

Section 23 Property Owner's Association, Inc.

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LANDSCAPING REQUIREMENTS

Purpose: To establish the minimum landscaping requirements for existing homes and new construction in Section 23

Scope: Article XI of the deed restrictions states that all homes in Section 23 comply with the landscape requirements established by the Board of Directors. All landscape plans must be approved by the Board of Directors before a building permit is issued. The criteria below shall apply to existing homes as well as new construction.

Procedure:

1. Ground Cover - Full sod is required on all four sides of the home and garage. Front and side lawns areas shall be sodded to the pavement as appropriate or otherwise to the property lines and the back shall be sodded up to the greenbelt.
2. Landscape – Homes shall be attractively landscaped on all four (4) sides of the home, garage and pool cage or lanai. House perimeter plants, shrubs and other landscaping shall be planted in the ground. Potted plants are for decorative purpose only and do not satisfy the landscaping requirements.
3. At least five (5) trees are required, two (2) of which must be native trees or palms. Charlotte County tree requirements shall be adhered to as well. The County requirements are attached.
4. For new construction, all trees & plants must be clearly shown and identified on the landscape plan required at the time the application for building permit is submitted.
5. Vegetable gardens are permitted in the rear of the home only. Fences for gardens are permitted as long as they are attractive and well maintained. Dead vegetation/weeds must be removed as per Article XV

Adopted: June 15, 2006

Amended: August 25, 2016

Amended: July 20, 2017

SUGGESTED PLANT LIST

LARGE SHRUBS

Maui Ixora	Nora Grant Ixora		Arboricola
Firebush	Common Allamanda	Walter's Viburnum	Cocoplum
Firecracker	Wax Myrtle		

SMALL SHRUBS

Red Taiwan Dwarf	Aztec Grass	Lily turf	Helen Johnson Bougainvillea
Indian Hawthorn	Lantana	Dwarf Fakahatchee	Schilling's Holly
Shore Juniper	Dwarf Bird		

ACCENT PLANTS

Standard Hibiscus	Pigmy Date Palm	Dracaena	Crepe Myrtle
Christmas Palm	Ti Plant		

PRESERVED TREES

All trees 2 caliper inches or larger, including palms with 6 feet or more of clear trunk, preserved on site will count toward compliance for Certificate of Occupancy if the following conditions are met:

1. the trees are protected according to Section 3-2-191 of the Charlotte County Tree Ordinance, 98-45;
2. prior to site clearing, a "barricade inspection" has been conducted and approved by the Code Compliance Division for the protected trees;
3. the trees are found on the Acceptable Tree Species List (see list below).

<p><u>APPROVED TREE SPECIES-- NATIVE</u></p> <p>American Holly Bald Cypress Baycedar Black Mangrove Blolly Longleaf Bluejack Oak Button Bush Buttonwood Catclaw Blackbeard Chapman Oak Cherry Laurel Coastal Plain Willow Dahoon Holly East Palatka Holly Florida Elm Florida Fiddlewood Gumbo-Limbo Hercules-Club or Toothache- Tree Laurel</p>	<p>Red Mangrove Red Mulberry Sand Live Oak Sand Pine Sea Grape South Florida Slash Pine Southern Magnolia Southern Red Cedar Southern Red Maple Stoppers Sugarberry or Hackberry Swamp Tupeolo or Black Gum Sweet Acacia Sweetbay Swe etgum Sycamore Turkey Oak Walter Viburnum Water Oak Wax Myrtle White Mangrove Yaupon Holley</p>	<p>Loquat Royal Poinciana Silver Dollar Eucalyptus Tree of Gold Yellow Poinciana Washington Palm</p> <p><u>NATIVE PALMS</u></p> <p>Everglades or Paurotis Palm Florida Royal Palm Sabal or Cabbage Palm Coconut Palm</p> <p><u>PROHIBITED SPECIES</u></p> <p>Australian Pine Banyan Tree Brazilian Pepper Carrotwood Chinese Tallow Cuban Laurel Eucalyptus Indian Rosewood Melaleuca Rubber Tree Silk Oak Weeping Fig</p>
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Charlotte County Tree Point Worksheet

STEP 1.

1 Tree Point Required for Every 2,000 Sq. Ft. of Development Site

Sq.Ft.ofDevelopment _____ /2000= _____ Total No. of Tree PointsRequired.

Tree caliper (inches)	Retained Native (Except Palms)	Installed Native (Except Palms)	Non-Native* (Installed or Retained)	Native Palms (w/min. 6' clear trunk)	Palmetto 25 sq. ft. of preserved Wax Myrtles (min. 6' tall with at least one 2" stem)
2.0	1.0	1.0	0.5	0.5	0.5
3.0	1.5	1.5	1.0	0.5	N/A
4.0	3.5	2.5	1.5	0.5	N/A
5.0	4.0	3.0	2.0	0.5	N/A
6.0	4.5	3.5	2.5	0.5	N/A
7.0	5.0	4.0	3.0	0.5	N/A
8.0	5.5	4.5	3.5	0.5	N/A
9.0	6.0	5.0	4.0	0.5	N/A
10.0**	6.5	5.5	4.5	0.5	N/A

*From Charlotte County Approved Tree List which is included on this worksheet

**Add .5 points for every inch thereafter (except in the case of Palms, Wax Myrtles, and Palmetto).

STEP 2.

INSTALLED (Planted) TREES

_____ x0.25= _____ MINIMUM Number of Tree Points Required fromNativeTrees
 (B) (B*)

_____ x0.50= _____ MAXIMUM Number of Tree Points Allowed fromNon-NativeTrees
 (A) (C**)

_____ x0.25= _____ MAXIMUM Number of Tree Points Allowed from NativePalms
 (A) (D**)

*If *only* Native Trees are to be planted, "B" must equal "A".

**the worksheet Using the maximum number of tree points generated by the calculations above, the following planting combinations may be used in order to receive a Certificate of Occupancy (C.O.):

1. A =B(max);or
 2. A=B+C(max);or
 3. A = B +D(max);or
 4. A = B + C(max)+D(max)
- contains a list of acceptable trees