

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

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LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

DISCLAIMER AND INTERPRETATION

Disclaimer

The Laurel Oak Estates Landscape Design Guidelines are based on current development plans, which are subject to change without notice. The guidelines are intended to provide guidance regarding the general level of appropriate landscape, and irrigation required to be incorporated into the design of the residences in Laurel Oaks Estates. These guidelines are not intended to constitute a complete list of all criteria that must be satisfied in order for proposed designs to be acceptable to the New Construction Committee (hereafter referred to as the NCC) nor will compliance with all of the requirements and criteria set forth in these guidelines ensure the approval for any particular designs by them. The Laurel Oaks Community Association or Declarant as set forth in the Laurel Oaks Estates Master Declaration of Covenants, Conditions, Restrictions and Easements, reserves the right to impose additional or different design requirements on any improvements to be constructed within Laurel Oaks Estates. These landscape and irrigation design guidelines are subject to change without notice.

The use of these guidelines is solely at the risk of the user, and Declarant shall have no liability to any party in connection with the use of these guidelines. These materials do not constitute any representation, guarantee or warranty by The Declarant as to the adequacy, structural or otherwise, of any of the referenced design elements, or that any of the designs, design elements or suggested locations of improvements contained herein comply with any of the applicable law, rule, ordinance, building code, zoning requirements, set-back requirements, easements, fire code, or insurance requirements. It shall be the obligation of any person or entity using these guidelines to make an independent evaluation of the adequacy of any design or design elements contained herein as well as ascertain their suitability for such person's or entity's intended use. In the event legal requirements impose different requirements than those set forth herein, such legal requirements shall govern.

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All rights with respect to these guidelines are reserved by copyright to the Laurel Oaks Community Association and no portion of these guidelines may be reproduced in whole or in part without the prior written permission of the association.

Interpretation

The following interpretations will apply to the contents of the Laurel Oaks Landscape and Irrigation Design Guidelines

- Any reference to LOCA will be interpreted as the Laurel Oak Estates Community Association's New Construction Committee.
- Any reference to *LOCA approval* or similar terms and phrases will be interpreted as *approval in writing*. Oral statements may not be relied upon.

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APPLICABILITY

The following landscaping standards shall apply to all Lots within Laurel Oak Estates. The New Construction Committee has adopted these standards as an integral part of the Laurel Oak Estates development standards and architectural criteria. These are minimum allowable requirements and are in addition to any contractual obligations contained in the agreement for purchase at Laurel Oak Estates. No landscaping shall commence in any respect until the New Construction Committee has approved the landscaping plan.

INTRODUCTION TO THE LANDSCAPE DESIGN GUIDELINES

Purpose and Design Objectives

One of the primary objectives of the Landscape Design for Laurel Oaks Estates is to establish a distinctive and inspiring setting for community living while allowing for individual taste and style.

The landscape and irrigation design guidelines are intended to provide for the needs and desires of the Lot Owner in a manner that also complements and enhances the lifestyle of adjoining neighbors. They are also important in enhancing long term value by helping to protect the aesthetic quality of the overall community, establish a distinctive design theme and harmonious neighborhood streetscape.

The Guidelines will accomplish this, in part, by establishing an acceptable level of landscape and irrigation design and quality that is complementary and consistent throughout Laurel Oak Estates. It includes fostering a visually attractive, well-manicured streetscape on each lot that is compatible with and complements the overall design theme for Laurel Oak Estates.

All landscape areas on the lot will be planted with trees, shrubs, ground cover and lawns indigenous to the region and designed to complement the architectural character of the house in form, location, and scale. Detailed landscape and irrigation plans for each lot will be required for submittal and approval by the New Construction committee (NCC). The steps and requirements for this submittal are provided under Appendix 2.

The Guidelines identify both general and specific requirements for the landscape and irrigation design of the individual lots including the following:

- Comply with local regulations that identify minimum landscaping requirements designed to promote the health, safety and welfare standards of the community.
- Provide high quality plant materials and proficient installation practices to create a finished appearance and promote long term sustainability of the site landscape.
- Address grading and drainage issues early in the design and construction process to minimize erosion, excessive runoff, poor percolation and standing water problems.
- Promote long term value by incorporating the best design and installation practices in the design and maintenance of the landscape.

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How the Guidelines are Organized

The following is a summary of the design, materials and installation elements that the NCC requires, recommends and/or encourages. These items are described further in the next four (4) Parts beginning on page 46, in the following order.

Parts 1-3 of the guidelines focus on identifying the general, specific and optional Florida Friendly landscape design criteria that apply to each of the lots:

PART 1 – GENERAL LANDSCAPE DESIGN CRITERIA

- Section 1 - Landscape compliance requirements
- Section 2 - Plant material, and planting requirements
- Section 3 – Installation of other landscape related materials
- Section 4- Homeowner maintenance responsibilities and requirements
- Section 5 – General landscape design principles

PART 2 – SPECIFIC LANDSCAPE DESIGN CRITERIA

- Section 1 – Landscape Requirements for New Construction and Alterations to Existing Landscaping

PART 3 – FLORIDA FRIENDLY (FFY) LANDSCAPE DESIGN OPTION

- Section 1- Principles of FFY Landscaping and Associated General Design Criteria
- Section 2 – FFY Landscape Requirements for New Construction and Alterations to Existing Landscaping

Part 4 of the guidelines focuses on identifying the general and specific irrigation design criteria that apply to each of the lots and comply with the Sarasota County Water Efficient Landscaping Regulations.

PART 4 – IRRIGATION DESIGN GUIDELINES

- Section 1 – Irrigation Requirements for New Construction and Alterations to Existing Systems

The Guidelines include an Appendices and Exhibits that provides more technical and reference information related to the guidelines.

EXHIBITS

- Exhibit 1- Wall/Fence Landscape Requirements
- Exhibit 2- Irrigation Spray Pattern

APPENDICES

- Appendix 1 - Definitions
- Appendix 2 - Design Review Process and Instruction Sheets
- Appendix 3 - Code and Companion References
- Appendix 4 – Recommended Plant List

PART 1- GENERAL LANDSCAPE DESIGN CRITERIA

Section 1 – Landscape Compliance Criteria

Clear Zones and Lines of Sight

All landscaping on lots and other private property shall be located so that no conflict occurs with vehicular sight distances at intersections and at designated pedestrian crosswalks. Sight distance should also be considered at driveways where they interface with roads and walks and where pedestrian pathways cross roadways at crosswalks.

On corner lots facing two or more streets, no fence, wall, hedge, structure, landscaping or other vision obstructing object may be placed within the triangular area formed by measuring 25'-0" along each curb line from the point of the intersecting curb lines at each corner and connecting such points to form a triangle. Visibility in this area shall remain unobstructed at a level above finish grade of the roadway between 18 inches and 8 feet.

Easements

Easements for drainage, installation and maintenance of utilities and for ingress and egress are shown on the recorded plats of the lots. Within these easements, no structure, fence or landscape material may be permitted that interferes with vehicular traffic, prevents maintenance of utilities and/or impedes drainage. Any of these items that create a hindrance will be modified or removed at the lot Owner's expense.

Code and Design Guideline Compliance

- All landscape and hardscape design work undertaken in Laurel Oak Estates will require compliance with the current edition of the Architectural Standards and Criteria and final approval from the Laurel Oak Estates New Construction Committee (NCC).
- In addition to the above, the plans shall reflect, whenever possible, alignment with companion reference sources identified throughout these Design Guidelines and in Appendix 5. While compliance with these reference sources is not mandatory, incorporation of applicable design principles and criteria referenced in these documents should be considered and followed to the fullest extent possible.
- All landscaping and site improvements undertaken in Laurel Oak Estates are required to conform to applicable regulatory requirements of Sarasota County, Florida Code of Ordinances including the provisions of:
 - Part II, Chapter 22- Buildings and Building Regulations, Article VI- Water-Efficient Landscaping Regulations.
 - Part II, Chapter 54- Environment and Natural Resources, Article XXXII- Fertilizer and Landscape Management.
 - Appendix A- Zoning Regulations, Article 7-General Development Standards, Section 7.3- Landscaping and Buffering
- The Home Owner and/or the Builder, Landscape Architect, Irrigation Contractor and/or Landscape Contractor are responsible for obtaining all permits associated with the landscape and irrigation work including a certificate of compliance as set forth under Section 22-155 (a) of the Sarasota County Water –

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Efficient Landscaping Regulations. Any changes required by the County must receive concurrence from the NCC.

- Comply with the current water restrictions for Sarasota County as determined by the Southwest Florida Water Management District with the exception of watering days which are set by the Sarasota County Commission.
- Florida Friendly Landscaping Practices are permitted as defined in Chapter 373.185, Florida Statutes, Florida-Friendly Landscaping and Senate Bill 2080, enacted into law on June 30, 2009.

Plan Approval and Certification

- All landscape and irrigation plans prepared for development in Laurel Oak Estates and submitted to the NCC for review and approval must be prepared and certified by the following design professionals:
 - **Landscape Design Professionals:** shall include registered landscape architects in the State of Florida, and landscape designers certified by the Florida Nurserymen Growers and Landscapers Association.
 - **Irrigation Design Professionals:** shall include state-licensed plumbers operating within the limits of the Florida Building Code, professional engineers or landscape architects registered in the State of Florida, and irrigation designers certified by the Irrigation Association or Florida Irrigation Society or the FNGA.
 - **Landscape Installation and Maintenance Professionals:** Landscape installation and maintenance professionals shall include landscape contractors certified by the Florida Nurserymen Growers and Landscapers Association and holders of a valid pesticide license issued under Ch. 482 or Ch. 487, *FS*, (for pesticide applications only). Certification by the Florida Yards and Neighborhoods Program is also highly recommended but not mandatory. Landscape Maintenance Contractors shall also be required to follow the Florida Green Industries Best Management Practices for:
 - Operation and maintenance of the in-ground irrigation system
 - Mulching, mowing and pruning of plants
 - Fertilizing
 - Pest control including Integrated Pest Management
- **Irrigation Installation and Maintenance Professionals:** Irrigation installation and maintenance professionals shall be certified by the Irrigation Association.
- Once a landscape plan has been approved by the NCC for a particular lot, the Builder shall develop and improve the lot in accordance with the approved landscape plan. Failure to properly maintain all landscape material and to promptly remove and replace any dead landscape materials shall constitute a violation of the terms and conditions of the NCC's approval. Following approval by the NCC, the Builder may not substantially change or modify the landscaping installed without the prior written approval of the NCC.

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Section 2 –Plant Material, Installation Requirements and Maintenance

Permitted and Recommended Plant Species

- All plant material used at Laurel Oak Estates should be selected from the Recommended Plant List located in Appendix 4. Unless otherwise noted, the plant material sizes and specifications listed are the minimum sizes at the time of planting.
- Plant species that are not listed may only be used with the consent of the NCC on a case-by-case basis. The Appendix identifies the following:
 - Plant species
 - Minimum size, condition and quality
 - Pre-Approved Florida-Friendly Landscaping Plants Listed in the UF/IFAS List
 - Drought tolerance
 - native or non-native species
 - USDA Zone and cold-sensitive plants
 - Plants that provide food or shelter for wildlife and beneficial insects
- The plant list also reflects a documented knowledge base of materials that are adaptable to the micro-climatic that must to be considered in any landscape design at Laurel Oak Estates These include the following:
 - Some plants which are known to not be cold tolerant are allowed. These plants may be used at the developer, builder and/or owner's risk and will require replacement if damaged by cold weather. Replacements will be required to be installed within 90 days of the plants being damaged.
 - Some plants that are known to be eaten by deer and other wildlife are allowed. These plants may be used at the builder and/or owner's risk but will require replacement if damaged by deer or other wildlife.
- Plant species that are not listed in the approved plant list may only be used with the consent of the NCC on a case-by-case basis.

Prohibited Plant Species

- All synthetic plants are prohibited for use in exterior applications on the lot.
- In addition to the undesirable plant materials, various government agencies have identified certain exotic plants that are considered nuisances and/or invasive in Florida. Exotics are plants that are directly or indirectly, deliberately or accidentally introduced by human action. While many exotics are harmless, others pose serious threats to biodiversity. Exotics that escape and naturalize change the floral composition of native plant communities. Exotics that invade native plant communities spread, out-complete, and displace natives. Other exotics are vectors for disease and exotic insects.
- All lots landscaped in Laurel Oak Estates may not use as new plant material and are required to remove as part of the lot development process non-native nuisance, noxious and invasive plants (whether grasses, shrubs or trees) which are identified below and on any of the following reference lists:

Botanical Name	Common Name	Govt Classif. *
Bambusa spp.	Spreading Species	F, U
Casuarina spp.	Australian Pine	S, F, P

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Botanical Name	Common Name	Govt Classif. *
Cupaniopsis anacardiodes	Carrotwood	S, F
Dioscorea SPP.	Winged Yam/Air Potato	F
Eichhornia crassipes	Water Hyacinth	P
Hydrilla verticillata	Hydrilla	P, U
Hygrophila polysperma	Green Hygro	P, U
Imperata cylindrica	Cogon Grass	F, U
Ipomoea aquatica	Water Spinach	P,F, U
Lygodium SPP.	Climbing Fern	F
Melaleuca spp.	Punk Trees, Cajeput	S, P, F, U
Mimosa pigra	Catchall Mimosa	P, F, U
Neyraudia reynaudiana	Burma Reed	F
Paederia spp	Sewer/Skunk Vines	F
Pistia stratiotes	Water Lettuce	P
Pueraria Montana	Kudzu Vine	F, U
Rhodomyrtus tomentosa	Downy Rose-Myrtle	F
Scaevola taccada	Beach Naupaka	S,F
Sapium sebiferum	Chinese Tallow	F
Schinus terebinthefolius	Brazilian Pepper	S, F, P, U
Solanum spp	Nightshade/Soda Apple	F, U

Table Key

S- Nuisance plant by Sarasota County

F - Noxious weed by Florida Dept of Agriculture

P - Prohibited by Florida Dept Environmental Protection

U – Noxious weed by United States Dept of Agriculture

Reference Lists

IFAS Assessment of Non-Native Plants in Florida's Natural Areas

Florida Department of Agriculture and Consumer Service's "Noxious Weed List"

Department of Environmental Protection's "Prohibited Aquatic Plant List";

Florida Exotic Pest Plant Council's "Florida's Most Invasive Species List"

Sarasota County Landscape Ordinance, Section 7.3 Landscaping and Buffering

Plant Condition and Quality

- All plant material installed at Laurel Oak Estates shall meet or exceed the standards for Florida No. 1, as defined in "Grades and Standards for Nursery Plants," Parts I and Part II, current edition, State of Florida Department of Agriculture and Consumer Services, and any amendments thereto.
- All plant materials, except grass sod, are required to be turf farm or nursery grown. All plants shall be free from disease, insect infestations, defects and injuries. If B&B plant materials are used, they are required to meet the standards for Florida No. 1 and come from a Florida certified Roots Plus Grower or approved equal.
- Trees shall be correct in form for their species and have a normal growth habit with well-developed and densely foliated branches.
- All plant materials should be capable of flourishing in Florida's USDA Region 9b climate and soil conditions.

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Minimum Plant Installation Size and Other Requirements

Major Trees*

- Live Oak trees required to be planted on each lot: Roots plus B&B or container grown, four (4) inch minimum caliper measured at twelve (12) inches above finish grade, minimum fourteen (14) feet in height with a minimum ten (10) foot spread.
- Other trees required to meet lot planting requirements: Roots plus B&B or container grown, three (3) inch minimum caliper measured at twelve (12) inches above finish grade, minimum height of ten (10) to twelve (12) feet and a minimum spread of six (6) feet.
- Shade trees required on lots within 15' of all lot lines abutting the Golf Course or lake that abuts the golf course: Roots plus B&B or Container Grown, three (3) inch or more caliper measured (six) 6" above finish grade, a minimum height of ten (10) to twelve (12) feet and a minimum spread of six (6) feet.

