

### **3.01 LANDSCAPING REQUIREMENTS: STATEMENT OF INTENT AND PURPOSE**

The Association finds that proper and well-maintained landscaping is an indispensable design element at Wekiva and further finds that the preservation of existing vegetation along with the introduction of plants native and/or common to Central Florida should be considered in establishing and maintaining such landscape design.

Wekiva understands, however, that water restrictions have become a common

occurrence in Central Florida and is sensitive to the need to conserve water. Therefore, the Association will look with favor on landscape plans and designs that utilize “Florida Friendly Landscaping” standards as established by Florida Law from time to time.

“Florida Friendly Landscaping” means quality landscapes that conserve water and protect the environment. They are adaptable to local conditions and are drought tolerant...A landscape method that maximizes the conservation of water by the use of site appropriate plants and efficient watering systems. The principles of “Florida Friendly Landscaping” include planning and design, appropriate plant selection, practical turf areas, efficient irrigation, appropriate use of mulches and proper maintenance.

That being said, the Association specifically declares that “Florida Friendly Landscaping” plans and designs are not plans and designs that resemble desert landscapes, but instead are plans and designs that reflect the lush traditional appearance of Florida gardens.



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### **3.02 LANDSCAPING REQUIREMENTS: TURF GRASS STANDARDS**

The front, side and rear yards of all residential lots (Lots) in Wekiva shall be covered with turf grass and/or “Florida Friendly Landscaping”, excepting only paved areas, patios, shrubbery and flower beds.

“Florida Friendly” turf grasses such as Bahia, St. Augustine, Bermuda, Centipede and Zoysia are acceptable.

No landscaping plan will be required if more than fifty percent (50%) of each of the front, side and rear yards of a Lot will be or are covered in turf grass. If however, less than fifty percent (50% of each of the front, side and rear yards of a Lot will be or are covered in turf grass, approval of the landscape plan will be required. Applications shall be submitted to and all reviews shall be performed by the Board of Directors or by the Architectural Control Committee, at the direction of the Board. All reviews shall consider the statements made in Section 3.1 above.

Click here for

[\*The Florida-Friendly Landscaping™ Guide to Plant Selection & Landscape Design\*](#)

