

WOODFIELD COMMUNITY ASSOCIATION, INC.

LANDSCAPE GUIDELINES

Landscape Guidelines apply to all areas on the homeowner's lot and easements, up to the water's edge.

1. **Minor*** changes or additions to existing landscaping DO NOT require approval from the Design Review Committee. Minor being defined as small changes or additions such as annuals or seasonal plantings, or replacement of existing items that does not change the basic concept of the original landscape design.
2. That **major*** changes or additions to existing landscaping design DO require approval from the Design Review Committee. Major being defined as a complete design change that would significantly alter or change the original landscape design. Major changes require submission of a site plan drawing.
3. That any plantings, shrubs, hedges, trees, etc. be planted a sufficient distance from the property line so that at maturity, the drip line of such plantings be a minimum of one (1) foot inside the property line.
4. That any landscaping designed to function as a fence or privacy screen shall meet the following criteria:
 - a. All landscaped hedges are to be maintained at a height not to exceed seven (7) feet.
 - b. All landscaped hedges are to be maintained in a neat and trimmed condition.
 - c. All landscaped hedges are placed so as not to extend beyond the front of the house.
 - d. Landscaped hedges shall not be planted on front or rear easements.
 - e. The proposed (at maturity) drip line of the landscape hedge be a minimum of one (1) foot inside the property line.
 - f. All landscaped hedges planted on waterfront properties are to be maintained at a height not to exceed four (4) feet across the rear of the property and four (4) feet along the sides of the property until it meets the rear of the house or lanai.
 - g. All landscaped hedges located in front of the house, within the overall width of the house, are to be maintained at a height not to exceed five (5) feet.
5. No tree(s) (dead or alive) shall be removed from the lot and/or any easement without approval from the Design Review Committee. If tree removal is approved by the DRC, the homeowner shall comply with all applicable governmental restrictions and obtain necessary permits.
6. Tree removal must include the stump.

Landscape Guidelines continued...

7. Any landscape plantings that die, grow out of proportion, or become otherwise unsightly, shall be trimmed/removed and or be replaced with plantings of appropriate size and be harmonious with the overall landscape design.
8. Landscape maintenance equipment, including but not limited to hoses, hose carts, wheelbarrows, lawnmowers, ladders, etc., if stored outside, shall be screened from public view by landscaping or method approved by the DRC.

*** The Design Review Committee shall have the sole and final authority with regard to determination as to whether a particular change is major or minor.**

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