

**SILVER OAKS VILLAGE
HOMEOWNERS
ASSOCIATION, INC.**

LANDSCAPING GUIDELINES

Effective March 2009

Silver Oaks Village Landscaping Guidelines

- **General Purpose of Guidelines** – Maintaining the landscape in our community is an important factor in both appearance as well as value to all of the residences in our community. It reflects pride of ownership, builds resale value, and provides an attractive atmosphere for you and your neighbors. Therefore, in order to maintain a consistent and environmentally friendly landscape design within Silver Oaks, the following guidelines have been established by our landscape professionals. The guidelines are provided to enhance your home styles, provide safe, healthy plantings, and survive the various extremes that Southwest Florida climate and weather conditions offer.
- **Shrubs/Ground Cover** – All shrubs and ground cover will be trimmed to the suggested height by the landscapers. Each shrub height should compliment the other shrubs around them. All shrubs near and around the front and rear entrances of the home or lanai should not be high so as to defeat security and invite intruders.
- **Trees and Shrubs** – Trees and shrubs will be trimmed as needed as to not block or interfere with sidewalks, walkways, driveways and light fixtures. The shape of trees and shrubs will be professionally maintained according to Florida law.
- **Flowers, Pots and Planters** – Flowerpots and planters may be displayed on the front entrance and lanais. Residents should remove seasonal plantings at the end of the season to minimize extra work and cost to association from landscapers.
- **Fruit Trees/Specialty Trees** - It is prohibited that residents plant fruit trees. They provide a food source to rats, raccoons, etc. Also, orange trees are susceptible to canker which can negatively affect other orange groves throughout the state.
- **Newer or Replacement Plantings** – All new plantings, significant removals, improvements (trees, flowers, shrubs, ground cover, etc.) must be submitted to the Silver Oaks landscaping chairperson for approval. Approval applications are available from our management company for completion. A drawing or sketch of the proposed changes should accompany the request form. All additions should be noted by sketches as well. This also applies to mounds, swales, landscape timbers, natural stone, brick and concrete block. Both the landscaping company and the tree trimming service have recommended, to the Board, to advise the community that trees between the homes which are growing over the rooftops make it very easy for "critters" to climb onto our roofs and do damage to homes. The roots can also be a problem to you and your neighbor's foundation and to the utilities. **It is the responsibility of the residents to have them removed.** Any changes or repairs to the irrigation system due to new landscaping are the responsibility of the homeowner. Homeowners must use the Silver Oaks irrigation contractor for all repair work done around their property to ensure consistency in supporting the entire neighborhood sprinkler system efficiently and cost effectively.
- **Please be certain to call all local Utility Companies before any digging or planting begins** – Preservation of existing vegetation should be taking into consideration when replacing or planting new shrubs and trees.

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- **NOTE:** Homeowners are responsible for the removal and replacement of dead trees and shrubs that are on their property only, not on common ground.
- **Landscape and Drainage/Xeriscape Techniques** – Because of the often experienced droughts and quantity of water available, all landscape plans are required to incorporate the seven fundamentals of *Xeriscape*. The term *Xeriscape* means water conserving, drought-tolerant landscape/plantings that use plant materials that do not require special attention to grow properly. Therefore, the use of native, drought-tolerant plants is strongly suggested within our community. The plant list from the Waterwise book is available from the landscape chairperson.
- **Irrigation and Watering Schedule** – Florida law and the South Florida Water Management District Rules require all irrigation systems to have an automatic timer switch or sensor to prevent irrigation when it is not required or in case of an emergency. Homeowners of Silver Oaks are not permitted to by-pass the Community irrigation system. By-pass may violate Lee County water guidelines. Fines for watering violations are the responsibility of the individual homeowners. Newly installed plantings require a period of extra watering to ensure the survival of the plant. Watering in excess of the normally scheduled irrigation in the community is the responsibility of the homeowner and should be administered by hand hose, or by using an approved sprinkler with shut off during periods when watering restrictions do apply.

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- **Landscape Ground Elevations and Drainage** – The professional landscape, slope and irrigation was originally designed by the builder to prevent flooding and seepage around the homes foundation. As homes age, it is natural for some erosion around the home to take place due to the heavy seasonal rains South Florida experiences. It is the homeowner's responsibility to correct and repair such erosion and to prevent water damage to their own property and that of their neighbors. Such repairs or corrections that require noticeable landscape alterations require Silver Oaks Board approval. A sketch of your repairs will be necessary. The Silver Oaks Board will approve or respond to emergency requests in an expedient manner. Please contact our management company to submit your request.
- **Spraying of Pesticides** – Interior and exterior spraying for infestation of house ants and other insects (including armadillos) are the responsibility of the homeowner. Insecticides or pesticides are periodically applied by the landscape contractor to plants and shrubs. Homeowners requiring special application are required to submit their requests in writing. Please send your requests to our management company.

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- **Mailboxes** – Plantings (either real or artificial) are not allowed around or on the mailboxes or posts because it interferes with landscaping maintenance and may possibly damage the mailboxes. Newspaper tubes are prohibited on all mailbox posts.
- **Mulch** - Mulch will be put down once per year by the Association. All mulch will be a uniform type and color as chosen by the Board to provide a consistent appearance throughout the neighborhood.