **HOA maintains all common areas**
    - Shrubbery, hedging, lawns, flower beds, trees, mulching and fertilizing
    - Controls and maintains the master irrigation system
  - **HOA maintains the landscaped area of each home**
    - Shrubbery, hedging, lawns, beds, trees, mulching and fertilizing
    - Controls and maintains each homeowner's irrigation system
    - Fenced areas and inside enclosures will not be maintained by the HOA. Homeowner assumes all responsibility for shrubbery, hedging, lawn mowing, trees, mulching and fertilizing these enclosed areas (per the ARC approval letter). If irrigation issues occur inside of a fenced area, it is the responsibility of the homeowner to contact the community landscape provider to make appropriate irrigation adjustments. If repairs are needed, all irrigation work is to be performed by the HOA's landscaping company at the homeowner's expense.
    - HOA maintains the right to enter any fenced areas to perform neglected maintenance issues and charge the homeowner cost + 15%.
  - **Homeowners are responsible for all plant/tree replacements on their lot after the builder landscape warranties expire. Homeowners may install/replace plants and trees in existing landscape beds from the Recommended Plant/Tree Palette (attached), at their expense, without approval from the ARC.**
    - Homeowners that expand/enhance their landscaping with additional beds or alter existing bed shapes must obtain prior approval from the ARC and follow TWNA Design Criteria.
    - ARC application: https://www.fairwaymgmt.com/trasona-west
  - **In the event landscaping damage is caused by an "Act of God" or Nature (hurricanes, freeze, wind, fungus, bacteria, insects):**
    - HOA is responsible for repairing landscape damage in Common Areas.
    - Homeowners are responsible for repairing landscape damage on their own lots.
  - **Board of Directors shall make a diligent effort to keep homeowners informed on applicable landscape standards, best practices and plant lists that perform best in Trasona West soil to maintain the beauty of the community.**

Community Landscaping/Irrigation Responsibilities

Service	HOA/Landscaper Responsibility	Homeowner Responsibility
Lawn Mowing	Mowing of turf as scheduled: ▪ Weekly during growing season, weather permitting (April – Oct.) ▪ Bi-weekly or as needed outside of growing season (Nov. – March)	Moveable items that impede lawn servicing for a given area should be removed the evening prior to service. If the landscape provider cannot access an area, they will be skipped. Examples include hoses, toys, potted plants, holiday decorations.
Weed Control	Weeds are controlled by mechanical, physical or chemical methods at least 1 time per month, weather permitting. Large weeds/grasses within shrubs and plants will be pulled by hand, smaller weeds will be sprayed.	
Hardscape Edging & Blowing	Hardscape edging and blowing is scheduled in conjunction with the mowing schedule for walkways, driveways, curb lines and other paved areas.	
Edging of Beds	Landscape bed edging is performed twice a month.	
Pruning	Shrubs and small trees will be pruned/trimmed as needed to remove dead material and to promote healthy growth.	Trees taller than 15 feet located on the homeowner's lot are the sole responsibility of the homeowner.
Palm Pruning	Annually, removing dead fronds and seed pods.	Palm trees taller than 15 feet on your lot are the responsibility of the homeowner.
Fertilizer, Herbicide & Pesticide	Fertilizer will be applied to the turf to maintain healthy and vigorous lawns, per the landscape provider (Brevard Co. restricted period 6/1-9/30)	
Dead or underperforming Shrubs/Plants and Trees	**Common Areas:** If a plant/shrub/tree is determined to be dead by the landscape provider, the HOA will replace the plant/shrub/tree.	**Home Lots:** Homeowners should regularly monitor the health of plants on their lot. If a plant, shrub, or tree is determined to be dead and you have exceeded your Viera Home Warranty period (Trees 90 days, Shrubs 30 days), homeowners are responsible for the cost of replacement. A recommended palette of trees and shrubs is available based upon the historical performance in the community. Homeowners may purchase replacements from either the HOA's landscape provider or a landscaper of their choice.
Irrigation System	Repair broken irrigation heads or leaks in common areas and on homesites. Monthly irrigation checks are conducted on each home and common area to ensure system integrity and performance is maintained.	Over time, as shrubs and turf grow - increased heights may inhibit the effectiveness of your original irrigation configuration. The cost of any home irrigation system upgrade is the sole responsibility of each homeowner.
Communication	Contact BrightView's onsite crew directly via https://hoa.brightview.com/ Trasona West Community code is: **39nweSbQ**	

Landscaped Area Ground Covers

Bark/Mulch

a) The preferred mulch for TWNA is Mini Pine Bark Nuggets or Red Shredded Hardwood Mulch. Bark and mulch shall be refreshed in common areas and homeowner lots once per year by the Association's landscape contractor at HOA expense. The appearance of bark/mulch may naturally vary from year to year and the Association makes no warranty regarding color/size/shape variations.

