

# SKYE RANCH MASTER

## Community Wide Standards

The Community Wide Standards reflect the overall community design, the Neighborhood architectural style and the existing Standard Color Packages that are in place during the construction of the homes within the Neighborhoods of the community. Adherence to Community Wide Standards ensures SKYE RANCH MASTER retains the character as designed. The Community Wide Standard applies to the entire Paint Package of the home, such as exterior elements and surfaces, doors, house trim, stone type and areas, window type and color, soffit colors, screen enclosures, pavers and overall architectural design.

The Community Wide Standards apply to any external modification for your home or lot and are established by the Declarant. The Declarant has the right to change any of the Community Wide Standards in its sole discretion. In addition to the Community Wide Standards, other restrictions may apply to your alteration. Please refer to the protective Covenants, Restrictions and Easements for SKYE RANCH MASTER, Inc. for additional deed restrictions specific to the community.

### Lot Conditions and Modifications

Modifications can impact the drainage as designed and approved by the Water Management Districts which are the governing entities regulating the drainage plan in the community. A list of modifications or ancillary structures that potentially impact the grade or drainage are: room additions, patios, pools, screen cages, fences, downspouts, expanded or raised landscape beds, a retaining wall, gutters, curb edgers, irrigation modifications, and walkways or driveway expansions.

All improvements/modifications to your lot or home shall not modify, obstruct or impede the flow of the drainage or divert it away from your Lot or otherwise alter the flow of that drainage in any manner that will have any effect on neighboring lots or common areas. By submitting an application, owners acknowledge that they are responsible for the restoration of drainage to the original drainage design.

If it is determined that the modification resulted in drainage issues on the owner's lot, a neighboring lot or on any common area of the association, a new survey will be required to be performed at the lot owner's expense to confirm the elevation and grade has been restored to the original site elevations, swale and slope as recorded on the final survey at time of Certificate of Occupancy (CO). If the survey determines restoration is required, the expense is the responsibility of the owner.

Please refer to the governing documents of SKYE RANCH MASTER for all drainage restrictions.

Homeowners whose landscape is maintained by the association must have any modifications that impact the irrigation system reviewed by the association's representative confirming proper irrigation will be retained. The review is at the owners expense.

### Structural and Landscape changes

An original Final Survey (copy) is required showing all requested structural and site modifications and must be drawn on the Final Survey in an appropriate scale which includes the dimensions of any structure, the distance from easements and property lines. This is applicable to all of the following:

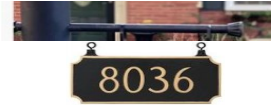
Added or enlarged landscape beds  
Fences  
Landscape beds  
Pools and equipment  
Tree relocation

Gutters and underground drainage  
Flagpoles  
Patio extensions  
Room Additions  
Water Softeners

Driveways  
Generators  
Play structures  
Screen cages

## Address Plaques

- No additional embellishments, names or wording is permitted on front load garage homes.
- House numbers are required and may not be removed or relocated.
- Replacement house numbers must match the existing font type, font size and color.
- Homes with side load garages with the street number over the garage may have one of the Community Standard plaques displayed on the Post Lite of the home for life safety purposes.
- The sign must be black background with gold lettering.
- Sign dimensions are approximately 7.25H x 15.5"W x .25D, with the overall width, inclusive of eye hooks, approximately 9"H.
- Front load garage hanging signs may only contain the house number.



## Air Conditioners

- No surface mounted or window air condition units are permitted if visible from the street, neighboring lot or common area.
- Mini-split air conditioners for garages must have the exterior unit located at ground level on a concrete slab.
- Any conduit on the surface of the home must be painted to match the exterior of the home.

## Basketball Hoops

- No permanent in ground or roof mounted basketball hoops are permitted from neighboring lots or common area.
- Portable Basketball hoops are permitted with ARC approval, but must be stored from street or neighboring lot view each night or when not in use.
- Portable hoops are not permitted in the street at anytime.

