

**PERMITTED LANDSCAPE CHANGES  
NEW AND IMPROVED TREE, SHRUB & PLANT LIST  
JULY 2020**

**TO ALL SAVANNAH POINTE RESIDENTS:**

Many of you have voiced a desire to update or change your landscaping to incorporate more color and palm trees. To accommodate your wishes and to also learn to keep our landscape healthy we have done much research. During the past 18 months, we've met with experts from the University of Central Florida. They are well versed in the Florida-Friendly Law as defined in Section 373.185 of the Florida Statutes and walked through our community to make recommendations as to how to have our property conform to the Florida-Friendly Laws which were enacted in 2009. Recognizing the importance of permitting sustainable landscaping in our communities the Florida legislature also enacted a series of provisions in 2009 that affected HOA Communities. They updated the definition of "Florida-Friendly Landscaping" and authorized the use of such landscaping—even when it has the potential to conflict with existing HOA Documents. "Accordingly, it is in the best interests of developers, HOA boards, and homeowners alike to incorporate Florida-Friendly Landscaping principles into HOA Documents as they are created or amended to provide clear guidance about permitted landscaping in the community." We have done just that...incorporated Florida-Friendly principles into our Guidelines along with creating a new plant/shrub/tree list to add more color. (Attached).

In a nutshell Florida-Friendly is a landscape plan that incorporates the following 9 principles: right plant—right place, water efficiently (using drought tolerant plants), fertilize appropriately, mulch, attract wildlife, manage yard pests responsibly, recycle, reduce storm water runoff, and protect the waterfront.

The Landscape Committee, as well as several Board Members, have been pursuing this endeavor and have attended various seminars and video conferences in order to broaden their knowledge of the entire Florida-Friendly concept. Making an effort to conform to these laws AND keep as close to our Covenants as possible regarding "substantial uniformity", BUT to also keep our residents happy who have asked for more color, more sustainable plants and shrubs and to also incorporate some palm trees, here is what we feel is the happy medium.

1. Yellowstone Landscaping came up with three (3) renderings, one for each type of Savannah Pointe model (Tiffany, Stanley and Johnson) and they are attached. If your model is not exactly the same, it will be close to one of these renderings and can be adapted accordingly. Pricing for each rendering is approximately \$2600 **per building**, as presented, but they can be modified. If an owner on only one side wants to make improvements, then that's okay. The plan and the price can be adjusted. Some houses have a center section in front and perhaps you want to redo just the center and share the cost with your neighbor. That's good too. There are many options here.

If you choose one of these plans you must use Yellowstone to install. The ARC will reject your submission if one of these renderings is utilized with a different installer as these are proprietary to Yellowstone.

2. Attached is the updated tree/shrub/plant list incorporating more variety as well as color. You may choose your own design and use any of the plantings that are on the list. If rock or stone is used, a weed control barrier and an approved paved border must be installed. The Borders are defined on the plant list. Again, we tried to give you choice but at the same time staying limited to 2 colors by matching either the rock or mulch in order to maintain some uniformity. If you want more color in the way of annuals, you are still required to use them in pots so as not to create any added maintenance charges.
3. Some of you may choose to only replace one row of shrubs with something else more colorful from the attached plant list OR perhaps you merely want to replace your Ligustrum with a Triple Robellini OR replace just the plants that are near the garage and add some river rock around them. You may change out the mulch for rock if you like but must follow the requirements in the paragraph above. Whatever you decide to do, you **MUST** make an application to the ARC and submit it for approval.

**PLEASE NOTE: Whatever changes you make will be at your own cost.**

If you have questions regarding any aspect of what you can do, please call Nancy at TLC 386-219-2010 and she can help you. Once you have your ideas of what you'd like to do, Nancy can put you in touch with Yellowstone for pricing. When you have formalized a plan, please submit your rendering which clearly notes your plant choices, by filing the appropriate forms with Nancy at TLC for submission to the ARC for final approval. We have attached the forms for your convenience along with the new renderings and updated plant list which has all the other approved specifics on them such and rocks and borders.

Savannah Pointe Board of Directors