

Landscaping

All major landscape installations must be approved in advance by the architectural review board (ARB).

Both front and rear yards are to be installed with a working irrigation system.

Front and side yards to be fully planted with St. Augustine or Zoysia grass and mulched planting beds. Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass are specifically prohibited.

Rear yard must be plugged or sodded with either Saint Augustine or Zoysia grass.

There are minimum foundation **shrubbery and Tree requirements** that pertain to both new construction and existing homes. Select your shrubbery from "**Florida friendly landscaping**" Zones 8A, 8B, and 9A.

Type into your browser, **the Florida friendly landscaping guide to plant selection university of Florida**, and their publication will appear. For more information, use their website at <https://ffl.ifas.ufl.edu/homeowners/publications.htm>

The minimum shrubbery requirement for the home's front foundation is:

30 - 3 gal/18" minimum height evergreen shrubs* **or**
25 - 3 gal/24" minimum height evergreen shrubs*.

The minimum planting requirement for the remainder of the front yard is:

- 4 - 10 gal/36" minimum height evergreen shrubs or small specimen trees**.
- 2 - 30 gal/72" minimum height large trees*** **or** one (1) pre-existing large tree in the front of the home.

Note: to fill out your landscaping in the front yard, you are encouraged to include ground covers, ferns, grasses, vines, perennials, and annuals. You will find a variety of plants in the Florida friendly landscaping guide that are acceptable in our community and thrive in our climate. Should you choose to include them, they must be weeded, neatly trimmed and remain confined within your own yard.

The minimum planting requirement For the rear yard is:

2 - 20 gal/60" minimum height large trees*** **or** two (2) pre-existing large trees.

Note: all required planting heights are measured from the planted soil line.

Planting beds must be mulched with Pinebark, Melaleuca, Cypress, or hardwood shred. No other type of mulch is authorized. Colored (black, brown, or red) mulch is acceptable.

Once landscaping is complete, regular care and maintenance is required to include: Care and upkeep of all areas that are within your property lines. This extends to the asphalt pavement of any street and includes gutters, culverts, and easements.

Grass: Appropriately mowed, watered, fertilized, and treated for grass destroying insects, fungus, weeds, and disease. Mechanical edging is required around all non-lawn surfaces. Plugging or sodding as necessary to remove dead areas or to patch bare areas.

Planting beds and Shrubbery: All plantings must be maintained in a neat, healthy, attractive manner. This will include pruning/trimming, fertilizing, watering, and treatments for pests and disease as needed to ensure their health and attractive condition. From time to time, removal and replacement of declining, dead, or obviously diseased shrubs will be required. This is permissible and requires no ARB approval so long as minimum shrubbery, tree, and planting requirements are maintained. Regular removal of deadfall, weeds, and grass from all planting beds, tree perimeters, and non-lawn surfaces is required. Mulch will be refreshed as needed.

Trees: You must maintain at least one (1) large tree in the front of the home, and two (2) large trees in the rear yard. For optimum health, we recommend regular pruning of your trees to allow through the necessary light that your grass and shrubs require. **Trees are protected in Dalton woods and require ARB approval for removal.** For more information see '**Tree Guidelines**' in this handbook.

Concrete features: All visible concrete or hard-scape within your lot lines (this includes the concrete gutter that borders your grass and the road) must be cleaned and maintained, to include mechanical edging, on a regular basis.

No artificial plants whatsoever will be allowed in the visible landscaping.

Pots and potted live plants will be limited to the entrance area of the home and must be attractively displayed and clean. Additionally, a maximum of five (5) visible pots will be allowed in the front foundation perimeter and planting beds with a maximum of three (3) shepherd hooks.

Allowable front yard decorations are limited to:

- 1). Six (6) small easily moved statuettes or whimsies.
- 2). One (1) small garden flag
- 3). One (1) decorative house number plaque
- 4). With approval by the ARB for suitability, a single (1) water fountain may be allowed.

As always, your Dalton Woods ARB representatives stand ready to assist you with questions you may have.