## Coach Lights and Post Lights

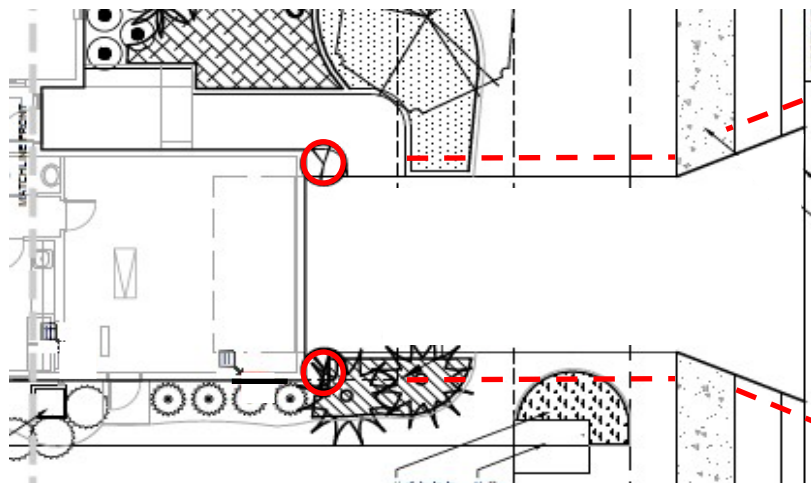
- The Coach Lights and Post Lights on the home at closing are the Community Standard and are specific to the Color Package. Bulb color may only be White or clear.
- Modifications are limited to the Coach Lights the type of Post Light included at the time of construction.
- Alternate options for coach lights are those that were previously offered in the Color Package for your Neighborhood or phase of the community.
- Replacements for discontinued styles must be the overall shape and color of the original light.

## Driveways

- Expanded Driveways options are dependent upon the type of existing driveway and the model of the home.
- Twin Villas may not widen their driveways.
- Expansion must be of the same material as the existing driveway.

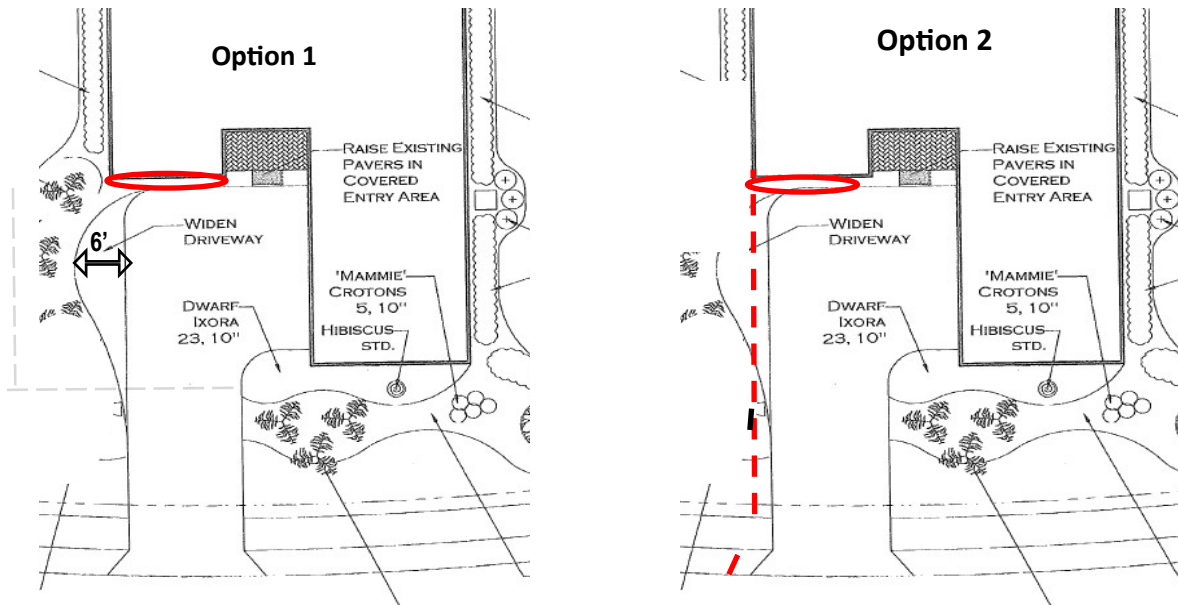
### Front Load Garage Homes Expanded Driveway

- The driveway may only expand the side walls of the existing garage.
- The expansion must continue the length of the driveway to the sidewalk and from the sidewalk to the street.
- The landscape areas next to the wall of the home must be retained. (red circled areas below)
- The Entry sidewalk must be retained.
- Increased paved areas impact lot drainage and may impact neighboring lots drainage and is not permitted.



### Side Load Garage Homes

- Side Load garages have two options, the Bump-out design depicted in Option 1, with a maximum 6 foot width at the center or widening the driveway on one side to be in line with the plane of the home the entire length of the drive. (Option 2)
- Option 2 widening must run lengthwise to the existing sidewalk and from there extend from the other side of the walkway to the curb. The added portion is limited to a maximum of 8 feet and must be 4 feet from side yard drainage easements.
- Existing landscape beds between the home and the drive must be retained.
- The landscaped area abutting the home (circled in red below) must be retained and turf or plants added next to the home if needed.
- Increased paved areas impact lot drainage and may impact neighboring lots drainage and is not permitted.
- Options may not be combined.



