

## **"LANDSCAPE REGULATIONS" FOR TROON AT KILDAIRE**

It should be noted that this document (Landscape Regulations) supplements the "Rules & Regulations for Troon Village at Kildaire Homeowners Association."

All landscape changes, requests, or complaints must be evaluated by the Landscape Committee. Any deviation from the "Rules and Regulations" or for filing a complaint regarding landscape issues must be communicated in writing by completing a form that is available in a file box in the Clubhouse Game Room. The completed form shall be submitted by depositing it in the same file box. The committee will review, investigate and decide what action is appropriate for each request or complaint as quickly as possible and the homeowner will be notified of the action taken.

The landscape regulations noted below are promulgated to:

- insure reasonable control of the grounds,
- provide a measure of uniformity in appearance, and
- prevent excessive diversity.

1. Only pine-straw mulch can be used for plant beds. No other mulch is acceptable.
2. Plant beds cannot be edged with wood, aluminum, brick, concrete, etc. Only mechanical edging by the contracted "landscape service" is acceptable.
3. Retaining wall surfaces must be kept clear of any plant encroachment or plant containers.
4. Trees will be planted only in a site approved by the Landscape Committee, requiring advance notice via the submission of a completed landscape request form.
5. Tree and shrub branches must not obscure street signs. (Severe pruning or removal of trees or shrubs may be required if street signs are obscured).
6. Climbing plants or vines (ivy, jasmine, etc.) that attach and climb on fences, rails or condo units that are invasive, encroaching, penetrating or damaging, **are not acceptable**. Short-term flowering vines (Mandeville, etc.) that bloom from spring to fall, after which, the entire vine dies and must be removed and/or the vine becomes dormant and disintegrates back into the ground during the winter months, **will be acceptable**.
7. Visible trellises are not acceptable.
8. All shrubs planted in front of windows are to be kept trimmed to a maximum height of no more than 12 inches above the window sills.
9. Plantings used to screen air condition units, electric boxes, etc., are to be kept trimmed to a maximum height of no more than 12 inches above the units or boxes being screened.

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10. No plantings are allowed in common elements set aside as turf/grassed areas without prior approval by the Landscape Committee.

**CERTIFICATION OF ADOPTION**

I, the undersigned do hereby certify:

THAT I am the duly elected and acting Secretary of Troon at Kildaire Condominium Association, Inc. ("Association");

THAT a meeting of the Board of Directors was held on the 5<sup>th</sup> day of December, 2006, that the foregoing Rules and Regulations for Troon at Kildaire Condominium Association ("Rules") were discussed by the Board, that a motion was made and seconded to adopt the Rules, and that the foregoing Rules were duly adopted by a vote of a majority of the Board of Directors present and voting at such meeting, hereby supplementing all previous rules; and

THAT on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, the Rules were mailed to the members of the Association.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the corporate seal of the Association this 5<sup>th</sup> day of December, 2006.

Ann F. Bell  
Secretary

[CORPORATE SEAL]