Street Trees*

- Live Oak trees required to be planted on certain lots (See Part 2, Section 1-Landscape Requirements for new Construction): Roots plus B&B or container grown, four (4) inch minimum caliper measured at twelve (12) inches above finish grade, minimum fourteen (14) feet in height with a minimum ten (10) foot spread.

Accent Trees*

- Roots Plus B&B or thirty (30) gallon, one and one half (1-1/2) inch minimum caliper minimum eight (8) feet in height with a minimum three (3) to four (4) foot spread.

Buffer Trees*

- Roots Plus B&B or forty five (65) gallon, two (2) inch minimum caliper, minimum ten (10) feet in height with a minimum four (4) to six (6) foot spread.

Palm Trees*

- B&B, with or without boots, minimum ten (10) feet of clear trunk on canopy palms, 3' overall height minimum for understory accent palms.

Hedge and Screening Materials*

- Shall meet the minimum requirements of Sarasota County as follows: 3 gal container, with a minimum height of twenty (20) inches and a minimum width of eighteen (18) inches that under average conditions will reach a minimum height of twenty four (24) inches within twelve (12) months. Maximum spacing shall be thirty six (36) inches on center.

Tall Shrub Material*

- 3 gal container, with a minimum height of eighteen (18) inches and a minimum width of fourteen (14) inches.

Medium Shrub Material*

- 3 gal container, with a minimum height of sixteen (16) inches and a minimum width of twelve (12) inches.

Vines*

- 7 gal container, with a minimum of 5 stems per pot and a minimum average trail length of twenty four (24) inches.

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Groundcover*

- 1 gal container, installed in a triangular spacing according to their growth habits and spacing typically will vary from twelve (12) inches on center to twenty four (24) inches on center based upon providing 100% coverage within twelve [12] months of planting.

Grass Sod*

- All approved varieties of grass sod are required to be fully matted and free of weeds, disease, fungus and vermin. All grassing methods other than sod must be approved by the NCC.
- The sod shall be planted as soon as possible after being delivered and shall be shaded and kept moist until it is planted.
- Approved Species of Grass Sod include:
 - St. Augustine grass (Bitter Blue, Floratam, Seville or Floratine
 - Zoysia grass (‘Empire variety)
 - Bahia Grass (Argentine variety) and restricted to use in certain treatment zones of the lot as identified herein.
- During site development, lake banks will be initially sodded with Bahia sod by the Master Developer. Once construction on lakefront lots begins, the lot Developer is required to remove the Bahia and replace with one of the above approved grass sod species to the mean water line elevation.

Lake Bank Plantings*

- Commentary: Landscaping used along the banks and water’s edge of ponds and lakes and in drainage swales, etc., will be require plant materials that are capable of tolerating seasonally moist conditions and in some cases occasional periods of inundation. The selection of these plant materials will vary based on their location relative to the fluctuating normal high water line. Plants to consider for use in these areas are those that can tolerate moist soil conditions and/or periodic inundation with water.

** See the Recommended Plant List in Appendix 4 for a detailed plant list of approved species.*

Plant Installation Requirements

Soil Testing

- All lots developed in Laurel Oak Estates are encouraged to have the site soils tested in landscape areas to determine the extent to which they are acceptable for proper plant growth and drainage.
- Representative samples are encouraged to be submitted to a certified soils testing laboratory for analysis. The laboratory’s recommendations for amending the soil and/or an on-going fertilization program are encouraged to be implemented by the Builder’s Landscape Contractor or the Lot Owner prior to installation of the plant material.
- In addition, all areas to receive landscaping on each site are encouraged to be tested for percolation to insure that water leaches away and does not pond around plant roots. If poor drainage and percolation is found to exist, the Builder’s Landscape Contractor or the Lot Owner are encouraged to implement one of the following options:
 - Remove all existing construction materials, limerock and debris that inhibits drainage;
 - Remove poorly draining soils and replace with well-draining soils. Around palms provide sand

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backfill.

- Provide under drains and connect by underground piping to approved storm water outfall structures.
- Vertically drill through hardpan and provide granular sumps below the hardpan layer.

Installation of Plant Material

- All plant materials are required to be installed in accordance with applicable provisions of the Grades and Standards for Nursery Plants published by the State of Florida, Department of Agriculture, Current Edition.
- An experienced field supervisor is required to be assigned to oversee the landscape installation on the lot at all times. They are required to coordinate and schedule their work with other trades to minimize conflicts.
- The location of surface and subsurface utilities, drainage swales, inlets, finish grades, etc., will be verified by the before work begins. Any damage to utilities due to planting are required to be the responsibility of the Lot Owner.
- Safeguards will be taken to protect building surfaces and other existing improvements during installation of the landscaping and site improvements.
- Trees and palms will be required to be properly located and installed according to their normal growth requirements including following:
- Trees are required to be located in areas where they will be permitted to grow to maturity with minimal cosmetic pruning, with the exception of understory plant material.
- The spread of trees should be taken into consideration when planting them in close proximity to buildings and other structures. If planted too close to a building, the tree will eventually crowd against it, need constant pruning, or even cause damage to the structure.
- Similarly, any trees and palms planted under power lines and other overhead obstructions will be limited to plant materials that at maturity will not interfere with these elements.
- All proposed trees and palms will be installed entirely in or entirely out of shrub and groundcover planting beds. The interface between shrub and sod beds should be well defined to facilitate mowing. If trees are located in sod areas, a mulch ring shall be provided as required under the mulch section of these guidelines.
- Shrubs and groundcover are required to be installed in a triangular spacing according to their growth habits and spacing. This spacing typically will vary from 18" to 36" o.c. or greater and in some cases is identified by the local jurisdictional authority in specific applications.
- Ground Cover –They should be installed in a triangular spacing according to their growth habits and spacing typically will vary based upon providing 100% coverage within twelve (12) months of planting.
- Vines –Any vines used to cover walls shall be planted a maximum of 24" o.c.

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- All plants will be installed and maintained in a plumb condition. All tree staking will be located within the tree mulch ring in sod areas or within mulched plant beds to minimize damage by mowers. All street trees and yard trees are required to be staked using an Arbor guy Pro40 [*up to 4" caliper trees*] or Arbor guy Pro60 [*up to 6" caliper trees*] or an equivalent staking system approved by the NCC.
- All plant materials installed on the lot will be adequately watered until the irrigation system is fully operational and until final occupancy.
- All construction debris and excess backfill will be removed from the lot on a daily basis until the work is completed.
- Once a landscape plan has been approved by the NCC, the Builder and/or Lot Owner are required to develop and improve the site in accordance with the approved landscape plan. Failure to properly maintain all landscape material and to promptly remove and replace any dead landscape materials will constitute a violation of the terms and conditions of the NCC approval. Following approval by NCC, the Builder and/or Lot owner may not substantially change or modify the landscaping installed without the prior written approval of the NCC.

Section 3- Installation of Other Landscape Related Materials

Mulch

Minimum Depth and Location

- All plant materials shall be mulched with a three (3) inch deep layer of approved organic mulch.
- All trees located in sod areas shall receive a circular mulching ring. The tree ring is required to be a minimum diameter of three (3) feet for accent trees and palm trees and five (5) foot diameter for buffer, major and street trees. Mulch shall be kept at least twelve (12) inches away from the base of trees.

Approved Mulch

- Organic mulch in compliance with the Sarasota County Water Efficient Landscape Ordinance.
 - Pine Bark Mulch
 - Pine straw mulch provide in bales
 - Recycled mulch such has Eucalyptus and Melaleuca. provided the mulch has been treated to ensure that the seeds of the invasive species will not germinate.
 - Natural colored pallet mulch (derived from recycled wood pallets)

Mulch Requiring Prior NCC Approval

- Any type of off-white colored pervious rock or gravel mulch specifically designated for a functional use such as:
 - A narrow maintenance strip next to the building foundation or pool cage for drainage or termite control.
 - In the bottom of a drainage swale to prevent erosion and reduce maintenance.
 - Artificial turf (limited to special recreational applications such as golf tees located in the rear yard).
- The use of fallen leaves that accumulate under trees. Areas shall be limited to designated natural hammocks and other landscaped areas with the approval of the NCC on a lot-by-lot basis if located in the side or rear yard of the lot and not subject to direct public view.

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Prohibited Mulches

- Cypress Mulch
- Volcanic Rock Mulch
- Any type of gravel or marble chips
- Rubber mulch

Aesthetic Berming

- Aesthetic landscape berms will have gentle, smooth slopes (4:1 maximum) with a natural appearance and cannot impede surface drainage on the lot or divert runoff to adjacent lots.
- Berms are required to be graded in such a way as to become an integral part of the site grading and, designed with smooth transitions between changes in slope and changes at the top and toe of slopes.

Impervious Surfaces and Decorative Rocks

- Impervious surfaces and materials within the planted portion any landscaped area shall be limited to borders, walkways, stepping stones, and other similar materials. The total amount shall not exceed ten (10) percent of the total landscaped area in accordance with the requirements of the Sarasota County Water Efficient Landscape Ordinance.
- The use of landscape rocks as a design element in the landscape plan is not permitted without the approval of the NCC. If allowed, these materials should be used in moderation, complement and blend in with the landscape design.
- Stepping stones may be installed in grass or mulched plant bed areas. Stepping stones used in the front of a home shall not be visible from the street. Only natural stone or concrete stepping stones are permitted, and the stepping stones should have a natural or gray concrete color. A minimum width of 12" and a minimum 2" thickness is required for all stones. Installed stepping stones should be properly spaced, level, and stable, and maintained to provide a safe walking space. It is highly recommended that a suitable base, such as "#250 sand base" be used under each stepping stone to prevent cracking and shifting of the stone.

Bird Baths, Bird Houses and Boxes

- The installation of bird baths, bird houses and boxes are permitted in the side and rear yards provided they are screened from view. The aesthetic design of bird houses and boxes shall be subject to NCC design approval and shall be located on a decorative post not exceeding eight (8) feet above finish grade. If allowed, these features should be used in moderation, complement and blend in with the landscape design.

Composting Bins

- Composting bins are permitted on lots in Laurel Oak Estates if they are located in the back portion of the side yards or in the rear yard and screened from public view by fencing and/or landscaping.
- They shall be made of a corrosion-resistant material dark colored black, brown or green in color, have a lid, not exceed 4' in height and function in such a manner as to not attract pests or create odors.

Rain Barrels

- Rain barrels are permitted on lots in Laurel Oak Estates if they are located in the back portion of the side yards or rear yard and screened from public view by fencing and/or landscaping.

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- If rain barrels located in the front portion of the side yard where any portion is visible, they must be designed to resemble an architectural pot or column and will require prior approval from the NCC.
- Rain barrels shall not exceed fifty five (55) gallons in size or five (5) feet in height, be made of a corrosion-resistant material, neutral or dark black green or brown color, leak-proof, have a mosquito proof lid and be connected to the gutter downspout with a hose bib and bleed off diverter. Gutter-free rain barrels are not permitted.

Vegetable and Specialty Gardens

- Vegetable gardens are permitted on lots in Laurel Oak Estates if they are located in the back portion of the side yards or rear yard and screened from public view by fencing and/or landscaping.
- Vegetable gardens shall be located within landscape areas designated as plant beds and shall not exceed 200 sq. ft. in total size.
- Raised vegetable beds are permitted provided that their overall height above finish grade does not exceed eighteen (18) inches.

Section 4- Homeowner Maintenance Responsibilities and Requirements

Individual Lot Landscape Maintenance Requirements

The Builder is responsible for performing all maintenance on lots until final occupancy by the Lot Owner. Following occupancy, Owners of single family Lots in Laurel Oak Estates shall maintain the landscaping on their property in a clean and attractive manner. Landscaping shall in no way detract from the appearance of the neighborhood. All landscape maintenance shall be executed in a manner and with such frequency as is consistent with active and good property management. Landscape maintenance shall include but not be limited to:

- Seeding, owing and edging of all lawn areas as required to keep lawns at a suitable seasonal UF/IFAS recommended height for the grass species and in neat, attractive and excellent condition. Remove grass clippings and mowed grass from pavements.
- Keeping all papers, trash, debris and unsightly items picked up and disposed of from all areas of the lot.
- Replacing damaged or dead material immediately.
- Watering of all plant materials and lawn during the growing season, spot treating for insect infestation all plant materials as required to maintain a vigorous and healthy condition.
- Fertilizing plant materials in accordance with the requirements of the Sarasota County Fertilizer and Landscape Management Ordinance. They include:
 - No phosphorus Fertilizer shall be Applied to Turf and/or Landscape Plants within Sarasota County at application rates which exceed 0.25 lbs. P2 O5/1,000 ft2 per application nor exceed 0.50 lbs. P2O5/1,000 ft2 per year.
 - Fertilizers Applied to Turf and/or Landscape Plants within Sarasota County shall contain no less than 50 percent Slow Release Nitrogen per Guaranteed Analysis Label.

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- Fertilizers should be applied to Turf and/or Landscape Plants at the lowest rate necessary. No more than four pounds of nitrogen per 1,000 square feet shall be applied to any turf/landscape area in any calendar year.
- No Application of fertilizers containing nitrogen and/or phosphorus to Turf and/or Landscape Plants is permitted during the restricted season from June 1 through September 30.
- Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces. Any Fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the greatest extent practicable. Fertilizer released on an impervious surface must be immediately contained and either legally applied to Turf or any other legal site, or returned to the original or other appropriate container. In no case shall Fertilizer be washed, swept, or blown off impervious surfaces into stormwater drains, ditches, conveyances, or water bodies.
- Fertilizer shall not be applied within ten feet of any pond, stream, watercourse, lake or canal or in any designated wetland or within ten feet of any wetland as defined by the Florida Department of Environmental Protection (Chapter 62-340, Florida Administrative Code)
- Spreader deflector shields are required when Fertilizing via broadcast spreaders. Deflectors must be positioned such that Fertilizer granules are deflected away from all impervious surfaces, fertilizer-free zones and water bodies, including wetlands.
- In no case shall grass clippings, vegetative material, and/or vegetative debris either intentionally or accidentally, be washed, swept, or blown off into stormwater drains, ditches, conveyances, water bodies, or roadways.
- Maintaining all swales and water flow areas to minimize erosion.
- The pruning and/or trimming of all trees and shrubbery in accordance with standard practices of the American Association of Nurserymen (AAN). Maintain all trees and palms in an upright, plumb position.
- Replenishing topsoil, mulches, etc., lost from washouts.
- The weed removal from all planting beds and lawns at all times. If a general application of weed control chemical will not totally satisfy the control of weeds, then human or mechanical measures should be taken for removal of these weeds.
- Trimming grass around all trees, shrubs, plant beds, curbs, buildings, poles, fixed objects, etc., using hand or other tools, in order to present a neat appearance in all areas. This includes providing for tree trunk protection, from weed eater wires with mulch rings.
- Maintaining the landscape irrigation in proper working order. This includes monitoring for broken or dirty heads as well as ensuring adequate coverage for each zone.

Lot Areas Exempted from Maintenance Requirements

All single family Lot Owners are responsible for the landscape maintenance of all the property within the legal description of their Lot with two exceptions:

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- All wetland Lots and wetland fringing hammock Lots are to be maintained to the buffer area as delineated on the Lot survey provided by the Developer. All buffer areas are to be preserved and left in their natural state.
- All canal Lots are to be maintained to the top of bank of the canal in the rear yard area.

Maintenance Guides

Publications are available that provide information on various landscape maintenance practices including watering requirements, fertilizing requirements, pruning techniques and other guidelines to assist in the proper and successful management of your property. This information may be obtained through the UF/IFAS Extension Sarasota County | 6700 Clark Road, Twin Lakes Park, Sarasota, FL 34241-9328. 941-861-9900.