### **Entryway, Garage or Lanai Screening**

- No Entryway of a home, or street facing lanai, courtyard or garage may be screened.
- Storm doors on the front entry must be a Full View style with no cross bars or décor.
- Retractable screens that store on the top or the side of the entryway doorway are permitted.
- Lanai screening on the rear of the home must be black mesh panels.
- Entryway doors may have Glass inserts but, may not contain colored glass, animal, floral or bird designs. Geometrical designs are acceptable. The door color surrounding the glass insert may not be modified from the original paint package color.

### **Flags**

- Approvals are required for flags.
- Owners may display one 4½ feet by 6 feet portable, removable United States flag, and one 4½ feet by 6 feet portable official flag that represents the United States Army, Navy, Air Force, Marine Corps or Coast Guard, Space Force or a POW-MIA flag.
- Freestanding flag poles may be no more than 20 feet high and located only in landscape beds if the landscape is maintained by the association.
- Flags are not permitted to be erected in an easement, and must follow all restrictions for display as outlined in the Governing Documents of the association.

## Fences

The approval of Fence configurations and placements may be affected by conservation areas, pools, screened enclosures, utility easements, access to common area landscape for maintenance purposes, county requirements, lot size and lot location. Owners assume all financial responsibility for any drainage issues occurring in the vicinity of the added fences and the restoration of proper drainage is the responsibility of the owner.

- The Association and the landscape maintenance company hired by the Association will not be held responsible for any damage caused to such fencing by the Association or the landscape maintenance vendor. Homeowner will be responsible for the maintenance, repair and replacement costs of all aspects of the fence.
- The fence perimeter must be diagrammed on the original survey when submitted.
- Approved fences may not be modified with netting or other material or extend into common area at anytime.
- Gates are not permitted on the side fence lines.
- The association reserves the right to charge **Esplanade** homes an additional maintenance fee for fences when it results in an additional cost to the association to maintain.
- Fences are NOT permitted on **Esplanade** Neighborhood homes whose rear yard abuts or are adjacent to ponds, lakes, or open water.

### Fence Style and Color

- The fence must be 4 foot high bronze or black aluminum, powder coated picket fence.
- Style will be straight, narrow fence with minimum 2" spacing between vertical posts.
- Homes without screen cage enclosures may have an alternate black 2" picket fence to meet the Pool Safety requirement with a single top bar and at the minimum height requirement. (Can only approved with an existing pool or pool application)

Community Standard Double Rail top and  
Single Rail on Bottom.



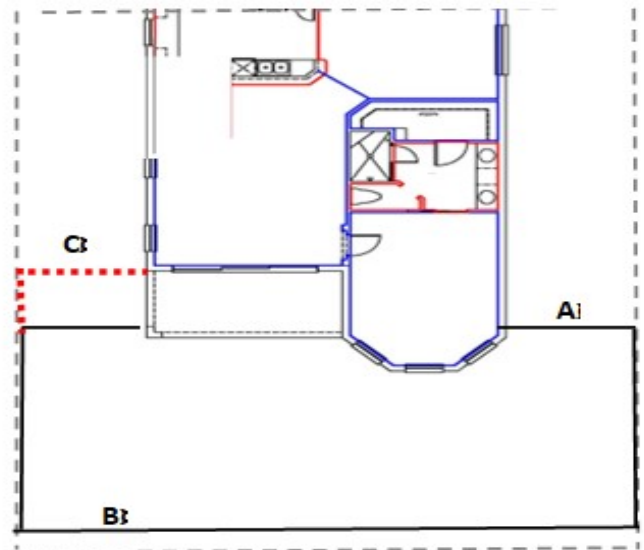
### Puppy Fence Option

Double Rail on the top and Narrow Spaced  
Rails on the bottom of the fence.



### Fence Perimeter and Exhibit

- The fence must start at the rear corners of the home and extend to the right and left lot lines.
- The rear corners are defined as the roof line of the home.
- Homes that need to enclose the side opening of a lanai or a screen entry door within the fence perimeter, may start the fence where the exterior lanai connects to the home. The screen entry/lanai opening accommodation must be noted on the application. (Note the red-dotted line example to the right).
- The rear fence line must be five feet from the rear lot line. Fences on lots with eliminated rear easements as identified by the County must have the fence at least 2.5 feet from the rear lot line.
- Lots with a developer installed wall on the rear of the lot must extend the added fence to the existing wall or fence.
- **Esplanade** Homes landscape is maintained by the association and must have 52" wide gates for equipment entry.



