

Landscape Guide for New Construction and /or Reconstruction

The Landscape Guide is part of the Design and Development Guidelines and Community Wide Landscape Standards which are in accordance with Article XIII, as authorized by Article XII, Section 1 of the Declaration of Covenants, Conditions and Restrictions of Herons Glen.

The following requirements are set forth as a matter of ensuring that future landscaping for new construction, reconstruction and improvements in Herons Glen will be similar in nature to existing construction. All homes including homes located in sub-associations are subject to the standards. Sub-associations may have additional more restrictive standards, rules and regulations but not less restrictive than the governing documents of the Herons Glen Homeowners Association.

A landscape plan must be approved by the Grounds Committee prior to the final approval of construction by the Architectural Committee on any new home construction or reconstruction in Herons Glen. This plan must be in accordance with the Herons Glen Guidelines for Trees and Shrubs and Community Wide Landscape Standards and related Guidelines developed by HOA Grounds Committee.

1. New homes must have properly landscaped areas with defined beds either trenched or curbed. All planting areas need to be mulched.
2. Lawns must be planted with St. Augustine Floratam sod and maintained according to the Community-wide Standards as defined by the HOA Grounds Committee.
3. Any portion of the perimeter of a home that is visible to neighbors, from the golf course or roadways must be landscaped with plants. Perimeter plants must be at least fifteen inches tall when installed and must be spaced no more than four feet apart. Plants intended to conceal mechanical equipment must be of a plant variety and initial size such that the mechanical equipment will be essentially concealed in about two years. All extended or enclosed lanais must have plants adjacent to the lanai that are at least twelve inches in height and of such size and spacing to cover lower framework. An additional bed must be formed around the stand alone light pole for new construction.
4. Plantings must not block the view of traffic or block house numbers.
5. The homeowner is responsible for maintaining the required landscaping in a healthy and vigorous condition at all times. All landscape must be kept free of refuse, debris, disease, pests and weeds. There must be ongoing maintenance to prohibit the establishment of prohibited invasive exotic species.
6. Suggested plantings may be chosen from the recommended trees or shrubs as stated in the Guidelines that have been adopted by the HOA. Many trees are not included in these guidelines, which would be acceptable for planting. Xeriscape principles are encouraged. Invasive species as defined in guidelines are to be avoided.

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7. All mechanical equipment, including but not limited to, air conditioners, water filters, pool equipment, generators, trash cans, must be screened with landscaping to cover from street view.
8. Each new home must have at least one tall tree (a tree with a mature height of at least 15 feet) in the front yard. To satisfy the tall tree requirement, new plantings must be at least six feet tall with a mature height of at least fifteen feet. All trees and palms must be properly staked at initial installation and stakes must be removed within twelve months of installation and if the tree is self-supporting.
9. The Homeowner is responsible for any costs associated with movement or installation of Utilities and/or Irrigation.

Adopted June 6, 2007 at the HOA Board Meeting
Amended September 12, 2012 at the HOA Board Meeting
Amended January 14, 2015 at the HOA Board Meeting
Amended June 14, 2017 at the HOA Board Meeting
Amended December 11, 2019 at the HOA Board Meeting