Vacant Lot Maintenance

All vacant lots that are owned or under contract are required to be maintained by the Builders until final occupancy by the Lot Owner. Maintenance of these vacant lots consists of the following:

- Protection of existing trees to remain.
- Removal of dead trees, leaves, debris and trash
- Prevention of soil erosion onto public rights of way and adjoining lots
- Provision of interim grass seeding or sod of the entire portion of the buildable part of the lot and periodic mowing and maintenance on a periodic basis to keep in a neat and attractive condition.

Landscape Maintenance in the Right of Way

The Builders of each lot are responsible for the maintenance of the public or streetscape zone of the lot until final occupancy by the Lot Owner. Following occupancy, the Lot Owner is required to assume the following maintenance responsibilities in this zone:

- Maintain all irrigation in proper working order with full coverage and minimal overspray onto the street, sidewalk and/or adjacent lots.
- Fertilize, weed, mow and edge grass sod.
- Prune, edge, weed and fertilize any shrub and/or groundcover plantings.
- Replace any dead or diseased grass sod, shrubs and/or groundcover.
- Prune tree limbs to provide adequate clearances over streets and walks.
- Replace any diseased, damaged or dead street trees with an equivalent species and size as the original planting immediately regardless of the cause for decline.

Lots Abutting Lakes

On lakeside lots that abut a lake tract, the Builder is required to maintain the lake bank until final occupancy by the Lot Owner. After occupancy, the lot owner is responsible for the following:

- Keep the shoreline free of litter and debris
- Maintain and irrigate the landscaping installed between the lot boundary and the water's edge in accordance with the requirements of the Laurel Oak Estates Community Association.

Non-Compliance and Enforcement

If any Lot becomes unattractive in appearance due to negligence or plant material has become detrimental to adjoining property Owners, the Community Association shall have the right to remedy the condition in question, at the expense of the Owner. In the event this occurs, the Owner of the Lot involved will receive fifteen (15) days' notice of the proposed action to be taken, thus allowing time for rectification.

The Community Association shall further have the right, upon like notice and conditions, to care for vacant or unimproved property that has become undesirable in appearance, all at the expense of the

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Owner. AH expenses must be paid to the Community Association upon demand. If payment is not received within ten (10) days a lien upon the property will become effective.

Section 5 – General Landscape Design Principles

The landscape design of the home site is a major factor in successfully defining and enhancing the community streetscape of Laurel Oak Estates. The Builder and Owner of each lot are viewed as a partner with the Master Developer in this endeavor. The Master Developer is responsible for developing the landscape and hardscape of the common areas while the Developer and Owner are responsible for the lot landscaping and maintenance. Both work together to create this unified streetscape and community setting.

Similarly, since appropriate landscaping is a critical aspect of community building, individual landscape designs should respond to and integrate with adjacent residential lots and common areas. The following design objectives should be reflected in the landscape design for each lot at Laurel Oak Estates.

Design Objectives

Use an Appropriate and Balanced Plant Palette

- Use a plant palette selected from the Recommended Plant List located in Appendix 4 that is also compatible and enhances the architectural style of the individual house while softening the horizontal and vertical lines of the architecture. A blend of seasonal and native, drought tolerant and cold hardy plant materials promotes ecological diversity while reducing the risks of die back. Over use of tropical plants that are not cold hardy can result in insufficient balance and diversity.

Complement the Architectural Style

- Architectural styles are often more suited to certain landscape styles that enhance and compliment them. As an example, Spanish, Mediterranean and West Indies styles are more conducive to a tropical palette where French Country and Colonial Revival are more appropriately enhanced with less tropical trees and shrubs.

Frame the Primary Views and Provide Color and Seasonal Interest

- Landscaping is used to reinforce the main pedestrian arrival sequence. Plant materials should be selected that will achieve this goal and are also sized appropriately so as not to overgrow the entry experience over time. The introduction of flowering material and plants with seasonal interest can be used to highlight focal points as well as provide interest and diversity in the landscape.

Accent Hardscape Features

- Plant materials should be used to create a unified design for the whole lot that when designed together with ways and walks, can complement one another to create a unified design.

Locate Trees in Appropriate Places

- Locate trees where they have adequate room to achieve their mature growth characteristics. Trees should be located in areas where they will be permitted to grow to maturity with minimal cosmetic pruning. The spread of trees should be taken into consideration when planting them in close proximity to the house or garage. If planted too close to a building, the tree will eventually crowd against the house, need constant pruning, or even cause damage to the structure.

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Introduce Appropriate Foundation Plantings

- The design should utilize plant materials of an appropriate scale and texture that will compliment and not compete with or distract from the horizontal lines of the home. Foundation plantings should be kept offset from the building wall and consist of more than just one row of shrubs where space permits.

Layer Plants to Create Diversity and Scale

- Landscape design is most effective when plants of different types and textures are massed together in a layered effect with larger shrubs in the background stepping down to ground covers in the foreground. A limited palette of complementary plants is encouraged versus a larger variety. Flowering and native shrub species are encouraged. Use turf areas to create contrast and define open areas

Enhance Side Yard Visual Separation and Buffering

- In the side yards, landscaping should provide screening from adjacent residences to provide privacy and minimize unobstructed 'tunnel' views to rear yards. Maintaining proper drainage is an important factor when planning the side yard landscape.

Provide Corner Lot Landscape Treatment

- Side yards of corner lots should be landscaped to a similar level as the front yards to provide for the design continuity of the home as well as the visual appeal of the entire community.

Address Rear Yard Landscape Treatment

- From a community standpoint, rear yard landscaping helps to break up the mass of the structure and screen enclosures to ensure strong visual appeal from common areas such as golf courses and other active public areas. The proper selection of plant materials also provides homeowners with an area to create privacy while framing desirable views from their lots to these adjacent amenities.

PART 2- SPECIFIC LANDSCAPE DESIGN CRITERIA

Overview of Individual Lot Treatment Areas

Beginning at the curb and extending to the rear property line of each lot, a total of **four (4) landscape treatment zones** have been identified at Laurel Oak Estates to enhance the streetscape and transition from the public to private zone. These zones are identified below:

Tree Lawn or Public Zone

The tree lawn is generally defined as the area located between the back of the roadway curb and the front property line for the full width of the lot. On corner lots, it extends along the full length of the side yard fronting on the street. This area is part of the road right-of-way (ROW) and often includes a public sidewalk. It is also called the 'tree lawn'.

Front Yard or Semi-Public Zone

The front yard is generally defined as the area located between the front property line and the front façade of the principal residence for the full width of the lot. This zone abuts the public zone or tree lawn. On corner lots, this zone extends along the full length of the side yard fronting the street. This zone represents one of the most important areas in the overall landscape design. It is here that the front facade and main entrance to the residence are directly oriented to public view.

Side Yard or Semi-Private Zone

The side yard is generally defined as the area located between the side façade and the lot line on both sides of the principal residence. The side yard zone runs from the front facade to the rear façade and abuts the front yard zone and rear yard zone on each side of the lot. On corner lots, the side yard facing the street is often highly visible and is treated as an extension of the front yard.

The semi-private zone or side yard represents a transitional space that provides for access to the rear yard and a landscape buffer area between adjacent residences.

Rear Yard or Private Zone

The private zone is generally defined as the area located between the rear façade and rear lot line of the principal residence for the full width of the lot. Landscape treatment in the rear yard will vary depending on the location of the lot in the community. Homes with lake frontage or those located on the golf course will have different requirements than those without this designation.

The private zone or rear yard represents that part of the home site which is the focus of private resident activities. Florida's year-round climate allows for outdoor living and provides an opportunity for many interior functions to open directly on the rear yard.

Section 1- Landscape Requirements for New Construction and Alteration of Existing Landscaping

Design Objectives

Landscape design objectives to be achieved in the front yard of the lots include:

- Framing the primary views to and from the house.
- Softening the vertical and horizontal lines of the house.

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- Enhancing the main entries and anchoring vertical site elements.
- Creating a smooth transition from the public to private zone.

Landscape design objectives to be achieved in the side yards of the lots include:

- Screening or diverting unobstructed tunnel views to rear yards.
- Creating privacy for side-facing windows.
- Softening the base line of the building with foundation plantings.
- Providing landscaping at walkways leading to the rear yard.
- Providing buffering and screening from adjacent single family residences or multi-family buildings.
- Breaking up expanses of side blank walls with vertical landscape elements.

Landscape design objectives to be achieved in the rear yard of the lots include:

- Create privacy and help to provide visual screening from direct public view without blocking views of residents.
- Frame views and enhance the visual appearance of extended living area functions such as outdoor pools, patios, terraces and gardens.
- Use shrub masses and understory trees, balanced with larger canopy and/or palm trees to soften the vertical and horizontal lines of the house.
- Soften the base line of the building foundation and break up expanses of building mass and/or screened pool areas with vertical landscape elements.
- Create a smooth transition from the public to private zone where rear yards are visible to the public.
- Blending the scale of the overall building into the streetscape of the neighborhood.

Specific Requirements

Landscape design requirements to be achieved in each area of the yard include:

Preservation of Existing Vegetation During Construction

Certain areas in Laurel Oak Estates exist as natural hammocks and wetlands and are to remain as such. Care shall be taken to protect existing vegetation to be preserved on the lot during construction. These protective measures include the following:

- The restrictions set forth in Section XIX. Preservation of the Natural Environment, Development and Construction Standards and Guidelines shall apply to all construction operations in these designated areas.
- All Lots must be carefully planned to minimize any destruction of existing trees and vegetation. All existing tree locations are required as part of the site plan criteria (see page 14, "Submit for Preliminary Review"), therefore, caution is advised in the placement of buildings and paved areas. The Committee encourages the utilization of existing vegetation, whenever possible to preserve the natural character of the Lot. With the exception of the driveways and building pad, natural vegetation should be left undisturbed.
- All existing tree and vegetation stands to remain are required to have protective fences installed at the drip line or farther for more mature trees prior to any clearing, site work or construction activities. Protective fencing must be maintained throughout the site development and building construction. No equipment, material, fill, trash or toxic substances may be placed within boundaries of protective fencing for trees.
- Existing trees to remain should be selectively pruned to remove dead wood and undesirable branches.

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- The existing grade for such trees shall be maintained from the trunk to the drip line until retaining walls, tree wells or aerators are installed as may be required by the NCC. If the proposed grade adjacent to existing trees or vegetation to remain results in a significant differential, the Builder or Lot owner is required to retain a certified Arborist to identify and implement ways to save the trees. This may include providing tree wells, aeration systems and/or drainage to maintain the pre-existing condition and minimize impact to the vegetation.
- The washing of concrete trucks or other vehicles is not permitted within the drip line of trees.
- All specimen or historic trees as defined and designated by Sarasota County should be protected, monitored and maintained. Historic trees are defined as healthy trees with a trunk caliper of 30 inches or more measured at 4.5 feet diameter breast height (DBH). Specimen trees are trees of mature size, excellent form and healthy examples. Trees that meet the County's definitions of specimen or historic trees, but have not been designated such, should be preserved to the greatest extent possible.
- To the greatest extent possible, healthy plant species that cannot be preserved at their current location should be located to other suitable areas on site. Suitable areas should be determined based on soil, microclimate, moisture and drainage appropriate to the specific species of plant. Any plant material that cannot be relocated on site appropriately should be removed and recycled.
- To the extent reasonably practical, the clearing of mature trees on sites should be limited to areas required to accommodate buildings and their normal support facilities. Removal of dead and/or diseased trees and trees needing removal for safety reasons is permitted conditional upon replacement of the removed trees at the Owner's expense subject to approval of the NCC and the requirements of the local jurisdictional authority.
- Except for jurisdictional wetlands, upland buffers, conservation areas or areas required to remain in a natural state, the entire site will be cleared of obnoxious and/or poisonous vegetation, underbrush and debris. Tree stumps in open areas will be removed or ground below grade. Within the limits of building foundations, tree stumps must be removed. Burial of vegetation and construction materials is prohibited.
- In jurisdictional wetlands, upland buffers, restricted habitats and conservation areas, no cutting or removal of vegetation, placement of new landscaping, alteration, filling, dredging and/or excavation in any manner will be permitted without the prior approval of the NCC and applicable regulatory authorities.
- Similarly, in common area lakes and ponds, any alteration to the lake bank and any removal, dredging, cutting, spraying, introduction of grass carp, etc., that impacts any vegetation that becomes established in these water bodies is not permitted without the prior approval of the NCC and applicable regulatory authorities.

Tree Planting Requirements

- A condition of the landscape plan will be a tree planting program requiring each Lot to provide a specified number of selected trees within the front and rear yard areas. See Appendix 4 for a list of approved tree species for the Tree Planting Program
- This program has been developed to enhance the character and image represented to Laurel Oak Estates residents. The requirements for the tree planting program are as follows:
 - Each building site is required to have one (1) tree for every 3,000 square feet of Lot area. For

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example, a building site of 18,000 square feet would require six (6) trees: 18,000 feet divided by 3,000 feet = 6 trees.

- If there are existing trees, the following point system would be in effect:
- Diameter of Tree- At 4.5 feet above grade: 12 inch or more caliper = 2 tree credits 4 to 12 inch caliper «* 1 tree credit
- Where additional tree planting is required, one Live Oak tree with a' minimum four (4) inch caliper measured twelve (12) inches above ground, at least fourteen (14) feet in height with a minimum ten (10) foot spread, and Florida Grade Fancy or No. 1, shall be planted on each lot.
- Other trees to meet the tree planting requirement shall have a caliper of three (3) inches measured six (6) inches above ground, be ten (10) to twelve (12) feet in height, and have a minimum spread of six (6) feet.
- Fifty percent (50%) of proposed trees should be taken from the "Tree Selection for Tree Planting Program," indigenous species, where building Lots abut common property, roadways, lakes, or fairways. This is to ensure a cohesive, woodland feeling in the community with like canopy.
- Thirty percent (30%) of all planted trees should be shade trees with a mature crown of thirty (30) foot spread.
- At least fifty percent (50%) of the required trees shall be in the front yard and at least thirty percent (30%) of the required trees shall be in the back yard.
- Separate and apart from, and in addition to, any other tree planting requirements, all lot B adjacent to the golf course or adjacent to any lake that is adjacent to the golf course, shall have a minimum of two (2) shade trees with a three (3) inch or more caliper measured six (6) inches above the ground, ten (10) to twelve (12) or more feet tall, and with a minimum spread of six (6) feet, planted within 15 feet of the property line that abuts the golf course or lake that abuts the golf course.

Street Tree Planting Program

- Developer (or NCC) shall designate certain Lots to which a "street tree" program is to apply. On those Lots, the Owner shall plant a **Live Oak tree** within ten (10) feet of a front (or street) Lot corner, which corner shall be designated by NCC. Said tree shall have a minimum caliper of four (4) inches measured twelve (12) inches above ground, a height of at least fourteen (14) feet, a spread of at least ten (10) feet and shall be Florida Grade Fancy or No. 1. This tree shall count as one of the trees required by the Tree Planting Program.

Citrus Trees

- Citrus trees are only permitted in side yards not facing a street, and only if adequate space is available. Modifications committee approval is required. Trees planted in side yards must be at least 25 feet back from the front of the house. Owners are required to remove all dropped fruit, blossoms, etc. and not allow these to accumulate more than seven (7) days.

Planting Beds

- Another condition of the landscape plan will be a planting bed and shrub planting program, requiring each Owner to provide a determined amount of planting bed area and shrubs within the front and rear yard

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area. The program requires that a minimum of fifty percent (50%) of the total lot's landscaped area be made up of planting bed areas to comply with the Sarasota County Water-Efficient Landscaping Regulations for the maximum amount of grass sod that can be planted in high irrigated water use zone.

- All planting beds will be kept free of weeds and unsightly materials. The groundcover of the planting bed must be gravel/stone, mulch, bark chips and/or plant material. The Committee must approve the groundcover material as part of the landscape plan review.