## Fire Pits

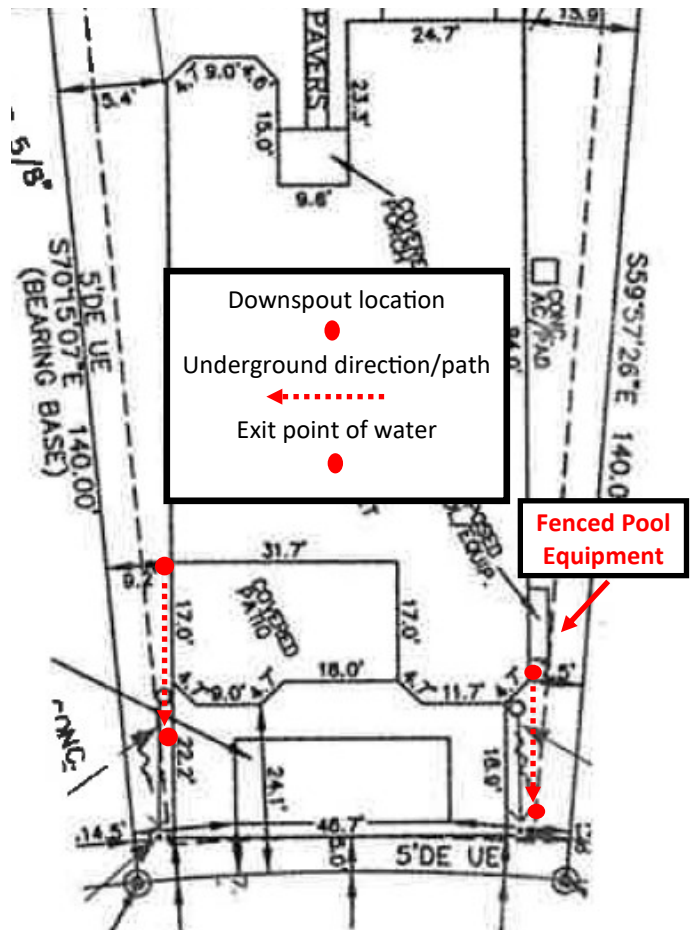
- **Esplanade:** Fire Pits may only be installed inside a screen cage attached to the home, or on an extended patio of the home in homes.
- **Esplanade:** Fire Pits may not be freestanding in turf or flowerbeds in the lawns maintained by the association
- **Cassia:** Fire Pits are permitted in homes where the lawn is not maintained by the association but must be submitted for approval and must be at least 15 feet from any lot line.

## Generators

- Generators should be located in a position for the least audible and visual impact to neighboring residence.
- Dense landscape of comparable type and size of existing community landscape to provide screening from street view is required.

## Gutters

- All downspouts on added gutters that are being installed after the initial build of the home must disperse water underground towards the rear or front of the lot as indicated on the final survey of the home.
- All gutters being added to home that are tying into existing gutters with downspouts must modify the existing downspouts to disperse water underground.
- Options for dispersing water are Underground Bubbler, French drains or Box drains.
- The underground water flow must be as diagramed on the Final Survey of the home and show the location of the downspout and exit point of the water on the interior side the lot line easements at the rear or front of the lot as applicable.
- Gutter color should be consistent with the color pallet of the roof and exterior walls.
- Screen cage gutters must be bronze.
- See Exhibit at right for sample drainage diagram



## Hot Tubs

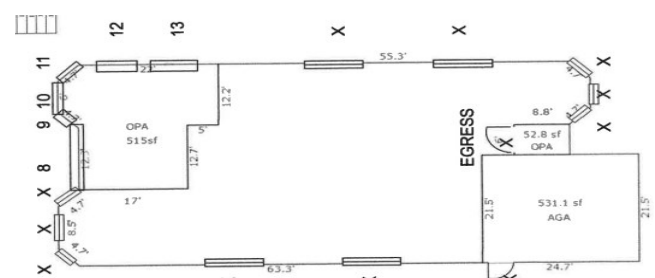
- Hot Tubs must be on the lanai or inside a screen enclosure connected to the home and may not be visible from the street, neighboring lot or common area.

## Hurricane Shutters

- Shutter deployment is restricted to the times designated in the Governing Documents.
- No self storing surface mounted hurricane protection may be installed on the street facing side of the home.
- Roll down, accordion, or alternate hurricane screens may be installed on the sides and rears of the home with ARC review and approval.
- A diagram showing the location of the shutters to be installed and picture or a detailed description of the type of shutters is required.

