

**POLICY ON LANDSCAPE PLANTS
BOARD APPROVED NOVEMBER 15, 2008**

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Preamble: This document has been updated to conform to the formatting approved by the BOD in 2014, and to include the Declarations reference text. Otherwise, the policies are unchanged and contain the exact original text.

Declarations 5.01.2: "The ASSOCIATION shall be responsible for the maintenance and care of all landscaping throughout the SUBJECT PROPERTY and in the unpaved portion of contiguous road right-of-ways, except for any landscaping contained within a fenced or walled-in area of any LOT. The ASSOCIATION shall plant, remove and/or replace sod, plants, flowers, shrubbery and trees when in the sole discretion of the BOARD same is appropriate and in the best interest of the SUBJECT PROPERTY. The ASSOCIATION's responsibility shall include mowing, trimming, pruning, edging, fertilizing, and weed, insect and disease control."

Policies:

This is a pretty short list, hopefully common sense. Need to add to this as we can.

The following items are NOT acceptable as plantings within the Parkside Community:

No Ficus trees or other species with a highly invasive root system are allowed (potential damage to structural foundations).

No plants, shrubs, or trees categorized as "invasive" by any government agency are allowed. Commonly recognized non-native, invasive plants in Brevard County include Brazilian Pepper, Melaleuca, Australian Pine, Kudzu, Air Potato, Cogon Grass, and Tropical Soda Apple.

No tree or plant is allowed within a Limited Common Area (whether seen from the street or not) that causes, or would eventually cause, an additional maintenance burden or cost to the Association.

No tree or bush containing spikes, thorns, needles, or sharp leaf structure may be planted in any portion of a Common or Limited Common Area (whether seen from the street or not) where it could cause personal injury to another resident, guest, or service person.

No trees that grow to excessive heights, such as Australian pines, Washingtonian palms, Royal Palms (difficult to trim/maintain).

Sea Grapes (large leaves are a grounds maintenance problem).

Queen palms (susceptible to disease).