Decorative Rock Option:

a) Installing landscape rocks as a ground cover is an option but must be approved in advance by the ARC and is at the homeowner's expense. No HOA dues credit will be given in lieu of mulch application during the annual refresh.
b) Rocks shall be contained within an approved border and be no higher than 1" below the top edge of the border. The top edge of the border shall be no lower than the edge of the surrounding turf line.
c) The border is the homeowner's responsibility to maintain to ensure no rocks escape from the landscape bed.
d) The homeowner assumes all liability for any damages to the contractor's landscaping equipment, HOA property, the homeowner's property, or neighboring properties, caused by any rocks on the homeowner's property. This also includes personal injury.
e) Border Guidelines and Restrictions:
    i. Paver or brick – same color as driveway or body color of resident's home. The pavers shall be fixed in place by cement along the base.
    ii. Continuous concrete curbing – same color as driveway or body color of resident's home.
    iii. Heavy gauge metal.
    iv. Not authorized – plastic borders of any kind.
f) Rock Description
    i. River rock: White - 1" to 5"
    ii. River rock: Brown - 1" to 5"
    iii. Gray or Red quartz rock: 1" - 3"

Community Plant/Tree Palette

TWNA recognizes certain plant and tree species perform better than others in the soil conditions present within the community. The following TWNA palette identifies plant materials that are recommended for use when homeowners need to replace landscape material on their lots. In addition, the HOA has identified a list of landscape materials that are not recommended for use since they have not performed well in the community.

Trasona West Neighborhood Association, Inc.

Homeowner Tree/Shrub

"Recommended" Replacement Palette

Landscape Committee

Large Trees

Live Oak

Purple Trumpet

Purple Trumpet Tabebuia Tree

Red Maple

Bottlebrush Tree

Hawthorn Tree, Majestic Beauty

Southern Magnolia

Southern Red Cedar

Large Palm Trees

Queen Palm

Washintonia Palm

Foxtail Palm

Ribbon Palm

Areca Palm

Fishtail Palm

Smaller Palm Trees

Pygmy Date Palm
Roebellini

Triple Christmas Palm

Trees: Key Components

Palm & Large Tree Battan Stakes

COMAND (part compost & part sand) improves the soil and growing environment for new plantings. Other brands are also commercially available.

Trasona West Neighborhood Association, Inc.

Homeowner Tree/Shrub

"Recommended" Replacement Palette

Landscape Committee

Smaller Trees

Ligustrum Tree

Japanese Blueberry

Anderson Crepe Hibiscus
Any Variety

Jatropha Tree

Soil Enhancement

COMAND (part compost & part sand) improves the soil and growing environment for new plantings. Other brands are also commercially available.

Flowering Shrubs

Dwarf Bottle Brush

Double Peach Hibiscus
Any Variety or Color

Dwarf Firebush

Ixora – Dwarf & Standard

Trasona West

Trasona West Neighborhood Association, Inc.

Homeowner Tree/Shrub

"Recommended" Replacement Palette

Landscape Committee

Large Shrubs

Podocarpus Or
Pringle Podocarpus

Cocoplum

Split Leaf Philodendron

Dwarf Oleander

Fern Leaf Bamboo

Smaller Shrubs

Dwarf Walter's Viburnum

Crotons – any variety/color

Privacy Hedges

Silver Buttonwood

Viburnum

Soil Enhancement

COMAND (part compost & part sand) improves the soil and growing environment for new plantings. Other brands are also commercially available.

Low Shrubs

Dwarf Yaupon Holly
Schilling

Xanadu Philodendron

Dwarf Podocarpus

Green Island Ficus

Gold Mound Duranta

Trasona West Neighborhood Association, Inc.

Homeowner Tree/Shrub

"Recommended" Replacement Palette

Landscape Committee

Foundation Shrubs

Copperleaf

Variegated Arboricola including Standard

Accent Shrub

Ti Plant (various colors) Hawaiian

Soil Enhancement

COMAND (part compost & part sand) improves the soil and growing environment for new plantings. Other brands are also commercially available.

Ornamental Plants

Pink Muhly Grass

Dwarf Fakahatchee Grass

Foxtail Fern

Ground Covers

Blueberry Flax Lily

Evergreen Bordergrass
Liriope - Emerald Goddess **or**
Liriope - Super Blue

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Not Recommended: Tree/Shrubs

Landscape Committee

Note: Experience has shown certain plant and tree species do not perform well in this community. The following landscape materials are not recommended under any circumstances.

Aztec Grass

Indian Hawthorn

Bulbine

Society Garlic

Drift Rose

Gardenia

Green Crinum Lily

Purple Crinum Lily

Variegated Shell Ginger

Tibouchina

African Iris

Coconut Palm Tree

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Approved Bark/Mulch/Rock Palette

Landscape Committee

Pine Bark Mini Nuggets

Brown Mulch

Red Mulch

Note: The color of mulch may vary from year to year and the Association makes no warranty regarding color variances or the size and shape of the pine bark nuggets.

Optional Bed Ground Cover: Rocks (at owners' expense)

Approved Colors/Sizes

River Rock

River Rock

River Rock

River Rock

Quartz

Required Rock Borders: Options