*The numbered openings indicate where alternate hurricane shutters are requesting to be installed.*

The "X" indicates openings not being requested for a change in hurricane shutters.





### Landscape Modifications:

- Homeowners have the right to re-plant all or portions of their landscape at their own expense.
- Plants being replaced in an existing bed that are not enlarged does not require an ARC review.
- No modifications or connections to the community maintained irrigation system is permitted
- A four inch wide strip of River Rock in a natural stone color may be added to landscape beds between turf and paved areas, driveways or entryway walk pavers to minimize the wash out of mulch, but must have ARC approval.
- **Cassia** homes: Landscape mulch beds must use the standard Cocoa Brown. Mulch may be replaced in all landscape beds with white or gray stone only. The rock beds do not require ARC approval but must be maintained weed free and be replenished periodically to retain a neat and clean bed appearance.
- **Esplanade** homes must use the standard Cocoa Brown mulch for all landscape beds.
- **Esplanade** owners who choose to opt out of Association maintenance must complete the Landscape Opt-Out form, comply with all landscape standards and are required to use board approved vendor notification signage.
- See **Exhibit A** for all Landscape requirements.

### Lighting: Exterior, Landscape, and Security Lights

- Landscape Lighting is limited to white or amber Low Voltage spot lights and area lighting.
- All low voltage lights must be located in existing landscape beds or entryway walks and no ARC is required if lights total a quantity of 12 or less on the entire lot.
- All low voltage spot lights must be directed upward, focusing on plants, trees or shrubs, and should be directed away from all homes within eyesight, regardless of distance, and also directed away from any preserve area.
- Motion Security Lights must be directed away from preserve areas, lakes and neighboring lots
- Roof Lights may be undermounted on the roof eaves of the street facing side of the home and securely fastened with no hanging cords or wires.
- Roof lights must be clear or white and any color light feature or motion feature are considered Holiday Lighting and may only be activated during the designated holiday as determined by the board.

### Paint Color Packages: Includes Roofs, Elevations, Roofs and Exterior Surfaces

- Only the approved Paint Packages that are offered through the design center that are specific for your lot's Neighborhood and Phase are the Community Standard. and must be retrained as designed.
- Painting the home with the existing color as well as painting a home an alternate Community Standard Color Package is still subject to ARC approval.
- Iron Metal Doors that are black or natural iron color are not required to be painted but do required an ARC review.
- **Esplanade**: Roofs must be made of tile roofs of the same color, material and style of the Paint Package
- **Cassia** shingle roofs must be replaced with the same color and type as the existing roof surface.
- **Cassia** homes may replace the entire roof with a Metal Roof in the Standing Seam colors below.
- Only one roofing product type on the home is permitted. An ARC application is required for any roof replacement.

#### Metal Roof



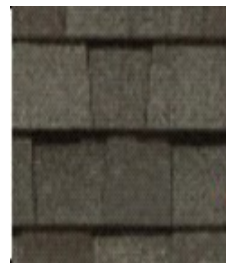
Dark Bronze



Charcoal Gray



#### Asphalt Shingle



COLOR:  
Weathered  
Wood

### **Patios, Pavers, or Doorway pads or Spigot Pads**

- Extensive side pavers can impact the available impervious soil and the side swales functionality which is prohibited by Declaration.
- Added or extended Patios must be adjacent to the home.
- Door pads for Screen cage exit doors may be added at the rear and side exits of the home but are limited to 4ft x 4ft width.
- Splash Pads for Water Spigot/Hose Bib are limited to a 2ft x 2ft paver pad. Pads may not extend as sidewalks.
- No paver sidewalks or poured walkways may go between the single family homes.
- Twin Villa entryway sidewalks may not be extended between the homes.
- No additional poured or paver walkways are permitted on the side or front of homes other than entryway sidewalks.
- Entryway side walks may expand to a maximum of 6 feet, but may not be wider than a homes entryway.

### **Pools**

#### **Single Family**

- Configurations and placement of pool screen cages may be affected by conservation areas, pools, house plan, utility and drainage easements, surface drainage requirements, county requirements and lot size or location and zoning restriction.
- A detailed site plan, at an appropriate scale on a copy of the Final Survey must show all applicable property lines, easements, structures, and distances between added structure and property lines and must be included with the application.
- If access is needed via an adjoining lot, the Pool Installation Acknowledgement form signed by the owner of the adjoining lot must accompany the application.
- Screen Cages super gutters and downspouts must comply with the requirement in **GUTTERS**
- Pool Equipment location must be noted on the final survey and screened by a 4 foot tall Almond color Vertical plank PVC Fence in the community standard color and type. The gate on the fence must face the rear of the lot.
- The pool equipment enclosure may not be expanded for storage.
- The location of pool equipment on the side of the home is to be a minimum of 3 feet past the rear plane of any neighboring lanai or screen enclosure to lessen noise impact.