Hedge Planting for Screening

- Berms for screening will not be permitted. Plant material used for screening must be a minimum of twenty-four (24) inches in height and planted to achieve a minimum of four (4) foot height and eighty (80%) percent opacity within two (2) years of installation. See Exhibit 2, in the Appendices.

Grass Sod

- Maximum Ratio of landscaped beds to turf grass- In compliance with Sarasota County's Water-Efficient Landscaping Regulations, the maximum amount of turf grass, annuals and vegetables permitted in any area of the lot that is irrigated shall not exceed 50% of the total irrigated area. Turf grass in excess of the 50% rule can be planted, provided it is located in a Low Irrigated Water Use Zone- an area of the lot containing plants that require supplemental water only during seasonal dry periods. In this instance, the location of any non-irrigated grass so shall be limited to the side and rear yards of the lot and shall be screened from direct public view by landscaping, fences and/or walls.
- Fertilization of Turfgrass- In compliance with Sarasota County's Fertilizer and Landscape Management Ordinance, fertilizers that contain nitrogen or phosphorus cannot be applied between June 1 and Sept. 30. Many times turf grasses, such as Bahia and St. Augustine grass, turn yellow during the summer due to lack of N fertilizer. As an option, the addition of iron sulfate can be applied to these grasses to provide the desirable dark green color, which follows N fertilization. The effect from supplemental iron application is only temporary (approximately 2 to 4 weeks), therefore, repeat applications are necessary for summer-long color.
- All lots shall be completely sodded with approved species of grass sod identified under Part 1, Section 2, Plant Materials.
- Those areas receiving other landscaping, areas receiving constructed improvements and areas that the New Construction Committee deems unnecessary for sod due to its existing natural character (e.g., hammock areas, heavily wooded areas and environmentally sensitive areas) will remain unsodded.
- Sod of the same kind as installed in the yard must be installed from the front property line to the edge of pavement of all adjacent public or private streets, in addition to meeting, sod that is placed by the Developer around lake banks, golf course, or any Common Areas. The limits of sodding must be shown on the landscape plan for New Construction Committee approval.

Sarasota County Water Efficient Landscape Ordinance Requirements

- Installed trees and other vegetation shall be spaced and located to accommodate their mature size on the site and not interfere with irrigation spray patterns of coverage. No plants shall be planted under roof overhangs.
- Impervious surfaces and materials within the planted portion of the landscaped area shall be limited to borders, walkways, stepping stones, and other similar materials, and shall not exceed 10% of the landscaped area.

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- The type, location, and shape of turf areas shall be determined in the same manner as with all the other plantings. Turf shall be placed so that it can be irrigated separately. Turf areas shall be no narrower than four (4) feet except when next to landscaping on contiguous properties.

Landscaping Around Decks

- All decks located on the lot in conformance with the Requirements of the Laurel Oak Estates Architectural Standards and Criteria and Exhibit H shall have landscaping placed in front of the skirt board to screen structural elements as well as soften the structure visually.
- If the deck is slightly elevated above finish grade by a maximum of eighteen (18) inches, a single row of low shrubs planted a maximum of twenty four (24) inches on center or a double row of groundcover planted eighteen (18) inches on center shall be provided.
- If the deck is elevated above finish grade between eighteen (18) inches and twenty four (24) inches, a single row of medium shrubs planted a maximum of thirty (30) inches on center shall be provided.
- If the deck is elevated above finish grade more than twenty four (24) inches above finish grade, a single row of tall shrubs planted a maximum of thirty six (36) inches on center shall be provided.

Landscaping Around Walls and Fences

- Landscaping shall be provided along the outside of all walls and fences that occur within the buildable setback line on the lot. It shall be provided to soften the visual impact of these elements and in conformance with the requirements of the Laurel Oak Estates Architectural Standards and Criteria and Exhibit K. The landscaping shall, at a minimum, of a continuous hedge of low shrubs or a plant bed of low growing shrubs and/or groundcover.

Utility Screening

Commentary - The proper location and screening of utilities is an important aspect in creating a visually attractive residential neighborhood at Laurel Oaks Estates. Every effort will be made to minimize the location of these utilities in areas subject to public view. When this cannot be achieved, utilities will be screened with fences, walls and/or landscaping to minimize their appearance.

- All privately owned electrical, electronic and mechanical equipment shall be screened from direct view as set forth in the Laurel Oak Estates Architectural Standards and Criteria Design Guidelines. Such equipment shall be properly housed within an enclosure constructed with the residence or landscaped so that they are not visible from the street or adjacent property.
- In addition, all backflow preventors and wall mounted utilities including tankless hot water heaters shall be screened from public view by planting shrubs around them.
- If landscaping is used to screen utilities, it shall consist at a minimum of a double row of medium to tall plants or a single row of Hedge and Screening Material Plants providing that provide 80% opacity at the time of planting and 100% after 3 months.
- Requirements for service access and easements must be considered when locating and screening utilities. While convenient access is necessary, it is also important that they be well screened to minimize their visual impact on the overall appearance.

PART 3- FLORIDA FRIENDLY LANDSCAPING DESIGN OPTION

Section 1- Principles of Florida Friendly Landscaping and General Landscape Design Criteria

Overview and Relationship to the Landscape Design Guidelines

Commentary: The Florida Friendly Yards & Neighborhoods (FYN) is an educational program designed to help the homeowner and others address the growing problems of pollution in stormwater runoff, water shortages and disappearing natural habitats. It was developed by a partnership of the University of Florida/Institute of Food and Agricultural Sciences (UF/IFAS) and the Southwest Florida Water Management District (SWFWMD). The program, which is implemented through the counties' UF/IFAS Cooperative Extension Service, teaches the basics of designing 'quality landscapes that conserve water, protect the environment, are adaptable to local conditions and are drought tolerant.

The passage of Florida Statute 2080 in 2009 prompted a more thorough review to ensure that those principles are adequately incorporated into the Laurel Oak Estates Landscape and Irrigation Design Guidelines. The NCC not only allows but encourages residents to make improvements to their landscapes. However, it is in everyone's best interest that these improvements follow good landscaping practices, as defined by the nine principles of Florida-Friendly landscaping and, at the same time, be consistent with the Laurel Oak Estates Landscape Design Guidelines.

As new lots are landscaped and existing homeowners review their current and future landscaping goals, they may want to lower maintenance requirements and reduce water needs. Every residential lot is unique in terms of size, location, topography, soils, sun exposure, house design, and street access—and so the best landscaping plan will be unique for that lot. Following the Nine Principles of Florida-Friendly Landscaping in a manner compatible with the design objectives of the Laurel Oak Estates Landscape Design Guidelines will help achieve these goals. The following information is meant to supply an elementary understanding of what those nine principles are and how they are put into use.

The Nine Principles of Florida-Friendly Landscaping

A successful Florida-Friendly Landscape (whether a single bed or an entire lot) begins by creating a landscape design that considers the Principles of Florida-Friendly Landscaping even if only some of them are ultimately incorporated into the design. They are outlined below to provide Applicants for new landscaping with basic information on how a Florida-Friendly approach can be achieved while adhering to the landscape guidelines set forth herein.

1. Right Plant, Right Place:

This is perhaps the most important element of a successful, healthy landscape. It involves selecting the appropriate type of plants that will thrive under the existing conditions and plant them in the correct location on the lot.

Note: Specific Florida Friendly plants that have been approved for use in Laurel Oak Estates are included in the Recommended Plant List under Appendix 4.

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Appropriate Plant Selection

Select plants from the Approved Plant List while taking into account the following site factors:

- The lot's specific soil conditions including permeability, fertility, salt and pH levels. Note: Laurel Oak Estates is in Zone 9b, and the soils are mostly alkaline. A soils test is recommended but not required.
- Sun/shade conditions and needs
- Drainage requirements to properly channel rainwater and minimize runoff
- Water requirements and drought tolerance
- Native to promote species diversity and maintenance of regional landscapes.
- Acclimated to the local USDA zone and environmental friendly, requiring fewer pesticides and fertilizers because of natural adaptations
- Wind and cold tolerance
- Choose at least 5 different species of approved plants to create diversity. Note: For those seeking the Gold FYN level of certification for existing yards, select a minimum of ten(10) different species.
- Plants should also be chosen for their functional role in the landscape. Plants can provide shade to help create a comfortable microclimate. Plants can also be used to create spaces by visually separating areas for activities such as entertaining, children's play, dog runs or vegetable gardens. Plants also provide buffers or screens for privacy along property boundaries.
- The landscape plan should also take into consideration aesthetics. The intentional use of color, form, and texture in your residential landscape can add beauty and value to your home, so consider the colors, textures and shapes of the individual plants you select, as well as how these plants will look when combined in your landscape.

Appropriate Location of Plant Materials

Once you have selected appropriate plants for your site conditions and activities, locate the plants in the best possible place for their size, shape, and growing requirements. In doing so, consider the following:

- Group plants together with similar watering needs. For instance, group low water drought tolerant plants together and irrigate with low volume drip irrigation. Irrigate lawn turf areas on separate rotor or pop-up spray zones.
- Group plants together with similar maintenance needs. For instance, select slower growing shrubs and groundcovers that do not require frequent pruning and help to reduce yard waste.
- Also note any possible pest problems associated with the plant and typical treatments for the pest problem. Depending on the treatment that may be required, you may choose to keep certain plants away from children's play areas or away from the house or from other plants.
- Use mulch or groundcovers in hard to maintain locations such as shady, narrow and erosion-prone areas. Replace grass in difficult to mow areas of less than four (4) feet in width where it is prohibited by the Sarasota County Water Efficient Landscape Ordinance unless contiguous to other grass areas.
- Use annuals and perennials sparingly in highly visible locations where they can be easily maintained.
- Plan for the future- Research mature height and spread of plants and plan for appropriate spacing and distance from structures before installation.

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

- Avoid locating plants where they can obscure your neighbors' views to the golf course as they grow into maturity.
- Layer plants both horizontally (every group of plants is in front of, behind, or beside another group of plant) and vertically (low-growing plants in the front, medium-high shrubs in the middle, and tall trees in the background). Layering in masses creates variety and interest through a mix of color, texture, shape, and size.
- Locate plants around the home where they can improve its heating and cooling capacity.

2. Water Efficiently

Use water wise irrigation and xeriscape design principles that include:

- For new landscape plans, prepare an irrigation plan in compliance with the general provisions and design standards for efficient irrigation set forth in Sarasota County's Water Efficient Landscaping Regulations and the Supplemental Requirements required by the NCC. See Part 4 of these guidelines.
- For proposed Florida Friendly landscape changes to existing landscapes, irrigation system design for these areas should be made to achieve greater water efficiency. Where possible, install a drip or micro-spray system in the plant beds, use a rain gauge or a smart controller or soil moisture sensor to monitor current rainfall and determine supplemental irrigation need, cap any irrigation heads where irrigation is no longer needed (mature established shrubs and trees) and include regular inspection, maintenance and repair plans.
- For existing irrigation systems, water plants only when they show signs of stress and comply with local water use restrictions.
- Use irrigation only to supplement natural rainfall during Florida's rainy season (June-September).
- Check irrigation run times so that sprinklers apply a maximum of one half (1/2) to three quarters (3/4) of an inch of water per application.
- Check the irrigation system regularly for any leaks, broken heads and proper sprinkler spray coverage patterns.
- Rain barrels with mosquito-proof covers and tied into downspouts may be installed as part of the Florida Friendly landscape design and the water used for the plants. See Chapter 1, Section 3 of these guidelines for additional requirements.
- Use turf wisely to reduce water consumption and maintenance. Use it for specific use areas only such as play, recreation, pets, swales, rights of way, etc.

3. Fertilize Appropriately

- Fertilize in accordance with the requirements of the Sarasota County Fertilizer and Landscape Management Ordinance. See Part I, Section 2 of the guidelines.
- Fertilize only to maintain plant health based on soil tests and on lawn turf only when it is growing.
- Refrain from applying fertilizer if a heavy rain is forecast in the next 24 hours.
- Do not exceed the application rate of 1 pound of nitrogen per 1,000 sf per application. Use formulas that directly compensate for pH and other nutritional deficiencies.
- Avoid using weed and feed fertilizer products (that contain both fertilizer and herbicide)
- Avoid applying fertilizers containing Nitrogen during the summer months per the Sarasota County Fertilization Ordinance.. If needed, use ferrous sulfate or chelated iron instead of Nitrogen to keep lawns green during the summer.

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

4. Mulch

Commentary: Mulching promotes sustainable landscaping by helping to keep the plant roots moist, shaded and inhibits weed growth. It gives landscapes a neat, uniform appearance.

- Provide approved types of organic mulch around all trees, shrubs and groundcover in accordance with the requirements for mulch set forth in Part 1, Section 2.
- Reduce turf areas on the lot by increasing the size of planting beds or adding new beds in areas where healthy turf is difficult to maintain.

5. Attract Wildlife

Commentary: With more than 1,200 species of animals, Florida ranks third in the nation in wildlife diversity. Unfortunately rapid development has destroyed many native habitats. Providing plants that offer food, water and cover can increase the number and diversity of beneficial wildlife with friendly visitors like birds, butterflies and honeybees.

- Select plants listed in the Recommended Plant List located in Appendix 4 that provide cover, food and nesting areas. Many plants provide seeds, fruit, berries and flowers. Locate on the lot in accordance with the design requirements set forth in Part 2, Sections 1 and 2.
- Plant fruit trees listed in the Recommended Plant List located in Appendix 4.
- Provide a water source such as a birdbath or fountain and locate bird houses and boxes to provide nesting areas. See Part 1, Section 2 for design requirements.

6. Manage Yard Pests Responsibly

- Select plants that have no serious pests or disease potential.
- Check plants regularly for signs of pest problems. Early detection makes treatment easier.
- Proper plant maintenance- watering, fertilization and pruning helps maintain healthy plants.
- Limit pesticide use by spot treating only the areas that require attention. Avoid routine applications of pesticides.
- Choose the least toxic pest management sprays such as horticultural oils, insecticidal soap and *Bacillus thuringiensis*. Use pesticides only in areas that need attention and be mindful of wildlife visitors.
- Do not overuse or misuse pesticides that can harm wildlife or beneficial insects and that can run off into ponds and lakes.

7. Recycle Yard Waste

- Recycling yard waste such as grass clippings can improve soil fertility and water-holding ability of the soil.
- Use a mulching mower and leave grass clippings on the lawn periodically as a source of nitrogen.
- Remove grass clippings from paved areas or sweep or blow back onto the lawn.
- Use fallen leaves and pine needles as mulch. See Mulch Section of the guidelines.
- Provide and maintain a compost bin in the lot landscaping. See Part 1, Section 3 for design requirements.

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

8. Reduce Storm-Water Runoff

- Direct roof downspouts onto porous surfaces or into landscaping and away from the house. Preserve or create swales or rain gardens to hold and filter storm water. However, be careful to avoid creating areas of standing water that will attract unwanted insects and mosquitoes.
- Collect water from roofs and driveways and divert it to rain barrels and/or cisterns. See Chapter 2, Section 3 for design requirements.
- Reduce impervious paved surfaces by using pervious surfaces for walkways, patios and/or driveways in conformance with materials approved by the NCC and the Architectural Building Requirements for Laurel Oak Estates.
- Remove such items as trash, leaf debris, grass clippings, chemical and oil spills, pet droppings and excess spilled fertilizer from the lot before they can reach storm drains.

9. Protect the Waterfront

- Reduce the use of fertilizers and pesticides on the lot.
- If the lot is located adjacent to a water body, establish a maintenance free “no fertilizer, no pesticide, no irrigation water ” zone at least then (10) feet wide between the maintained lawn or landscape and the protected area. Make sure that any such zone does not interfere with any designated easements.
- Plant a buffer zone of low-maintenance plants between the landscape and protected area or shoreline to absorb nutrients and provide wildlife.