Using "**the Florida friendly landscaping guide to plant selection university of Florida**" or, your "**Florida friendly landscaping pattern book**" zones eight 8A, 8B, and 9A select your evergreen shrubs and trees from the following:

- * Shrubs, small or medium
- ** Shrubs, tall **or** specimen trees, small
- *** Specimen trees, large

Tree guidelines

In Dalton Woods, trees are our most valuable asset. Article 6 of the land development code of Marion County allows for the protection and preservation of healthy trees. In order to protect our trees, **our covenants require you to obtain prior approval for removal of any tree that is greater than 8 inches in diameter at 2 feet above ground level.**

Hazardous trees may be removed without prior approval but with documentation.

Further defined, hazardous trees are:

- Any tree that is leaning dangerously.
- Those that are uprooted or partially uprooted.
- Dead or obviously diseased.
- Obvious rot.
- Severe insect damage.
- Those that have been hit by lightning.
- Any tree located within 20 feet of the dwelling foundation.
- Codependent (shared trunk) trees.
- Have very large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning and that cannot be remedied through trimming.

Acceptable documentation includes either:

- A written assessment from a licensed Tree surgeon or arborist.
- An ARB representative verifies hazardous conditions that are obvious to a lay person.
- Photos maybe used only when they clearly show the hazard and require no interpretation.

ARB Verification will be provided on an expedited basis. Call the HOA management company or e-mail an ARB representative if you feel it is urgent. The HOA management company can give you names and e-mail addresses for ARB Representatives.

Any remaining tree stump visible from the street will require grinding to grade level.

Trees will not be removed, If at all possible, for the placement of storage sheds, gazebos, or pergolas.

Trees will not be removed to accommodate fences. Fence Posts will not come within 3 feet of a tree's main trunk.

Trees may be removed, with authorization, to accommodate permanent Construction such as a pool, deck, or guest house.

Palm Trees, bottlebrush, ligustrum, and viburnum are considered specimen and/or foundation plantings. They may be replaced at your discretion or removed as long as minimum specimen tree/ large bush requirements for landscaping are met (see landscape requirements). No authorization is required.

Trees that do not meet requirements for removal.

Occasionally, homeowners may wish to remove large trees that have no obvious defects. Permission may be granted on a case-by-case basis. If permission is granted, the homeowner will be required to replace a front yard tree with a **large** specimen tree of not less than **30 gallons and 72 inches in height** from the approved list of Florida friendly landscape, large trees section (ffl.ifas.ufl.edu/plants). If it is a rear yard tree, it will be replaced with not less than a 20 gallon and 60 inch in height tree from the same approved list to include medium, as well as large, trees.

Unless otherwise agreed to at time of removal, homeowner will have **three months** to plant their replacement tree. Replacement trees must receive sufficient care to thrive for a minimum two (2) years. If the tree dies within that time, the homeowner will replace the tree with another meeting the same requirements.

Trees that have been removed without prior authorization. In the event a tree is removed without notifying the ARB of the reason for its removal and documentation if required, homeowner will be required to replace each front yard tree removed with a **large** specimen tree of not less than **30 gallons and 72 inches** in height from the approved list of Florida friendly landscape, large trees section (ffl.ifas.ufl.edu/plants). If it is a rear yard tree, it will be replaced with not less than a 20 gallon and 60 inch in height tree from the same approved list to include medium, as well as large, trees.

Homeowner will have three months to plant their replacement trees. Replacement trees must receive sufficient care to thrive for a minimum two (2) years. If the tree dies within that time, the homeowner will replace the tree with another meeting the same requirements.

The following is an abbreviated list of large trees that are found at the Florida friendly landscape website ffl.ifas.ufl.edu/plants that we approve for use in our community.

- Live Oak
- Florida sugar maple
- Riverbirch
- White ash
- Sweet Gum
- Shumard Oak
- Winged Elm

Note: all tree height measurements are from ground level.

If you would like more choices, go to the website and pick from any of the **large** (for a front yard) or medium/large (for a rear yard) trees listed.