#### **Pools-Twin Villa**

- Twin Villa homes must follow the Single Family Pool requirements along with the following restrictions.
- The existing Privacy Wall of the interior lot line may not be extended.
- Any extended lanai, added pool, pool deck or screen cage that extends beyond the shared Privacy Wall must be a minimum of 5 feet from the interior shared property line for maintenance purposes.
- Landscape screening plants are required on the shared Privacy Wall side of the pool/screen cage.
- A Pool Installation Acknowledgement Form signed by the owner of the adjoined twin villa unit must be included with the ARC application.

### **Satellite Dish**

- Residents must submit a drawing with the proposed location prior to the installation of the dish.
- Every effort possible must be made to locate the dish in a manner that obscures the view of the dish from the street and minimizes the view from the neighboring property.
- The dish will be mounted off the ground on the side of the house with the top of the dish placed no higher than the bottom of the roof line.
- Plant material of adequate height and density may be required to be planted in the landscape bed on the street side of the dish to screen its view from the street.
- All installations will be completed in a manner that observes all FCC Regulations relevant to Satellite Dish installation as described in the Declaration of the Association and size is limited to one (1) meter in diameter (39.37 inches).

### **Screen Enclosures**

- Screen cages must be black mesh and are limited to one vertical cross bar on walls or full view screens..
- The cage may not extend past the side plane of the home and the sides may not extend above the fascia of the home (Does not include the mansard of the screen cage roof).
- Homes on Pie Shaped lots (narrow at the front and at least 40 % wider at the rear) may expand the screen cage (inclusive of pools) from the rear corner of the home to a maximum of half the distance from the rear corner of the home to the side property line. In no case shall an expansion encroach the minimum side setback of the lot.
- ALL downspouts on the super-gutters must disburse underground. Refer to the section on **GUTTERS**.

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## **Screen Enclosures, continued**

### **Esplanade Screen Enclosures**

- Screen cage structures may not encroach in or on any applicable easements or inhibit existing storm water drainage or landscape maintenance.
- Any solid roof must be of the same type and color of the existing roof and attached to the existing roof line of the home.

### **Cassia Screen Enclosures**

- Screen cages may incorporate composite, or metal roofs that are insulated and bronze in color and must be adjacent to the roof line of the home and with no metal walls or panels, no Florida glass or windows with the except for kickplates on screen doors.

## **Solar Heating Panels**

- Panels must be roof mounted on a non-street facing side of the home.

## **Tree Replacement**

- Designated Shade and Street tree (s) are a requirement mandated by the county and other entities during the permitting process for this community. (See Exhibit A)
- During Developer's ARC control period the Street Trees may only be replaced with an approved Shade Tree.

## **Water Softeners**

- Dense landscape of comparable type existing in the community must be installed to provide screening from view.
- The landscape must be at the same height and width of the planned unit in order to screen it from street and neighboring lot view.

## **Windows**

- New windows may be installed as long as they are the same size, style and color of the existing windows and require no ARC review
- Vendor Insurance and license must be submitted to the Property Manager.
- Any other modification of style, color or size of the existing windows is not permitted.

## **Yard Art:**

- Yard Art in the front or side of the home is limited to a total of three (3) decorative items and must be located within the landscape bed.
- Yard Art must be 24" or less in height. No yard art is permitted in the turf areas of the lawn.
- This includes, but is not limited to pots, artwork, gazing balls, sculptures or any other decorative item.
- Boulders are considered Landscape Art are limited in sized to 24" in height and 3' foot wide and is included in Yard Art totals. No ARC is required for compliant items.

## **Yard Structures**

- No self standing structure, playset, fountain, swing, bench, pergola, gazebo, fire pit or furniture or any other item is to be kept on or be constructed in the turf or bed areas that is visible from street view, adjoining lots or the common area.

*These are the minimal Community Wide Standards for the architectural guidelines as established by the Declarant. Declarant has the right to change any standard in its sole discretion. Please refer to the Declaration of Protective Covenants, Restrictions and Easements for Skye Ranch Master Association, Inc., for the complete governing documents of the association.*



# **Exhibit A**

## **LANDSCAPE MODIFICATION DESIGN STANDARDS**

### **OVERVIEW AND DESIGN INTENT**

The landscape design of each home has been done in a manner that integrates with adjacent lots and community spaces. A strong community image is critical to the enhancement of long term value. All landscape areas on the lot shall be planted with trees, shrubs, ground covers and turf, common or native to the region and designed to complement the architectural character of the house in form, location and scale.