Section 2- FFY Requirements for New Construction and Alterations to Existing Landscaping

Overview

The following landscape requirements have been established by the NCC to guide the design options available to homeowners when designing Florida Friendly landscapes. These requirements allow for a range of planting, turf grass and mulching options that are:

- Consistent with the overall aesthetics and design objectives of Laurel Oak Estates,
- Are suited to the specific site-specific conditions of the lot and
- Reflect the appropriate application of the 9 principles of Florida Friendly Landscaping.

Design Requirements for New Construction

Compliance

- All Florida Friendly landscape designs, whether new or conversions of existing landscapes including any enlargement to existing plant beds shall comply with the requirements of the Laurel Oak Estate Landscape Design Guidelines unless specifically noted otherwise. This includes compliance with all applicable regulatory codes and the HOA requirements and Design Guidelines of the Laurel Oak Estates. See Part I, Section 1 of these guidelines.

Replacement and/or Enlargement of Existing landscaping

- The enlargement of existing plant beds, replacement or addition of trees and palms and/or removal of existing plant materials that are not appropriate for the area and are being replaced with Florida Friendly plant species is permitted provided the new landscaping complies with the landscape requirements specified herein.

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

Selection of Florida Friendly Plant Materials

- All plant materials used at Laurel Oak Estates in Florida Friendly applications shall be selected from the Recommended Plant List located in Appendix 4 of these Landscape Guidelines. Plant species on this list include Florida Friendly plants identified by the Florida Yards and Neighborhoods Program (FFY) and are designated as such in the plant list for easy reference. The use of other FFY plants that are not included in the recommended plant list will be subject to NCC approval.

Location of Florida Friendly Plant Materials

- The appropriate location of approved Florida Friendly plant materials on the lot is critical to achieving consistency with the overall aesthetics and design objectives of the community. As such, the permitted use of these plant materials will vary based on their site specific suitability, their location on the lot and the extent to which they contribute to these design objectives.

Arrangement of Florida Friendly Plant Materials in Each Landscape Treatment Zone

- As set forth under Part 2 of these Landscape Guidelines, each lot consists of four (4) landscape treatment zones. Florida Friendly plants are permitted within one or more of these zones as identified in the Recommended Plant List located in Appendix 4 of these Landscape Guidelines.
- Florida Friendly plant materials are required to be arranged together by size, shape and appearance in each treatment zone in such a manner as to be consistent with the overall aesthetics and design objectives of Laurel Oak Estates. This requirement includes compliance with the following general design requirements:

Florida Friendly Landscaping in the Tree Lawn or Public Zone

All landscaping in this zone shall comply with applicable local regulatory codes. The landscape area located between the back of curb and sidewalk shall be planted with the same species of grass sod that is permitted in the front yard.

Florida Friendly Landscaping in the Front Yard or Semi-Public Zone

- Landscaping in this zone shall meet a majority of the design objectives set forth under Part 2, Section 1, Landscape Requirements for New Construction.
- Plant materials in this zone are subject to public view and therefore their appearance and maintenance is extremely important. Attractive looking native and drought tolerant plants that can retain a uniform maintained appearance while providing seasonal color are recommended. The beds shall be uniform in shape and arranged to frame the primary views and provide seasonal color and interest.
- Similarly, a higher level of maintenance shall be provided for all plant beds located in the front yard that utilize Florida Friendly plants to ensure their long term compatibility with the overall aesthetics of the community.
- Use of plant materials that, because of their natural growth habits, look unbalanced, weedy and/or unkempt and detract from the overall aesthetics of Laurel Oak Estates are not permitted in this zone.

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- Plant materials in this zone shall be layered to create a gradual transition between plant sizes so that clear lines of sight are maintained at eye level. The location of shrubs that grow overly large must be located at the perimeter of the zone or next to building walls where they can serve as an accent plant or help to break up the scale of the wall.
- All approved species of grass sod identified under Part 1, Section 2, Plant Materials, shall be permitted in the front yard except for Argentina Bahia Grass. The sod shall be located in accordance with the 'Right Plant, Right Place' Principle of the Florida Friendly Landscaping Program. A minimum of twenty five (25) percent of the front yard landscaping shall consist of grass sod. Grass sod will comply with the 'Manage Yard Pests Responsibly' and 'Fertilize Appropriately' Principles of the Florida Friendly Landscaping Program where it can be maintained without requiring excessive use of irrigation, pesticides and fertilizer.
- Replacement of part of the front yard area normally reserved for grass sod with a combination of shrub and groundcover beds is permitted as part of the 'Water Efficiently' Principle of the Florida Friendly Landscape Program. Maintain a path width of at least four-feet to allow commercial mowers easy access to all grass/turf areas is provided on the lot without trespassing on adjacent lots.
- Groundcovers from the Recommended Plant List may be used in lieu of grass sod in the front yard as part of the 'Right Plant, Right Place Principle of the Florida Friendly Landscape Program provided they are used to eliminate small areas of grass sod and in areas where healthy turf is difficult to maintain.

Florida Friendly Landscaping in the Side Yard or Semi-Private Zone

- Landscaping in this zone shall meet a majority of the design objectives set forth under Part 2, Section 1, Landscape Requirements for New Construction.
- Plant materials in this zone located on interior lots behind the plane of the front building façade may include more plants with variable heights and texture to create a more naturalistic appearance and growth habit. On corner lots, the side yard shall be treated as an extension of the front yard.
- All approved species of grass sod identified under Part 1, Section 2, Plant Materials, shall be permitted in the side yard. If Argentina Bahia Grass is used, it shall not encroach into the front yard of the lot. The sod shall be located in accordance with the 'Right Plant, Right Place' Principle of the Florida Friendly Landscaping Program. Grass sod will comply with the 'Manage Yard Pests Responsibly' and 'Fertilize Appropriately' Principles of the Florida Friendly Landscaping Program where it can be maintained without requiring excessive use of irrigation, pesticides and fertilizer.
- Replacement of part of the side yard area normally reserved for grass sod with a combination of shrub and groundcover beds is permitted as part of the 'Water Efficiently' Principle of the Florida Friendly Landscape Program. Maintain a path width of at least four (4) feet to allow commercial mowers easy access to all grass/turf areas is provided on the lot without trespassing on adjacent lots.
- Groundcovers from the Recommended Plant List may be used in lieu of grass sod in the side yard as part of the 'Right Plant, Right Place Principle of the Florida Friendly Landscape Program.

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

Florida Friendly Landscaping in the Rear Yard or Private Zone

- Landscaping in this zone shall meet a majority of the design objectives set forth under Part 2, Section 1, Landscape Requirements for New Construction.
- Plant materials in this zone, may consist entirely of Florida Friendly plants without any restrictions on location or appearance provided that they provide an acceptable appearance wherever they are exposed to direct public view from the street, across a lake and/or the golf course.
- All approved species of grass sod identified under Part 1, Section 2, Plant Materials, shall be permitted in the rear yard. The sod shall be located in accordance with the 'Right Plant, Right Place' Principle of the Florida Friendly Landscaping Program. Grass sod will comply with the 'Manage Yard Pests Responsibly' and 'Fertilize Appropriately' Principles of the Florida Friendly Landscaping Program where it can be maintained without requiring excessive use of irrigation, pesticides and fertilizer.
- Replacement of part of the rear yard area normally reserved for grass sod with a combination of shrub and groundcover beds is permitted as part of the 'Water Efficiently' Principle of the Florida Friendly Landscape Program. Maintain a path width of at least four-feet to allow commercial mowers easy access to all grass/turf areas is provided on the lot without trespassing on adjacent lots.
- Groundcovers from the Recommended Plant List may be used in lieu of grass sod in the rear yard as part of the 'Right Plant, Right Place Principle of the Florida Friendly Landscape Program.

Other Florida Friendly Landscape Elements and Requirements

Mulch

- The provision of mulch around all trees, shrubs and groundcover as part of the 'Mulch' Principle of the Florida Friendly Landscaping Program is permitted provided it complies with the requirements set forth under Part I, Section 2 of the guidelines.

Swales and Rain Gardens

- The use of swales and/or rain gardens on the lot as part of the 'Reduce Stormwater Runoff' Principle of the Florida Friendly Landscaping Program to hold and filter rainwater will require a separate submittal of design plans for review and approval by the NCC.
- The design of these facilities cannot impede the proper functioning of drainage ways and easements specifically designed as part of the overall lot and Community storm water system. Downspouts and gutters that have been directed into these areas shall outfall at least two (2) plus feet from the building foundation and drain away from it using legal drainage conveyance systems. The low points of the swales or gardens shall also be designed using appropriate soil backfill and other filtration measures to drain standing rainwater quickly.
- The location of these facilities shall be limited to the side and rear landscape treatment areas of the lot and shall not impede circulation nor be visible from direct public view.

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- Rain gardens shall be properly landscaped with approved plant materials that can tolerate both wet and dry conditions. Plantings shall be located on the side slopes and in the bottom to eliminate the need for grass sod.

Vegetable and Specialty Gardens

- Vegetable and other specialty gardens will be permitted as part of the 'Right-Plant-Right Place' Principle of Florida Friendly Landscaping Program in the rear yard provided they comply with the requirements set forth under Part 1, Section 3 of these guidelines.

Composting Bins

- The use of compost bins as part of the 'Recycling Yard Waste' Principle of the Florida Friendly Landscaping program will be permitted in the side and rear yards provided they comply with the requirements set forth under Part 1, Section 3 of these guidelines.

Waterfront Buffers

- Planting a buffer zone of low maintenance plants as part of the 'Protect the Waterfront' Principle of the Florida Friendly Landscaping Program will require prior approval of the NCC.
- No encroachment will be permitted into designated buffer areas on wetland lots and wetland fringing hammock lots.
- On canal lots, provision of a buffer zone to the water line will be permitted only if the buffer does not interfere with maintenance of the canal bank by the HOA.
- Only plants listed in the recommended plant list and approved for waterfront buffer use shall be permitted to be planted.

Rain Barrels

- Rain barrels will be permitted as part of the 'Water Efficiently' Principle of the Florida Friendly Landscaping Program in the back portion of the side yards or rear yard near gutter downspouts provided they comply with the requirements set forth under Part 1, Section 3 of these guidelines.

Birdbaths, Bird Houses and Boxes

- The installation of birdbaths, bird houses and boxes will be permitted as part of the 'Attract Wildlife' Principle of the Florida Friendly Landscaping Program in the side and rear yards provided they comply with the requirements set forth under Part 1, Section 3 of these guidelines.

PART 4- LANDSCAPE IRRIGATION DESIGN GUIDELINES

Section 1- Landscape Irrigation Requirements for New Construction and Alterations to Existing Systems

Overview

The appropriate design and installation of irrigation systems is key to successfully establishing and maintaining the landscape quality desired for Laurel Oak Estates. These requirements apply to all landscape irrigation systems designed for new construction as well as substantial alteration and/or additions to existing systems that exceed 50% of the size of the existing system.

Laurel Oak Estates has a community wide irrigation system. As part of initial construction for lots on any lake tract or other body of water, Builders are required to extend irrigation lines into lake easements with sufficient lines and heads to irrigate from the abutting lot line to an area of not more than 10' beyond the normal water design elevation. Owners of such lots shall continuously maintain irrigation systems in good operating condition and shall maintain and irrigate all landscaping between the lot boundary and such water's edge. The cost of such maintenance is the responsible of the Lot Owner.

Sarasota County Irrigation Requirements

The design and installation of irrigation systems at Laurel Oak Estates shall meet all of the requirements outlined Part II Codes and Ordinances, Chapter 22, Article VI of the Sarasota County Florida Water Efficient Landscaping Regulations. These design requirements include the following:

Efficient Irrigation Design Requirements

- Irrigation systems shall be designed and installed for efficient and effective use of water to the landscaped area. Irrigation systems shall have:
 - Separate High and Low Water Use Zones for independent operation as follows:
 - High Irrigated Water Use Zone - An area of the site that shall be limited to a maximum of fifty (50) percent of the total irrigated landscape vegetated area. Plants and turf within this area require supplemental water throughout the year in addition to natural rainfall to survive or grow. This zone consists of turf grass varieties, annual flowers, and residential vegetable gardens.
 - Low Irrigated Water Use Zone - An area of the site containing plants that require supplemental water only during seasonal dry periods.
- Turf grass areas, annual flower beds and vegetable gardens shall each be irrigated on separate irrigation zones from tree, shrub, and groundcover beds.
- Plants with similar water requirements shall be irrigated on the same zone.
- No water spray from irrigation systems shall be applied under roof overhangs.
- Sprinklers and rotors for turf areas shall be installed so as to:
 - Minimize overspray onto paved surfaces, structures, and non-vegetated areas;
 - Minimize runoff of irrigation water; and
 - Operate at their designed overlap pattern of 75%-100% (A pattern of 100% overlap would represent head-to-head coverage).

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- Pop-up sprinklers and rotors will not be mixed in the same zone.
- Reclaimed or other non-potable water source shall be used for irrigation if available.
- If the water supply for the irrigation system is from a well, a constant pressure flow control device or pressure tank with adequate capacity shall be required to minimize pump "cycling".
- Micro-irrigation systems that have low volume emitters shall be required for tree, shrub and ground cover beds if permanent irrigation is provided for these areas.
- A "Y" type filter shall be installed at the head end of such systems.
- In-line pressure regulators to reduce pressure to no more than 15 P.S. I. shall also be utilized.
- A rain sensing shutoff device shall be required on automatic irrigation systems to avoid irrigation during periods of sufficient rainfall. Said equipment shall consist of an automatic sensing device or switch which will override the irrigation cycle of the sprinkler system when adequate rainfall has occurred. It must be placed where it is exposed to unobstructed natural rainfall.

Maintenance Schedule Requirements

- A landscape maintenance checklist shall be provided to the property owner by the builder in a format prepared by the County. It shall include, but not be limited to:
 - Adjusting and repairing irrigation distribution equipment;
 - Calibrating the irrigation system;
 - Resetting the automatic controller;
 - Cleaning irrigation filters;
 - Checking the rain shut off device;
 - Replenishing mulch; and
 - Pruning plants and cutting grass around sprinkler heads.
- Further, the builder shall inform the Owner of the current irrigation restrictions adopted by the Southwest Florida Water Management District and Sarasota County.
- The builder shall provide the Owner with all warranty information for the irrigation system.
- The information required above shall be provided to the Owner by posting or hanging it next to the irrigation controls.
- An as-built drawing of the irrigation system shall be provided to the owner.

Additional Laurel Oak Estates Irrigation Design Requirements

In addition to the Irrigation requirements identified above, the NCC requires that the following supplemental requirements are met:

- The Irrigation Contractor shall provide the Owner shall be provided s copy of the as-built irrigation plan, operating manual and instructions on how to operate the irrigation system timers/controllers.
- All trees over 3" caliper and palm trees are required to be irrigated with bubblers located on a separate zone.

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

If trees or palms are located in beds where drip irrigation is used, provide additional emitters 'plugged' into the drip line.

- Where drip irrigation is used, drip lines should be screened from public view by mulch and/or plant material.
- Irrigation heads in turf areas are required to be pop-ups, either rotary gear drive or spray type. Pop-up spray heads are to have a minimum 6" pop-up height.
- Spray heads shall not be located on fixed risers or high pop-ups adjacent to high traffic areas. These areas are typically visible to the public and prone to accidental damage.
- In turf areas, sprinkler heads shall be installed at finish grade on flexible poly risers to minimize breakage and tripping hazards.
- If a master irrigation control is not employed to remotely control the lot irrigation, provide an automatic controller in a protected location at the residence.
- Locate the automatic control valves adjacent to the service connection in the front yard in a shrub or groundcover bed behind the sidewalk.
- PVC piping used for main lines and fittings are required to be schedule 40. PVC piping is required to be schedule 160 for circuit lines of 1" to 3" diameter. For drip irrigation, pipe sizes are required to be 3/4" or less in diameter. See manufacturer's performance specifications for other pipe size requirements.