Storage sheds

Storage sheds are freestanding buildings that are restricted to a rear yard location. **They require architectural review board approval.** Every effort should be made to minimize the visible impact from the front of the home or from a Street.

Please use the following criteria for your ARB application to place a storage shed on your property.

1. **Design:** the architectural design of the shed should be compatible with the design of the home.
2. **Size:** shed may not exceed 12' x 20' and may not be more than 13' in height at its highest point.
3. **Materials:** Exterior walls must be made of hardy board sheathing. Hardy board comes in different pattern finishes. The finish for your shed should mirror the predominate feature of your home. If your home is predominately stucco, then a hardy board stucco finish should be used. If your home is predominately panel, then hardy board panel finish should be used.
4. **Roof:** Roof material must be architectural shingles with as close a color match to the main dwelling as is possible
5. **Color:** the color scheme must match, as close as possible, the house color scheme.
6. **Screening:** sheds visible from the street will be screened with shrubbery a minimum of 2 feet in height. Sheds located on fenced lots need not be additionally screened if fencing provides adequate screening. The architectural review board will make this determination
7. **Location:** all storage sheds will be placed in the rear yard, behind the dwelling, at least 8 feet from any property line in compliance with Marion county codes. For corner lots there must be a minimum of 22 feet from the street curb.
8. **Tree removal:** no trees over 8 inches in diameter measured at 2 feet above ground will be cut or damaged to allow the placement of the shed without approval from the architectural review board.

Gazebos and Pergolas

- **Definition:** Gazebos and Pergolas are open, roofed structures that offer an open view of the surrounding area. They are typically used for relaxation and entertainment. **Gazebos and Pergolas will not be used in anyway for storage.**
- **Tiki Huts** are **NOT** Authorized for placement in Dalton Woods.

Requirements

1. **Location:** must be located in the rear yard
2. **Style:** Style should be compatible with the home and natural surroundings.
3. **Size:** maximum size for gazebos and free standing pergolas will be no greater than 12' x 20' x 13' high.
 - ◆ In the case of **pergolas that are attached to the home**, the ARB will review plans submitted. Attached pergolas must not extend beyond the sides of the dwelling. Size will be determined by the homeowner and reviewed by the ARB for suitability. All other requirements for pergolas will be met with the exception of materials. With approval by the ARB, additional materials that harmonize with the architectural design elements of the home will be permitted.
4. **Materials:** main body construction materials for gazebos and pergolas must be of smooth high-quality pressure-treated lumber or comparable composite material.
5. **Roofing**
 - ◆ **Gazebos:** Gazebos must be roofed and topped with architectural shingles to match the main home. Under no circumstances will any other material be used for roofing. Roof, at its peak, will be no higher than 13 feet from the ground.
 - ◆ **Pergolas:** must have an open air roof structure made of smooth high-quality pressure-treated lumber or comparable composite material.
6. **Color:** gazebos and/or pergolas will be left natural to weather, or painted with a neutral or wood color stain or sealer, or painted to match the main home.

Decks and Screened enclosures

The architectural review board must approve all decks and/or screened enclosures. Homeowners are advised to consider the following factors:

1. **Location**. Must be located at the rear of the home.
2. **Scale and style**. Scale should be compatible with the scale of the house as cited on the lot. Decks, particularly if elevated, should be of a scale and style compatible with the home to which attached.
3. **Screened enclosures and/or pool enclosures**, if at all possible, will be attached to the home.
4. **Materials**. Construction materials for decks must be of smooth high-quality pressure-treated lumber or comparable composite material. If screened, enclosures must be constructed using aluminum framing.
5. **Color**. Materials for wood decks should be left in a natural condition to weather, or treated with a neutral or wood color stain or sealer. Aluminum for screen enclosures must be white or bronze.
6. **Under deck storage**. Any deck with 18 inches or more of clearance from ground level, and visible to adjoining neighbors, must be screened on those sides. This will be accomplished through the use of either Pressure treated wood, wood composite material, or perennial shrubs of a sufficient height to cover the open area.