Mulch Standard is Cocoa Brown mulch. Mulching promotes sustainable landscaping by helping to keep plant roots moist, shaded and free of weeds. All mulch installed will be from regenerative resources and match the mulch selected for the community. Rock and any other type of inorganic material is prohibited for use in any bed that is adjacent to turf.

- Plans must be clearly and easily read.
- Existing easements must be shown on the plan, along with existing trees over five inches (5”) in caliper, measured three feet (3’) from the ground. All rights-of-way and utilities must be shown on the plan.
- Landscape plant materials are to be identified as to quantity, quality, specific size to be planted and common botanical name with variety.
- All hard surface materials, including boulders, are to be clearly noted as to their type and composition
- All modifications to irrigation must be either noted on plan or fully described in writing.
- All plans shall conform to the County standards. Please refer to the appropriate County publications for landscape design and street tree requirements by lot size.

### **PLANT MATERIALS**

#### **Permitted and Prohibited Species**

All plant material used should be selected from the community specific plant list included in these guidelines. Plant species that are not listed may only be used with the consent of the ARC on a case by case basis and their approval provides no guarantees that the plants selected will perform well if they should struggle or fail completely.

For consistency in the landscape design, all plant materials shall be selected from the approved Plant List, unless otherwise determined by the ARC. Some plant materials are prohibited because of undesirable qualities or are considered to be an invasive species. Sizes described in the Planting Palette as designed are minimum sizes. All applications will require an Exhibit with that identifies the following:

- Plant species
- Minimum size, condition and quality
- All non- shrub areas must be completely sodded.
- All trees and shrubs will be Florida No. 1 as defined in “Grades and Standards for Nursery Plants”, Part I and II, State of Florida.

#### **Irrigation**

The appropriate design and installation of “Green Building Standards” irrigation systems has been initially provided at every home. Any modification to the landscape must utilize irrigation that meets the following criteria:

- All landscape areas, including grass, will be uniformly irrigated.
- All irrigation will be fully automatic system with rain sensor gauge.
- Separate zones will be provided to irrigate turf and bed areas.
- Using sprinkler heads with similar precipitation rates and not mixing rotors and spray heads on the same zone.
- Irrigation must provide head to head coverage with minimum overspray
- Only low volume irrigation (like drip or maxi-jets) are to be used in all shrubbery beds.
- Must use the Developer’s approved water source.
- PVC pipe is to be class 160 or equal and purple in color.

## **Green Builder Plant List and Sizes**

### **Street Trees**

Designated Street Trees may only be replaced with a Canopy Shade tree of comparable size during the Developer ARC Control Period. No more than 50% of minimum trees required on a lot shall be made of palms. ARC approval is required for Street Tree replacement.

### **Shade Trees— Minimum size (25 gallon)**

<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
Bald Cypress	Taxodium distichum
Golden Shower	Cassia fistula
Southern Magnolia	Magnolia grandiflora “Little Gem”
Elm Tree	Ulmus spp.
Live Oak	Quercus virginiana
Shady Lady Black Olive	Bucida buceras “Shady Lady”
Slash Pine	Pinus elliotii
Royal Poinciana	Delonix regia

### **ALL OTHER TREES**

#### **Ornamental Trees -Minimum size (25 gallon)**

<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
Buttonwood	Conocarpus erectus
Bottlebrush	Callistemon spp.
Cassia Tree	Senna surattensis
Cedar, Southern Red	Juniperus virginiana
Crape Myrtle	Lagerstroemia indica
Dahoon Holly	Illex cassine
Eagleston Holly	Illex x attenuate
Frangipani	Plumeria spp.
Japanese Blueberry	Elaeocarpus decipiens
Ligustrum Tree	Ligustrum japonica
Little Gem Magnolia	Magnolia grandiflora “little gem”
Weeping Bottlebrush	Callistemon viminalis

### **Palms Trees -**

Twelve-feet (12') overall height (spaced 8'-10' on center when used in cluster)

<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
Areca Palm	Chrysalidocarpus lutescens

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Designated Street Trees may only be replaced with a Canopy Shade tree of comparable size during the Developer ARC Control Period. No more than 50% of minimum trees required on a lot shall be made of palms. ARC approval is required for Street Tree replacement.