Additional Irrigation System Operational Setup Requirements

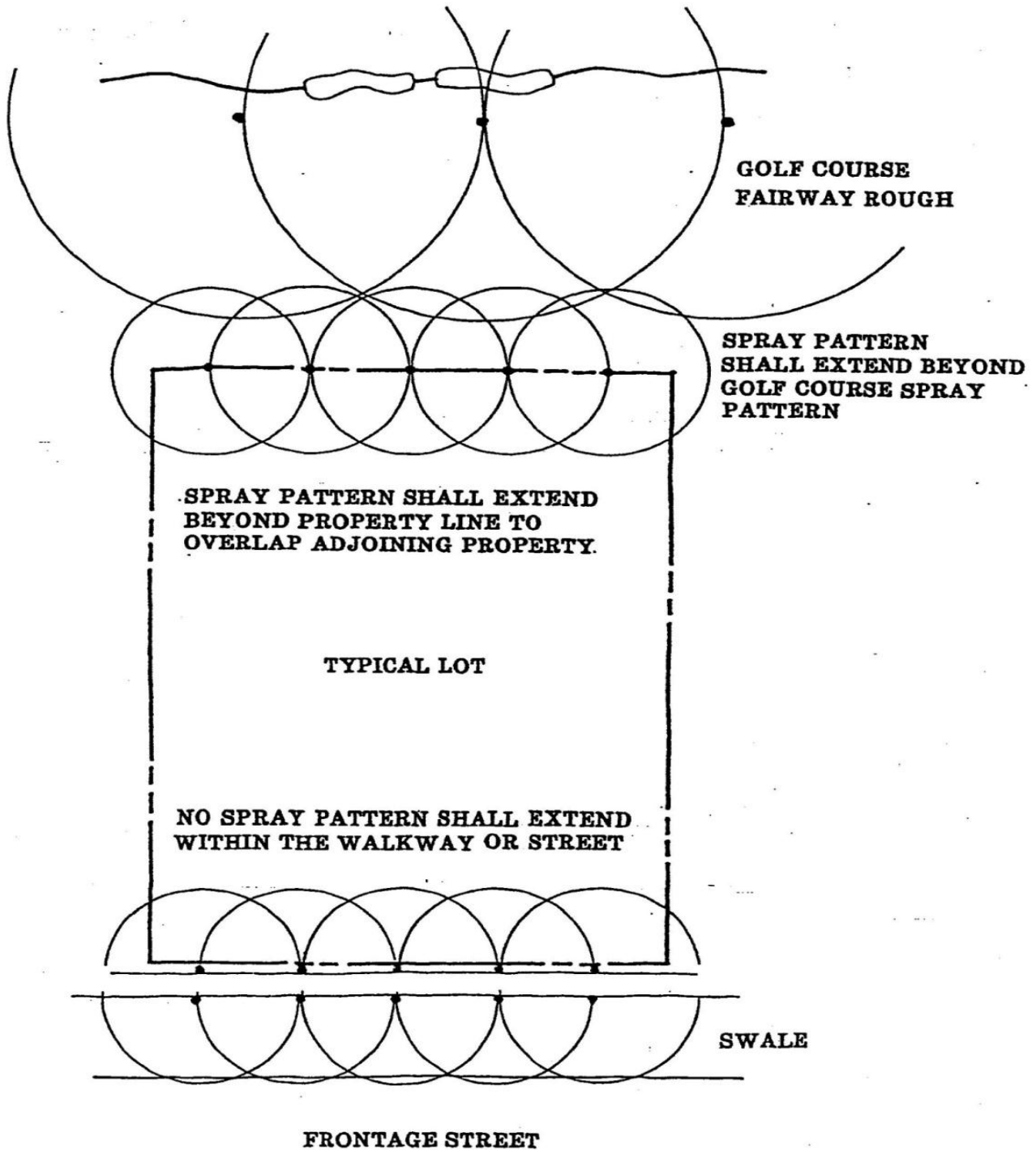
- After installation, the Irrigation Contractor shall calibrate the automatic control system to determine how long it will take to apply an adequate amount of water to each zone. Operational hours for the irrigation system shall conform to applicable Water Management District, County and/or the Association's requirements.

Submittal Requirements

An irrigation plan showing the proposed system layout for each lot is required for submittal to the NCC for review and approval.

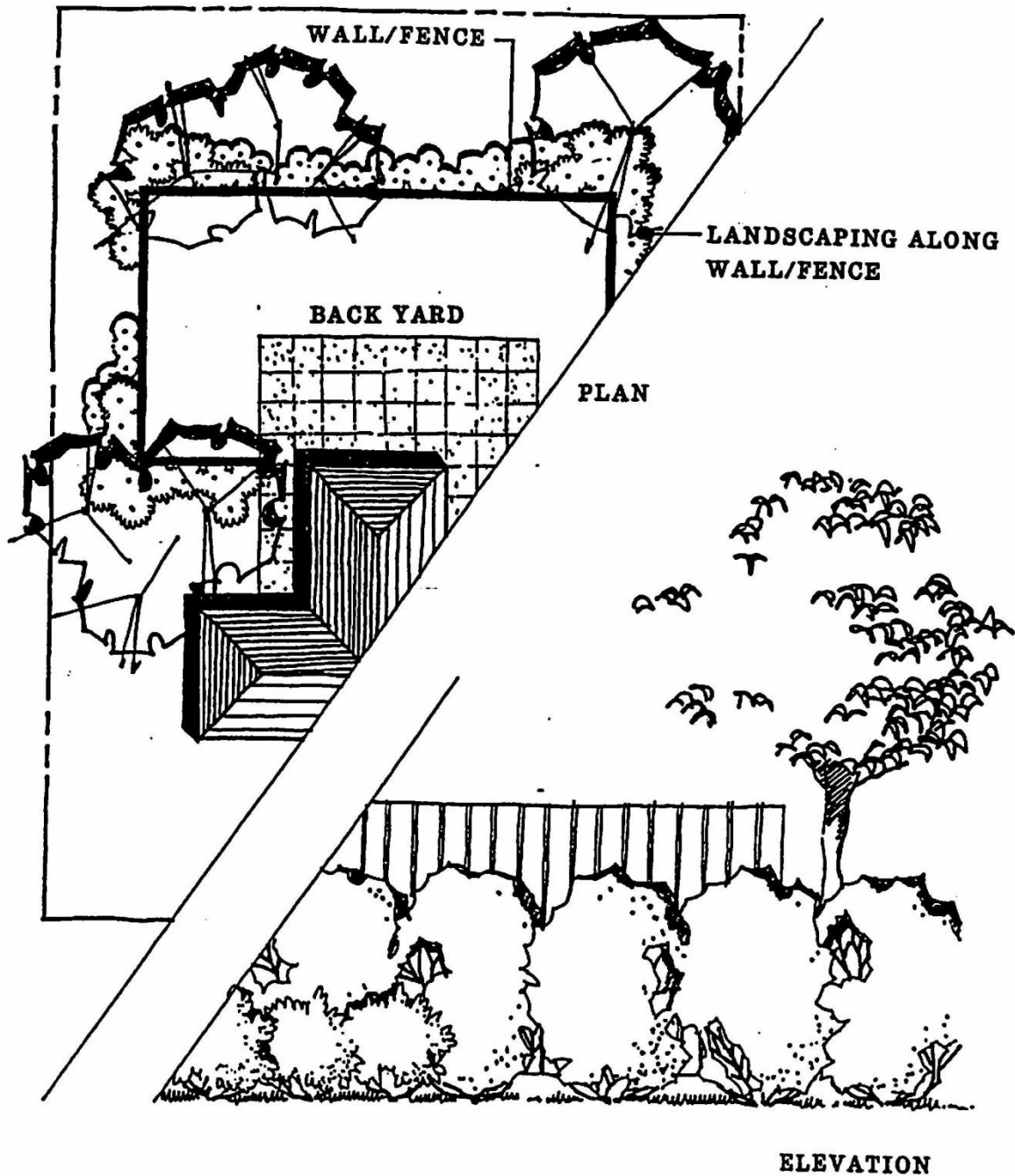
EXHIBITS

Exhibit 1 – Irrigation Spray Pattern



EXHIBITS

Exhibit 2 Wall/Fence Landscaping Requirement



(TYPICAL 130' x 175' LOT).

APPENDIX 1 DEFINITIONS

Caliper - Trunk diameter measured six (6) inches above the ground.

Canopy - The horizontal measurement of a tree crown.

Drip Line - Vertical line extending from outermost branches to the ground.

Ground Cover - Low growing woody or herbaceous other than turf not over two (2) feet zero (0) inches.

Hedge - Landscape barrier consisting of continuous dense planting of shrubs

Irrigation System - Permanent artificial water system designed to transport water to plants and turf.

Landscaping - Combination of plants (turf, ground cover, shrubs, vines, hedges, trees) and non-living material (rocks, pebbles, sand, mulch, walls, fences).

Mulch - Non-living materials used to retard weed growth, retain moisture, and reduce erosion.

Plant Material - All existing growing plants plus ones to be added to site.

Screening - Hedge, wall, fence, thicket that occludes views or structures.

Shrub - Self-supporting plant with multiple stems and branches growing to a mature height of two (2) feet zero (0) inches to twelve (12) feet zero (0) inches.

Tree - Self-supporting woody plant with single or multiple trunks growing to a mature height of over twelve (12) feet zero (0) inches.

APPENDIX 2 DESIGN REVIEW PROCESS

INSTRUCTION SHEET/DESIGN DOCUMENTS

In order to provide a systematic and uniform review of the proposed landscape design, please submit the following:

I. LANDSCAPE PLANS

- Scale 1 inch - 20 feet, desired 1"=10'
- Topography, tree survey, hammock areas
- Drainage patterns
- Easements and rights-of-way
- Driveways, sidewalks, walkways, walls, fences, pools, decks - showing surface material
- Tree location showing all existing trees with four (4) inches caliper or greater
- Planting plan and plant list showing size and quantity at time of installation
- Plan showing non-living material size and quantity rocks
- Exterior lighting
- Irrigation Plan
- Existing vegetation
- Vegetation to remain
- Vegetation to be removed

APPENDIX 3

Code and Companion References

Regulatory Codes and Reference Standards

- Sarasota County, Florida, Part II, Code of Ordinances, Chapter 22, Buildings and Building Regulations, Article VI- Water Efficient Landscaping Regulations
(<http://www.municode.com/Resources/Onlinelibrary.asp>)
- Grades and Standards for Nursery Stock, Parts I and II, Current Edition, State of Florida Department of Agriculture and Consumer Services, Current Edition.
(<http://www.doacs.state.fl.us/pi/pubs.html>)
- Appendix F of the Florida State Building Code and the Florida Irrigation Society's (FIS) January 1, 2002 or most current version of Standards and Specifications for Irrigation Systems
(http://www2.iccsafe.org/states/2004_florida_codes/index_main.htm)
- Department of Agriculture and Consumer Services "Noxious Weed List".
(<http://plants.usda.gov/java/noxiousDriver>)
- Department of Environmental Protection's "Prohibited Aquatic Plant List" (Rule 62C-52.011, F.A.C.).
(<http://www.dep.state.fl.us/lands/invaspec/2ndlevpgs/perrules.htm#62C52.011%20Prohibited%20Aquatic%20Plants>.)
- Florida Department of Environmental Protection and Florida Department of Agriculture's List of prohibited Plant Species (http://www.fl-dof.com/forest_management/fh_invasives_laws.html)
- Florida Department of Agriculture and Consumer Services Rule, Chapter 5B-57 F.A.C., list of prohibited plants. (<http://www.doacs.state.fl.us/pi/enpp/botany/noxweed.html>)
- Florida Exotic Pest Plant Council's "Florida's Most Invasive Species List". (<http://www.fleppc.org>)
- IFAS Assessment of Non-Native Plants in Florida's Natural Areas, the Department of Agriculture and Consumer Service's "Noxious Weed List" (Rule 5B-57.007, F.A.C.).
(<http://www.flrules.org/gateway/chapterhome.asp?chapter=5b-57>)

Companion References

- Florida Friendly Yards and Neighborhoods Program. (<http://www.swfwmd.state.fl.us/yards>)
 - Florida Yards and Neighborhoods Handbook and the Florida-Friendly Landscaping Guide to Plant Selection and Landscape Design, 1st edition, 2010.
<http://fyn.ifas.ufl.edu/homeowners/publications.htm>
 - Florida Yards and Neighborhoods Yard Certification Checklist for New Construction.
<http://fyn.ifas.ufl.edu/materials/new%20construction%20checklist.pdf>
- Florida Yards and Neighborhoods FYN Official Yard recognition Checklist for evaluating existing landscapes. http://fyn.ifas.ufl.edu/materials/FYN_Yard_Recognition_Checklist_2010.pdf

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

- Southwest Florida Water Management District (SWFWMD) provides free seminars for the homeowner to further understand this landscaping concept. The web site is www.swfwmd.state.fl.us/ and the section on Florida-Friendly Landscaping is www.swfwmd.state.fl.us/yards/.
- American Association of Nurserymen (AAN) now the American Nursery and Landscape Association. (<http://www.anla.org/>)
- Florida Nursery, Growers and Landscape Association. (FNGLA). (<http://www.fn gla.org>)
- Florida Roots Plus Growers. (<http://www.rootsplusgrowers.org>)
- Florida Green Industries Best Management Practices for Protection of Water Resources in Florida, Current Edition. (<http://www.dep.state.fl.us/central/home/meetingstraining/flgreen/flgreenindustries.htm>)
- Scherer, C., Koehler, P., Short, D. & Buss, E. (2006) Landscape Integrated Pest Management. (<http://edis.ifas.ufl.edu/IN109>) Department of Entomology and Nematology, Institute of Food and Agricultural Sciences, University of Florida: Gainesville, Fla.
- Shober, A. & Mylavarapu, R. (2009) Soil Sampling and Testing for the Home Landscape or Vegetable Garden. (<http://edis.ifas.ufl.edu/SS494>) Department of Soil and Water Science, Institute of Food and Agricultural Sciences, University of Florida: Gainesville, Fla.
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LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
MAJOR TREES									
Acer rubrum	Red Maple	NCS 8-9	M	Y	S-PS	Y	25'-60'	Y	TL,FY,SY,RY
Brachychiton populneus	Bottle Tree	10-11	L	N	S-PS	N	30'-45'	N	SY,RY
Eucalyptus cinera	Silver Dollar Eucalyptus	8b-9	M	N	S	N	15'-60'	N	SY,RY
Ginkgo biloba	Maiden Hair Tree	4-9	M	N	S	N	20'-50'	N	FY,SY,RY
Gordonia lasianthus	Loblolly Bay	NC 8-9	L	Y	S-PS	N	30'-60'	Y	FY,SY,RY
Ilex cassine	Dahoon Holly	NCS 8-10	M	Y	S-SH	Y	20'-30'	Y	SY,RY
Ilex opaca spp.	American Holly Species	5b-9	Y	Y	S-SH	Y	35'-50'	N	FY,SY,RY
Liquidambar styraciflua	Sweetgum	NC 8-9	H	Y	S-PS	Y	40'-100'	Y	TL,FY,SY,RY
Magnolia grandiflora	Southern Magnolia	NC 8-9	M	Y	S-PS	Y	40'-80'	Y	FY,RY
Magnolia virginiana	Sweetbay Magnolia	NC 8-9	M	Y	S-PS	Y	40'-60'	Y	FY,SY,RY
Persea borbonia	Red Bay	NCS 8b-11	H	Y	S-PS	Y	30'-50'	Y	SY,RY
Pinus clausa	Sand Pine	7a-10b	H	Y	S-PS	Y	25'-40'	N	SY,RY
Pinus elliotti 'densa'	Slash Pine	CS 9-11	H	Y	S-PS	Y	75'-100'	Y	FY,SY,RY
Pinus palustris	Longleaf Pine	NC 8-9	H	Y	S	Y	60'-80'	Y	FY,SY,,RY
Platanus occidentalis	Sycamore	NC 8b-9a	M	Y	S-PS	N	75'-90'	Y	TL,FY,SY,RY
Quercus laurifolia	Laurel Oak	NC 8-9	M	Y	S-PS	Y	60'-70'	Y	TL,FY,SY,RY
Quercus Schumardii	Schumardii Oak	N 8-9a	H	Y	S	Y	40'-50'	Y	TL,FY,SY,RY
Quercus virginiana	Live Oak	NCS 8b-10b	H	Y	S-PS	Y	40'-80'	Y	TL,FY,SY,RY
Salix babylonica	Weeping Willow	2-9a	H	N	S-PS	N	45'-70'	N	RY
Taxodium distichum	Bald Cypress	NCS 8-10	H	Y	S	Y	60'-80'	Y	FY,RY
Ulmus alata	Winged Elm	NC 8-9	H	Y	S-PS	Y	45'-70'	Y	FY,SY,RY
Ulmus americana	Florida Elm	NC 8-9	H	Y	S-PS	Y	70'-90'	Y	FY,SY,RY
Ulmus parvifolia	Drake Elm	NC 8-9	H	N	S-PS	N	40'-50'	Y	TL,FY,SY,RY
Peltophurum	Yellow Poinciana	CS 10a-11	H	N	S	N	40'-50'	N	FY.SY.RY
Prunus caroliniana	Cherry Laurel	NC 8a-10a	H	Y	S-SH	Y	25'-40'	N	SY.RY

