

# Pointe Alexis Homeowners Association

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## Landscaping Guidelines

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## 1. BBQ Grills & Propane tanks

- All BBQ grills and propane tanks shall be stored so that they are not directly visible from the street.
- In the case of corner lots, homeowner will demonstrate its best efforts to conceal these items from the side street.

## 2. Flags

- Pursuant to Florida Statute, homeowners may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, or a POW-MIA flag.
- Pursuant to Florida Statute, homeowners may erect a freestanding flagpole no more than 20 feet high on any portion of the Lots, so long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole one official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, Space Force, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, County noise and lighting ordinances and all setback and locational criteria contained in the governing documents.
- In the absence of a flagpole permanently installed in the ground, flags or banners no larger than 3 feet by 5 feet may be attached to the dwelling's structure. Smaller size decorative yard flags may be inserted into the area close to the front walk or front steps of the home in a manner that does not impede the Association's landscaping crew. At no time may flags/banners of any size contain political candidate names, political candidate images or political candidates campaign messaging. **Adopted 2/15/2023**

## 3. Hardscape

- Hardscape placed outside flower beds must have prior approval by the Architectural Committee to insure it does not impede with lawn maintenance, and complies with the prevailing hardscape guidelines.

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## 4. Irrigation

- All irrigation enhancements, changes, delivery system repairs, and modifications within a private lot are the sole financial responsibility of the property owner.
- Alterations to the existing irrigation system, whole or in part must have prior approval by the Architectural Committee and the Community's irrigation contractor in order to insure that:
  - Proper line pressure is maintained
  - System is balanced with other irrigation activities
  - Delivery system is adequate for the area to be irrigat

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## 5. Landscaping Existing Construction:

- Homeowners shall be solely responsible for the replacement of plant material not a direct cause of PAHA contractor's negligence such as, but not limited to damaged, dead, weak, or distressed plants, trees and shrubs in their property.
- Each property, including villas shall have at least the front side, or street facing side of the dwelling landscaped with draught tolerant plant materials conforming to the aesthetic quality of the community. Corner lots shall have both street facing sides landscaped.
- Planting of new shrubs and / or trees beyond four feet from the dwelling's foundation requires the consent of the Architectural Committee. Such consent is required in order to insure that such plantings do not interfere with landscape maintenance activities such as grass mowing, fertilization, and equipment maneuverability.

## 6. Lawn Ornaments

- Lawn ornaments shall be made of unpainted stone, cement, metal or wood.
- Shall be no taller than two (2) feet
- Shall be placed only in flower beds nearest dwelling's foundation so as not to impede community contracted mowing, edging or trimming if applicable.

## 7. Landscaping Mulch Materials

- Mulching materials shall be organic such as bark, shredded wood, wood chips, or pine needles.
- Crushed shells shall not be used for ground cover, mulching, or extensive hardscape.
- Non-organic mulch material such as gravel, decorative pebbles shall only be used for specific, localized drainage control situations, NOT as a blanket coverage of beds.
- Subject to approval by the Landscaping Committee, stone may be used as a planting bed cover or as a drainage bed along the side of a home.
- The homeowner must obtain approval prior to installation of the stone and any stone used must be held in place via a "substantial barrier" between the placement and any area that is subject to the use of landscaping equipment. A "substantial barrier" by definition must be rocks, pavers or other similar landscaping material. Materials such as black plastic edging will not be approved by the committee.

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## 8. Pathways

- Any and all pathways within the lot shall be constructed of cement, pavers, stepping stones or other stable material except gravel, shells, sand, soil, mulch, wood chips, and timbers.
- Pathway top surface shall be at the same level as the top root structure of surrounding grass in order to facilitate mowing.

## 9. Planting Materials in ponds

- Plantings in ponds, pond shelf, or overflow areas require the consent of the Architectural Committee. Such consent is required in order to insure that such plantings do not interfere with pond maintenance activities, while assisting in the control of erosion.

## 10. Utility Boxes

- The area surrounding utility boxes may be landscaped by the property owner(s) without impeding access to such utility boxes.
- Property owner is solely responsible for any damages, loss or replacement of such plantings, regardless of cause.

## 11. Clotheslines

- ONLY portable, temporary exterior clotheslines are permissible.
- Any clotheslines should be removed from its location at the end of day.