

LONGWOOD VILLAS OF SARASOTA HOMEOWNERS ASSOCIATION, INC.
(TIVOLI VILLAGE)

LANDSCAPE GUIDELINES

(Revised March 2018)

(Please read carefully and retain this for your future reference and needs.)

Maintaining Our **Community's** Harmony and Beauty is Important

Tivoli Village is in a unique and beautiful setting, where nature abounds. To ensure the community remains unique, aesthetically pleasing, and harmonious to owners and their guests, and to maintain property values, a Grounds Committee (GC) has been established to oversee landscaping and grounds development, maintenance, and ornamental decoration within the Longwood Villas (Tivoli Village) community.

We are a community that shares responsibility for everything outside of each building. That includes the common areas as well as the landscaping and plantings surrounding individual villas. The major charge to the Grounds Committee is to assure the maintenance of our grounds and to develop and promote their beautification. We invite community input and will carry out our charge in a way that promotes transparency in action and harmonious interchange on community-wide issues.

Our Declaration of Covenants, at Article IV provides that:

COVENANT FOR MAINTENANCE

Section 1. The Association shall at all times maintain the inside of an **individual's** Lot/property line, as long as said areas are not fenced/walled in nor improved by the planting of shrubbery, trees or ground cover, not previously consented to (*said maintenance only includes mowing, trimming, irrigation and fertilization*) in good condition and repair. The Association shall also maintain the Common Open Spaces and repair and replace all landscaping, structures and other improvements located thereon. (emphasis added)

In 2018, the GC has prioritized the maintenance and beautification of common areas and the replacement of sod in the areas damaged by the piles of storm debris collected after Hurricane Irma. In accordance with Article IV of the Declaration (see above) the Association will not replace plants and shrubs inside of an **individual's**

Lot/property line. The Association will identify Lot/property lines as necessary utilizing the Sarasota County Property Appraiser maps available at scgov.net.

It is the continuing expectation of our community that homeowners have the prerogative to develop the landscaping inside their Lot/property line at their own cost with GC approval. The following guidelines are meant to provide a structure in which homeowners may differ in their landscaping choices while the overall appearance of the community is consistent and attractive.

What Requests Must Be Reviewed?

Grounds Committee review is required for any addition, removal and/or replacement of landscape/grounds features, i.e. trees, shrubs, bushes lawns stones, statuary, or ornamental decorations. Florida-friendly landscaping is required.

All requests MUST be made through completion of the Grounds Request Form approved by the Board of Directors. The form is available on the Tivoli Village website, www.tivolivillage.org.

Requirements for Plantings

IN-GROUND FLOWERS/PLANTS/EDGING (Annuals/Perennials)

- GC review is NOT required when planting annual/perennial flowers within existing residential flower beds, or when putting out seasonal decorations.
- All plantings must be Florida friendly.
- Plantings must be on the Approved Plantings List. Homeowners may propose additions to the Approved Plantings list to the GC.
- Homeowners may suggest that plantings be added or removed in the common areas. If the GC decides to make the suggested changes, they are made at the direction of or by the HOA. The homeowner is usually asked to bear the cost of these changes.
- No edging materials of any sort may be installed in planting beds or any other areas that abut the lawn. Such materials impede professional landscape maintenance.
- Any flower/plants requiring a trellis requires Architectural Control Committee approval.

- Any installation of invasive plants, such as traveling bamboo, asparagus fern, etc. is not permitted.
- Hanging flower pots attached to buildings or trees requires Grounds Committee approval. Hanging flower pots attached to trees outside the residential lot line are not permitted.
- If a homeowner utilizes an outside landscape vendor for any landscape purpose, the homeowner must provide documentation to the HOA that the vendor is properly licensed and insured before the vendor is allowed onto the property.
- Should a homeowner desire to mulch the area under and around plantings, large pine bark mulch should be used.

POTTED FLOWERS/PLANTS (Annuals/Perennials)

- Potted flower/plants (if seen from the street) must be approved by the GC if they exceed five (5) feet in height at maturity.
- No more than five (5) potted flowers/plants (if seen from the street) are permitted at a single dwelling without GC approval. Potted plants seen from the street MUST be maintained and not become unsightly or their removal will be requested.
- Decorative/planted pots must be placed so as to not impede professional landscape maintenance.
- Potted plants within a courtyard or enclosed lanai are exempt and do not require GC approval.

Ornamental Decoration

All ornamental decoration such as statuary, fountains, benches, bird baths, etc. require GC approval. Such decorations are only permitted within the **homeowner's** lot line and may not be placed anywhere that would impede professional landscape maintenance.

Expert Opinion

The Tivoli Village Homeowners Association employs contracted experts to provide professional opinions about maintaining the health of our lawns, trees and landscaping. In the best interests of the community, if an expert opinion recommends against a landscaping request made by a homeowner, the HOA will rely on the opinions of the experts and act according to their recommendations.

Tree Trimming

The GC has divided Tivoli Village into thirds for the purpose of performing a comprehensive trimming of hardwood (non palm) trees once every three years. Palm trees will be trimmed every year, generally in the Fall after seed pods have formed.

The following guidelines apply to tree trimming which is beyond the scope of the Association's scheduled or required maintenance:

- Homeowners must submit a completed Request for Grounds Committee Approval form (found on the community website www.tivolivillage.org) to the Property Manager at pm@tivolivillage.org, detailing the request to have tree(s) surrounding their home trimmed.
- The request will be reviewed by the GC and, if warranted, referred to a professional arborist for review. The arborist will make a recommendation to the GC based on the following criteria:
 - a) Is trimming needed for the health of the tree?
 - b) Does the tree pose a threat to the health and safety of residents?
 - c) Does the tree pose a threat to property?
- If one or more of the criteria are met the Board may authorize that the tree(s) be trimmed.
- If it is found that 1) the tree is healthy and does not pose a threat to safety or property, and 2) the trimming will not impact the health of the tree, the Board may either deny the request or approve the request with the stipulation that the cost of the trimming be incurred by the homeowner.

PLANTINGS

APPROVED

Croton
Azaleas
Junipers
Hibiscus
Viburnum
Indian Hawthorne
Bush Allamanda
Ligustrum
Schillings
Holly
Boxwood
Liriope
Variegated Ginger
Bromeliads
Pittosporum
Ixora
Dogwood
Jacaranda
Crape Myrtle
Southern Magnolia
Podocarpus
Gardenia
Wedelia
Jatropha
Tabebuia
Oleander

NOT APPROVED

Cactus
Bougainvillea
Ficus Trees
Sego Palms
Red Tips
Brazilian Pepper
Australian Pines
American Sycamore
Malaleuca
Norfolk Pine
Asparagus Fern
Fruit Trees (any kind)
Vines (any type)
Schefflera
Bamboo (traveling)