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APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
MAJOR TREES (cont)									
Carya spp	Hickory	NC 8b-9a	H	N	S-SH	Y	VARIES	Y	RY
Juniperus virginiana	Red Cedar	NCS 8a-10b	H	Y	S-PS	Y	40'	Y	SY, RY
ACCENT TREES									
Betula nigra	River Birch	NC 8-9a	L	Y	S-PS	H	40'-50'	Y	FY,SY,RY
Bauhinia perpurea	Hong Kong Orchid	10b-11	L	N	S	N	25'-30'	N	FY, RY
Brachychiton populneus	Bottle Tree	9-11	H	N	S	N	TO 100'	N	SY,RY
Ligustrum japonicum	Glossy Privet	NCS 8-10b	H	N	S	N	8-12'	Y	FY, SY, RY
Cercis canadensis	Eastern Red Bud	NC 8b-9a	H	Y	S-SH	Y	20'-30'	Y	FY,SY,RY
Callistemon spp	Bottlebrush	NCS 8b-11	H	N	S-PS	Y	6'-30'	Y	SY,SY,RY
Chionanthus virginicus	Fringe Tree	NC 8-9	M	Y	S-SH	Y	12'-20'	Y	SY,RY
Citrus spp.	All Varieties	NCS 8b-11	M	N	S-PS	Y	12'-30'	Y	SY,RY
Conocarpus erectus	Silver Buttonwood	S 10b-11	H	Y	S-PS	Y	5'-50'	Y	FY,SY,RY
Eriobotrya japonica	Loquat	NCS 8-11	M	N	S-PS	Y	20'-30'	Y	FY,SY,RY
Erythrina crista	Coral Tree	S 10b-11	L	N	S	N	10'-30'	N	FY,SY,RY
Ilex vomitoria	Yaupon Holly	NCS 8-10	H	Y	S-PS	Y	VARIES	Y	SY,RY
Ilex attenuata	Savannah Holly	NCS 8-10	M	Y	S-PS	Y	30'-45'	Y	FY,SY,RY
Ilex cassine	Dahoon Holly	NCS 8-10	M	Y	S-SH	Y	20-30	Y	SY,RY
Ilex attenuata	Eagleston Holly	NC 7a-9b	M	N	S-PS	Y	20'-30'	N	FY,SY,RY
Ilex x Nellie Stevens	Nellie Stevens Holly	NC 8-9	M	Y	S-PS	Y	15'-25'	Y	FY,SY,RY
Jacaranda acutifolia	Jacaranda	CS 9b-11	H	N	S	N	25'-40'	Y	FY,RY
Koeleruteria paniculata	Golden Rain Tree	6-9	H	N	S	N	30'-40'	N	FY, RY
Lagerstroemia indica	Crape myrtle Tree	NC 8-9	M	N	S	Y	10'-30'	Y	FY,SY,RY

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
ACCENT TREES (cont)									
Ligustrum japonicum	Tree Ligustrum	NCS 8-10b	H	N	S-PS	N	8'-12'	Y	FY,SY,RY
Magnolia grandiflora	Little Gem Magnolia	NC 8-9	M	Y	S-PS	Y	40'-80'	Y	FY,SY,RY
Magnolia virginiana	Sweetbay Magnolia	NC 8-9	L	Y	S-PS	Y	40'-60'	Y	SY,RY
Myricanthus fragens	Simpson Stopper	CS 9b-11	H	Y	S-SH	Y	6'-30'	Y	SY,RY
Parkinsonia aculeata	Jerusalem Thorn	CS 9-11	H	N	S	N	15'-30'	Y	FY,SY,RY
Pelophorum pterocarpum	Yellow Poinciana	CS 10a-11	H	N	S	N	20—50'	N	FY,SY,RY
Podocarpus gracilior	Fern Podocarpus	CS 9b-11	M	N	S-PS	N	30'-50'	Y	SY,RY
Podocarpus nagi	Nagi Podocarpus	NCS 8b-11	H	N	S-PS	N	30'-40'	Y	SY,RY
Raphiolepis 'Majestic Beauty'	Indian Hawthorn	NC 8-9	M	N	S	Y	2'-10'	Y	FY,SY,RY
Tabebuia avellanedae	Tabebuia	CS 9b-11	M	N	S	N	20'-30'	Y	FY,SY,RY
Viburnum obovatum	Walters Viburnum	NCS 8-10	H	Y	S-SH	Y	8'-10'	Y	SY,RY
BUFFER TREES									
Juniperus silicicola	Southern Red Cedar	NCS 8a-10b	H	Y	S-PS	Y	40'	Y	SY,RY
Liquidambar styraciflua	Sweetgum	NC 8-9	H	Y	S-PS	Y	40'-100'	Y	FY,SY,RY
Myrica cerifera	Wax Myrtle	NCS 8-10	M	Y	S-PS	Y	12'-15'	Y	SY,RY
Pinus elliotti	Slash Pine	CS 9-11	H	Y	S-PS	Y	75'-100'	Y	SY,RY
Quercus geminata	Sand Live Oak	CS 7-10	H	Y	S-PS	Y	10'	Y	RY
Pinus elliotti	Slash Pine	CS 9-11	H	Y	S-PS	Y	75'-100'	Y	SY,RY
Quercus geminata	Sand Live Oak	CS 7-10	H	Y	S-PS	Y	10'	Y	RY
Taxodium distichum	Bald Cypress	NCS 8-10	H	Y	S	Y	60'-80'	Y	SY, RY
PALMS									
Accelorrhaphae wrightii	Paurotis Palm	S 10-11	M	Y	S-PS	N	15'-30'	Y	FY. RY
Arecastrum romaazoffianum	Queen Palm	NCS 9-11	M	N	S-PS	N	15'-30'	N	FY,SY,RY

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APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
PALMS (cont)									
Butia capitata	Pindo Palm	NCS 8b-11	H	Y	S-PS	N	15'-25'	Y	FY,SY,RY
Chamerops humilis	European Fan Palm	NCS 8-11	H	N	S-PS	N	5'-15'	Y	FY,SY,RY
Cycas revoluta	King Sago Palm	CS 8-10	M	N	S	N	3'-15'	N	FY,SY,RY
Phoenix canariensis	Canary Island Date Palm	NCS 8-11	H	N	S-PS	N	VARIES	Y	TR,FY,SY,RY
Phoenix reclinata	Sengal Date Palm	NCS 8-11	H	N	S-PS	N	VARIES	N	FY,RY
Phoenix roebelenii	Pygmy Date Palm	NCS 8-11	H	N	S-PS	N	VARIES	Y	FY,SY,RY
Phoenix sylvestris	Silvester Palm	NCS 8-11	H	N	S-PS	N	VARIES	Y	FY,SY,RY
Pseudophoenix sargentii	Buccaneer Palm	S 10a-11	H	Y	S	N	10'-40'	Y	FY,SY,RY
Sabal palmetto	Cabbage Palm	NCS 8b-11	H	Y	S-PS	Y	25'-60'	Y	SY,RY
Trachycarpus fortunei	Windmill Palm	NCS 8-11	M	N	S-SH	Y	10'-25'	Y	FY,SY,RY
Washingtonia robusta	Washington Palm	CS 9a-11	H	N	S-PS	N	60'-90'	N	FY,SY,RY
HEDGES AND SCREENING MATERIALS									
Bambusa glaucescens	Clumping Bamboo:	9-11	M	N	S	N	5'-50'	N	SY, RY
Callistemon rigidus	Bottlebrush	NCS 8b-11	H	N	S-PS	Y	6'-30'	Y	FY,SY,RY
Chrysobalanus icaco	Cocoplum	S 10-11	M	Y	S-PS	Y	3'-30'	Y	FY.SY.RY
Coccoloba unifera	Sea Grape	CS 9-11	H	Y	S-PS	Y	3'-35'	Y	SY.RY
Hibiscus rosa-sinensis	Hibiscus	NCS Varies	M	N	S-PS	Y	VARIES	Y	FY.SY.RY
Ligustrum japonicum	Japanese Privet	NCS 8-10b	H	N	S-PS	N	8'-12'	Y	FY.SY.RY
Myrica cerifera	Wax Myrtle	NCS 8-10	M	Y	S-PS	Y	10'-40'	Y	SY.RY
Photinia fraserii	Red Tip Photina	7b-9b	H	N	S	N	12'-18'	N	FY.SY.RY
Pittosporum tobira	Pittosporum	NCS 8-11	H	N	S-PS	N	8'-12'	Y	FY.SY.RY
Pittosporum tobira "variagata"	Variegated Pittosporum	NCS 8-11	H	N	S-PS	N	8'-12'	Y	FY.SY.RY

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APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
HEDGES AND SCREENING MATERIALS (cont)									
Podocarpus macrophylla	Podocarpus	CS 9b-11	M	N	S-PS	N	30'-50'	Y	FY.SY.RY
Rhododendron spp.	Azalea cultivars	NC varies	M	N	PS	Y	8'-12'	Y	FY.SY.RY
Viburnum odoratissimum	Sweet Viburnum	NCS 8b-10a	M	N	S-SH	Y	15'-30'	Y	SY.RY
Viburnum suspensum	Sandankwa Viburnum	NCS 8-10	L	N	PS-SH	Y	6'-12'	Y	FY.SY.RY
ACCENT SHRUBS									
Sabal Minor	Dwarf Palmetto	NCS 7b-11	H	Y	PS	Y	2'-7'	Y	SY.RY
Serenoa repens	Saw Palmetto	NCS 8-11	H	Y	S-SH	Y	3'-10'	Y	SY.RY
Zamia floridana	Coontie	NCS 8b-11	H	Y	S-SH	Y	1'-5'	Y	SY.RY
Zamia furfuracea	Cardboard Plant	CS 9B-11	H	N	S-SH	Y	2'-5'	Y	FY.RY
Strelitzia reginae	Bird of Paradise	S 10-11	H	N	S-SH	N	3'-5'	Y	FY.RY
Crinum asiaticum	Crinum Lily	NCS 8b-11	M	Y	S-SH	N	3'-6'	Y	FY.RY
Yucca aloifolia	Spanish Bayonet	NCS 8-11	H	Y	S-PS	Y	3'-12'	Y	RY
TALL SHRUBS									
Ternstroemia gymnanthera	Cleyera	NC 8-9	M	N	PS-SH	N	12'-20'	Y	SY.RY
Hibiscus rosa-sinensis	Hibiscus	NCS variable	M	N	S	Y	6'-12'	Y	SY,RY
Ilex cornuta	Chinese Holly	NC 8-9	M	N	S-PS	Y	VARIES	Y	FY,SY,RY
Ilex vomitoria	Yaupon Holly	NCS 8-10	H	Y	S-PS	Y	VARIES	Y	FY.SY.RY
Illicium parviflorum	Anise	NC 8-9	M	Y	S-PS	N	VARIES	Y	SY.RY
Itea virginica	Sweetspire	NC 8-9	M	Y	S-SH	Y	3'-8'	Y	SY,RY
Ligustrum japonicum	Japanese Privet	NCS 8-10b	H	N	S-PS	N	8'-12'	Y	SY,RY
Michelia fuscata	Banana Shrub	8a-10b	L	N	S-PS	N	10'-15'	N	SY,RY
Myrica cerifera	Wax Myrtle	NCS 8-10	M	Y	S-PS	Y	10'-40'	Y	SY,RY
Nerium oleander	Oleander	CS 8-10	H	N	S	N	3'-8'	N	SY,RY

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APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
TALL SHRUBS (cont)									
Pittosporum tobira	Pittosporum	NCS 8-11	H	N	S-PS	N	8'-12'	Y	FY,SY,RY
Pittosporum Tobia "variagata"	Variegated Pittosporum	NCS 8-11	H	N	S-PS	N	8'-12'	Y	FY,SY,RY
Podocarpus macrophylla	Podocarpus	NCS 8b-11	H	N	S-PS	N	30'-50'	Y	SY,RY
Pyracantha coccinea	Firethorn	NC 6-9	H	N	S	Y	3'-15'	N	SY,RY
Psychotria nervosa	Wild Coffee	S 10b-11	M	Y	PS-SH	Y	4'-10'	Y	SY,RY
Viburnum odoratissimum	Sweet Viburnum	NCS 8b-10a	M	N	S-SH	Y	15'-30'	Y	SY,RY
Viburnum suspensum	Sandanka Viburnum	NCS 8-10	L	N	PS-SH	Y	6'-12'	Y	FY,SY,RY
Forestiera segregata.	Florida Privet	CS 9-10	H	Y	S	Y	8'-15'	N	SY,RY
Camelia sasanque	Camellia	NC 8-9	M	N	S-SH	N	VARIES	Y	FY,SY,RY
Callicarpa americana	Beautyberry	NCS 8-10	H	Y	PS-SH	Y	6'-8'	Y	SY,RY
Gardenia jasminoides	Gardenia	NCS 8-10	M	N	PS-SH	N	4'-8'	Y	FY,SY,RY
Ilex cornuta	Chinese Holly	NC 8-9	H	N	S-PS	Y	VARIES	Y	FY,SY,RY
MEDIUM SHRUBS									
Ilex opaca	Dwarf Burford Holly	NC 8-9	H	N	S-PS	Y	VARIES	Y	FY,SY,RY
Ilex vomitoria	Dwarf Yaupon Holly	NCS 8-10	H	Y	S-PS	Y	VARIES	Y	FY,SY,RY
Hamelia patens	Dwarf Firebush	CS 9-11	M	Y	S-SH	Y	5'-20'	Y	SY,RY
Juniperus spp.	Juniper	NC 8-9	H	N	S	N	VARIES	Y	FY,SY,RY
Ligustrum jap. "recurvifolia"	Ligustrum	NCS 8-10b	H	N	S-PS	N	8'-12'	Y	SY,RY
Myrsine spp.	Myrsine	CS 10-11	H	Y	SH	Y	15'20'	N	SY,RY
Myrcianthes fragens compacta	Dwarf Simpson Stopper	CS 9b-11	H	Y	S-SH	Y	6'-30'	Y	FY,SY,RY
Nerium oleander "petite pink"	Dwarf Oleander	CS 8-10	H	N	S	N	3'-8'	N	SY,RY
Philodendron selloum	Split Leaf Philodendrn	CS	M	N	S-SH	N	VARIES	Y	SY,RY