### Shade Trees— Minimum size (25 gallon)

<b>Common Name</b>	<b>Botanical Name</b>
Bald Cypress	Taxodium distichum
Golden Shower	Cassia fistula
Southern Magnolia	Magnolia grandiflora “Little Gem”
Elm Tree	Ulmus spp.
Live Oak	Quercus virginiana
Shady Lady Black Olive	Bucida buceras “Shady Lady”
Slash Pine	Pinus elliotii
Royal Poinciana	Delonix regia

### ALL OTHER TREES

#### Ornamental Trees -Minimum size (25 gallon)

<b>Common Name</b>	<b>Botanical Name</b>
Buttonwood	Conocarpus erectus
Bottlebrush	Callistemon spp.
Cassia Tree	Senna surattensis
Cedar, Southern Red	Juniperus virginiana
Crape Myrtle	Lagerstroemia indica
Dahoon Holly	Illex cassine
Eagleston Holly	Illex x attenuate
Frangipani	Plumeria spp.
Japanese Blueberry	Elaeocarpus decipiens
Ligustrum Tree	Ligustrum janunica
Little Gem Magnolia	Magnolia grandiflora “little gem”
Weeping Bottlebrush	Callistemon viminalis

#### Palms Trees -Twelve-feet (12') overall height (spaced 8'-10' on center when used in cluster)

<b>Common Name</b>	<b>Botanical Name</b>
Areca Palm	Chrysalidocarpus lutescens
Bismark Palm	Bismarckia nobilis
Cat Palm	Chamaedorea cataractarium
Cabbage Palm	Sabal palmetto
Coconut Palm	Cocos nucifera
Chinese Fan Palm	Livistona chinensis
Christmas Palm	Adonidia merrillii
Foxtail Palm	Wodyetia bifurcata
Pindo Palm	Butia capitata
Piccabean Palm	Archontophoenix cunninghamiana
Royal Palm	Roystonea regia
Sylvester Palm	Phoenix sylvestris

**Medium Shrubs, continued**

Muhly Grass	Muhlenbergia capillaris
Natal Plum	Carissa macrocarpa
Oleander, Dwarf	Nerium oleander
Podocarpus	Podocarpus macrophyllus
Purple Fountain Grass	Pennisetum setaceum “rubrum”
Red Tip Cocoplum	Chrysobalanus icaco “Red Tip”
Sea Grape	Coccoloba uvifera
Sand Cordgrass	Spartina bakeri
Silver Palmetto	Serena repens “silver form”
Variegated Ginger	Alpinia zerumbet “Variegata”
Viburnum, Sandankwa	Viburnum suspensum
Viburnum, Sweet	Viburnum odoratissimum
Viburnum, Walter’s	Viburnum obovatum
Wax Myrtle	Myrica cerifera
Wild Coffee	Psychotria nervosa

**Dwarf Shrubs and Groundcovers - One (1) gallon; container-grown (spaced 18” on center)**

<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
False Heather	Cuphea hussopifolia
Flax Lily	Dianella tasmanica “variegata”
Grass, Aztec	Ophiopogon spp.
Grass, Mondo	Ophiopogon japonica
Jasmine, Asiatic	Trachelospermum asiaticum
Jasmine, Carolina	Gelsemium sempervirens
Liriope	Liriope spp.
Perennial Peanut	Archis glabrata
Spider Plant	Chlorophytum comosum

**Seasonal Color**

<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
Amaryllis	Hippeastrum hybrids
Begonia	Begonia spp.
Blanket Flower	Gaillardia pulchella
Daisy, African Bush	Euryops chrysanthemoides
Fancy Leaved Cladium	Caladium x hortulanum
Marigold	Tagetes spp.
Pentas	Pentas lanceolata
Periwinkle	Catharanthus roseus
Petunia	Petunia x hybrida
Geranium	Geranium dissectum

**Undesirable Plant Materials -Not to be used**

<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>	<b><u>Botanical Name</u></b>
Arbor Vitae	Thuja orientalis	Australian Pine	Casuarina spp.
Brazilian Pepper	Schinus spp.	Chinaberry	Meloa acedarach
Eucalyptus	<i>Eucalyptus species</i>	French Mulberry	Morus Alba
Jacaranda	Jacaranda mimosifolia	Mimosa	Albiza spp.
Yellow Poinciana	Peltophorum pierocarpum	Punk Trees	Malaleuca spp.
Sycamore	Plantus occidentalis	Norfolk Island Pine	Araucaria heterophylla
Schefflera Tree	Scheffler spp.	Queen Palm	Syagrus romanzoffiana
Washingtonia Palm	Washingtonia robusta		