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APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
MEDIUM SHRUBS (cont)									
Philodendron 'Xanadu'	Xanadu Philodendron	CS	M	N	S-SH	N	VARIES	Y	FY,SY,RY
Plumbago auriculata	Plumbago	CS 9-11	M	N	S	Y	6'-10'	Y	FY,SY,RY
Rhapis excelsa	Lady Palm							N	FY,SY,RY
Rhododendron spp.	Azalea	NC varies	M	N	PS	Y	VARIES	Y	FY,SY,RY
Rosa Radazz	Knockout Roses	NCS 8-10	M	N	S	Y	1'-20'	Y	FY,RY
Tecomaria capensis	Cape Honeysuckle	CS 9-11	M	N	S	y	To 10'	N	SY,RY
Thyrallis Glauca	Thyrallis	CS 9b-11	M	N	S	N	5'-9'	Y	SY,RY
Jasmine multiflorum	Downy Jasmine	CS 9b-11	M	N	S-PS	N	5'-10'	Y	FY,SY,RY
Severenia buxifolia	Boxthorn	8b-11	M	M	S-PS	Y	6'-8'	N	SY,RY
Raphiolepis indica	Indian Hawthorn	NC 8-9	M	N	S-PS	N	2'-10'	Y	FY,SY,RY
Ilex burfordii	Burford Holly	7a-9b	H	N	S-PS	Y	15'-25'	N	FY,SY,RY
Japonicum 'Howardii'	Howardii Ligustrum	7-10	M	N	S-PS	N	3'-10'	N	SY,RY
ORNAMENTAL GRASSES									
Cortaderia sellowiana	Pampas Grass	NCS 8-10	H	N	S-PS	N	10'-12'	Y	SY,RY
Sisyrinchium angustifolium	Blue Eyed Grass	NCS 8-11	M	Y	S-PS	N	½'-1-1/2'	Y	FY,SY,RY
Spartina bakeri	Sand Cordgrass	NC 8-9	H	Y	S	N	2'-6'	Y	SY,RY
Tripsacum dactyloides	Fakahatchee Grass	NCS 8-11	M	Y	S-PS	N	4'-6'	Y	SY,RY
Tripsacum floridanum	Florida Gamma Grass	NCS 8-11	M	Y	S-PS	N	2'-4'	Y	SY,RY
Muhlenbergia capillaris	Muhly Grass	NCS 8-11	H	Y	S	N	2'-5'	Y	SY,RY
Agapanthus africanus	Lily of the Nile	NCS 8-10	M	N	S-PS	N	2'	Y	FY,SY,RY
Ajuga reptans	Ajuga	NCS 8-9a	M	N	S-SH	N	½'-1'	Y	FY,SY,RY
Allamanda spp	Allamanda	CS 9b-11	M	N	S	N	3'-6'	N	FY,SY,RY

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Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
LOW SHRUB / GROUNDCOVER MATERIAL / ACCENT MATERIAL									
Aspidistra elatior	Cast Iron Plant	NCS 8b-11	M	N	PS-SH	N	1'-3'	Y	FY,SY,RY
Begonia spp.	Begonia	NCS 8-11	L	N	PS	N	½'-1'	Y	FY,SY,RY
Beloderone guttata	Shrimp Plant	CS 9b-11	L	N	S-PS	N	2'-3'	Y	SY,RY
Bulbine frutescens	Bulbine	CS 9-11	H	N	S	N	1'	N	FY,SY,RY
Crytomium falcatum	Holly Fern	NCS 8b-11	M	Y	S-SH	N	2'	Y	FY,SY,RY
Cuphea hyssopifolia	Cuphea	NCS 8b-11	H	N	S-PS	Y	1'-2'	Y	FY,SY,RY
Dianella tasmanica	Flax Lily	NCS	M	N	S-SH	N	2'-4'	N	FY,SY,RY
Dietes vegeta	African Iris	NCS 8b-11	M	N	S-PS	N	2'-6'	Y	FY,SY,RY
Gamolepis spp	Bush Daisy	NCS 8b-11	M	N	S	Y	1'-3'	Y	FY,SY,RY
Gardenia jasminoides "radicans"	Dwarf Gardinia	NCS 8-10	M	N	PS-SH	N	4'-8'	Y	FY,SY,RY
Helianthus debilis	Beach Sunflower	NCS 8b-11	H	Y	S	Y	1'-4'	Y	SY,RY
Hemoracallis spp.	Day Lily	NCS 8-10	M	N	S-PS	Y	1'-3'	Y	FY,SY,RY
Hymenocallis spp.	Spider Lily	NCS 8-11	M	Y	S-PS	N	1'-3'	Y	FY,SY,RY
Ixora coccinea	Dwarf Petite Ixora	CS 9-11	M	N	S	N	1'-3'	N	FY,RY
Juniperus conferta	Shore Juniper	NC 8-9	H	N	S	Y	1'-1-1/2'	Y	FY,SY,RY
Juniperus parsoni	Parsons Juniper	NC 8-9	H	N	S	Y	1'-1-1/2'	Y	FY,SY,RY
Lantana montevidensis	Lantana	CS 9-11	M	N	S	Y	1'-3'	Y	FY, SY,RY
Liriope muscari	Lily Turf	NC 8-9	M	N	S-SH	N	½'-1'	Y	FY,SY,RY
Malpighia	Leather Leaf Fern	CS 9b-11	M	N	PS-SH	N	1'-3'	Y	SY,RY
Marigold spp.	Marigold	NCS 8-11	M	N	S	Y	1'	Y	FY,SY,RY
Nephrolepis exaltata	Boston Fern	CS 8b-11	M	N	SH	N	1'-4'	N	SY,RY
Ophiopogon spp.	Mondo Grass	NCS 8-11	M	N	S-SH	N	TO 1'	Y	FY,SY,RY

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APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted On the Lot
LOW SHRUB / GROUNDCOVER MATERIAL / ACCENT MATERIAL (cont)									
Osmunda cinnamomea	Cinnamon Fern	NCS 8-10	L	Y	PS-SH	N	2'-5'	Y	FY,SY,RY
Pittosporum tobira "wheelerii"	Dwarf Pittosporum	NCS 8-11	H	N	S-PS	N	8'-12'	Y	FY,SY,RY
Podocarpus 'Pringles'	Dwarf Pringles Podocarpus	NCS 8b-11	H	N	S-PS	N	30'40'	Y	FY,SY,RY
Raphiolepis indica	Indian Hawthorn	NC 8-9	H	N	S-PS	N	2'-10'	Y	FY,SY,RY
Serissa foetida	Serissa	7-11	L	N	PSH	N	2'-4'	N	RY
Spathiphyllum spp.	Peace Lily	10	L	N	SH	N	2'-6'	N	FY,SY,RY
Trachelospermum asiaticum	Dwarf Asiatic Jasmine	NCS 8b-11	M	N	S-SH	N	VARIES	Y	FY,SY,RY
Trachelospermum jasminoides	Confederate Jasmine	NCS 8b-10	M	N	S-SH	Y	VARIES	Y	FY,SY,RY
Vinca minor	Periwinkle	NC	H	N	S-SH	N	1'-2'	Y	FY,SY,RY
Viburnum obovatum	Dwf Walters Viburnum	NCS 8b-10a	M	Y	S-SH	Y	VARIES	Y	FY,SY,RY
VINES									
Allamanda cathartica	Allamanda	CS 9-11	M	N	PS-SH	N	VARIES	Y	FY,SY,RY
Bougainvillea spp.	Bougainvillea	CS 9b-11	H	N	S-PS	N	VARIES	Y	FY,SY,RY
Clytostoma callistegioides	Painted Trumpet	8-11	M	N	PS	N	VARIES	N	FY,SY,RY
Ficus pumila	Creeping Fig	8b-11	H	N	S-SH	N	VARIES	Y	FY,SY,RY
Gelsemium sempervirens	Carolina Yellow Jasmine	NC 8-9	L	Y	S-PS	Y	40'	Y	FY,SY,RY
Lonicera sempervirens	Coral Honeysuckle	NC 8-9	M	Y	S-PS	Y	10'-15'	Y	FY,SY,RY
Pyrostegia ignea	Flame Vine	9-11	H	N	PS	N	VARIES	N	
Senico convusus	Mexican Flame Vine	10-11	M	N	S-PS	N	VARIES	N	SY,RY
Tecomaria capensis	Cape Honeysuckle	9-11	M	N	PS	y	To 25'	N	SY,RY
Tibouchina semidecandra	Princess Flower	9b-11	H	N	S	N	10'-15'	N	SY,RY
Trachelospermum jasminoides	Confederate Jasmine	NCS 8b-10	M	N	S-PS	Y	VARIES	Y	SY,RY
Stigmaphyllon	Butterfly Vine	8a-11	H	N	S-PS	Y	12'	N	SY,RY

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
GRASS SOD									
Paspalum notatum	Bahia Grass		H	N	S	N	3"-4"	Y	SY, RY
Stenotaphrum secundatum	St. Augustine Grass		L	N	S-PS	N	3.5"-4"	Y	TL, FY, SY, RY
Zoysia japonica	Zoysia Grass		M	N	S-PS	N	2"-2.5"	Y	TL,FY,SY,RY
WATERFRONT PLANTS ALONG LAKE BANKS AND CANALS									
Upper Zone Emergent Wetland Plants (1' above NWL)									
Crinum americanum	Swamp Lily	NCS 8-10	M	Y	S-SH	Y	20-30	Y	lake bank
Canna flaccida	Yellow Canna	NCS 8-10	M	Y	S-SH	Y	20-30	Y	lake bank
Cypercus articulatus	Jointed Flat Sedge	NCS 8-10	M	Y	S-SH	Y	20-30	Y	lake bank
Ilex cassine	Dahoon Holly	NCS 8-10	M	Y	S-SH	Y	20-30	Y	lake bank
Iris virginica	Blue Flag Iris	NCS 8b-11	M	Y	S-PS	N	4'-7'	Y	lake bank
Itea hexagona	Southern Blue flag iris	NCS 8-10	L	Y	S-PS	N	2'5'	Y	lake bank
Juncus effusus	Soft rush							N	lake bank
Magnolia virginiana	Sweetbay Magnolia	NC 8-9	M	Y	S-PS	Y	40'-60'	Y	lake bank
Spartina bakeri	Sand Cordgrass	NC 8-9	H	Y	S	N	2'-6'	Y	lake bank
Taxodium distichum	Bald Cypress	NCS 8-10	H	Y	S	Y	60'-80'	Y	lake bank
Persea palustris	Red Bay	NCS 8b-11	H	Y	S-PS	Y	30'-50'	Y	lake bank
Marginal plants (1-1/2' and higher above NWL)									
Acer rubrum	Red Maple	NCS 8-9	M	Y	S-PS	Y	25'-60'	Y	lake bank
Blechnum serrulatum	Swamp Fern	CS 9-11	L	Y	S-PS	N	1'-6'	Y	lake bank
Carya spp	Hickory	NC 8b-9a	H	N	S-SH	Y	VARIES	Y	lake bank
Cornus foemina	Swamp Dogwood	NCS 8-10	L	Y	S-PS	Y	10'-16'	Y	lake bank
Ilex cassine	Dahoon Holly	NCS 8-10	M	Y	S-SH	Y	20-30	Y	lake bank
Liquidambar styraciflua	Sweetgum	NC 8-9	H	Y	S-PS	Y	40'-100'	Y	lake bank
Itea virginica	Virginia Willow	NC 8-9	M	Y	S-PS	N	5'-10'	Y	lake bank

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
WATERFRONT PLANTS ALONG LAKE BANKS AND CANALS (cont)									
Marginal plants (1-1/2' and higher above NWL) (cont)									
Muhlenbergia capillaris	Muhly Grass	NCS 8-11	H	Y	S	N	2'-5'	Y	lake bank
Magnolia virginiana	Sweetbay Magnolia	NC 8-9	M	Y	S-PS	Y	40'-60'	Y	lake bank
Osmunda cinnamomea	Cinnamon Fern	NCS 8-10	L	Y	PS-SH	N	2'-5'	Y	lake bank
Sabal palmetto	Cabbage Palm	NCS 8b-11	H	Y	S-PS	Y	25'-60'	Y	lake bank
Ulmus americana	Florida Elm	NC 8-9	H	Y	S-PS	Y	70'-90'	Y	lake bank
Viburnum obovatum	Dwf Walters Viburnum	NCS 8b-10a	M	Y	S-SH	Y	VARIES	Y	lake bank
APPROVED TREE SPECIES FOR THE TREE PLANTING PROGRAM									
Acer saccharum	Sugar Maple	4-8	M	N	S-PS	Y	40'-60'	N	FY
Acer saccharinum	Silver Maple	3-9	M	N	S-PS	Y	40'-60'	N	FY
Acer rubrum	Red Maple	NCS 8-9	M	Y	S-PS	Y	25'-60'	Y	FY,SY,RY
Callistemon viminalis	Weeping Bottlebrush	NCS 8b-11	H	N	S-PS	Y	6'-30'	Y	FY,SY,RY
Callistemon rigidus	Rigid Bottlebrush	NCS 8b-11	H	N	S-PS	Y	6'-30'	Y	FY,SY,RY
Carya glabra	Pignut Hickory	NC 8b-9a	H	Y	S-SH	Y	VARIES	Y	FY,RY
Carya illinoensis	Pecan	NC 8b-9a	H	Y	S-SH	Y	VARIES	Y	FY,RY
Jacaranda acutifolia	Jacaranda	CS 9b-11	H	N	S	N	25'-40'	Y	FY,RY
Liquidambar styraciflua	Sweetgum	NC 8-9	H	Y	S-PS	Y	40'-100'	Y	FY,SY,RY
Magnolia grandiflora	Southern Magnolia	NC 8-9	M	Y	S-PS	Y	40'-80'	Y	FY,RY
Magnolia virginiana	Sweetbay Magnolia	NC 8-9	M	Y	S-PS	Y	40'-60'	Y	FY,RY
Pinus elliotti 'densa'	Slash Pine	CS 9-11	H	Y	S-PS	Y	75'-100'	Y	FY,SY,RY
Pinus taeda	Loblolly Pine	NC 8-9b	H	Y	S	Y	50'-80'	Y	FY,SY,RY
Platanus occidentalis	Sycamore	NC 8b-9a	M	Y	S-PS	Y	75'-90'	Y	FY,RY
Quercus phellos	Willow Oak	6a-9b	H	Y	S-PS	Y	60'-90'	N	FY,RY
Quercus Schumardii	Schumardii Oak	N 8-9a	H	Y	S	Y	40'-50'	Y	TL,FY,RY
Quercus virginiana	Live Oak	NCS 8b-10b	H	Y	S-PS	Y	40'-80'	Y	TL,FY,RY
Taxodium distichum	Bald Cypress	NCS 8-10	H	Y	S	Y	60'-80'	Y	FY,RY
Ulmus parvifolia	Drake Elm	NC 8-9	H	N	S-PS	N	40'-50'	Y	TL,FY,RY

LAUREL OAK ESTATES LANDSCAPE DESIGN GUIDELINES

APPENDIX 4 – RECOMMENDED PLANT LIST

Botanical Name	Common Name	USDA Zone	Drought Tolerance H-M-L	Native	Sun/ Shade Req's	Wildlife Value	Mature Height	Included in FFY List	Location Permitted on the Lot
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FOOTNOTES

1. USDA Zone: N-North Florida Region, C-Central Florida region, S-South Florida Region.
Laurel Oak Estates is located in Zone C 9b.
2. Drought Tolerance: H-high, M-medium, L-low
3. Native: N-no, Y-yes
4. Sun/Shade Requirements: S-sun, PS-part sun, SH-shade
5. Wildlife Value for Beneficial Animals and Insects: Y-yes, N-no
6. Included in Florida Friendly landscaping (FFY) List: Y-yes, N-no
7. Location Permitted on the Lot: TL-tree lawn, FY-front yard, SY-side yard, RY-rear yard