South Bay Home Owners Association Exhibit A:

Architectural Review Board Planning Criteria

(Amended and Approved October 18, 2018)

1. Building Type and Location: No building shall be erected, altered, placed, or permitted to remain on any lot other than one (1) detached single family dwelling not to exceed thirty-five (35) feet in height, with a minimum of two thousand (2,000) square feet of heatable living area exclusive of open porches and garages, a private and closed garage for not less than two (2) but not more than four (4) cars, and a storage room or tool room attached to the ground floor of such garage. Unless approved by the ARB as to use, location and architectural design, no garage, greenhouse, tool room or storage room or any other structure may be constructed separate and apart from the Living Unit, nor can any structure be constructed prior to the Living Unit. Approval for the location of any Living Unit on a Lot must be obtained from the ARB prior to the laying of the foundation for the Living Unit. In approving such Living Unit location, the ARB shall consider a location of the a Living Unit on the Lot which disturbs the least number of trees and position the Living Unit on the Lot to its greatest aesthetic advantage.

An ARB application shall be submitted to and approved by the ARB for the exterior color scheme for each Living Unit prior to commencement of construction, remodeling or updating. Said ARB application shall include, but not be limited to, the color of the roof, the composition of the roof, and the color of all exterior walls, shutters, trims, etc.

2. Roofs: Flat roofs shall not be permitted unless approved by the ARB. Such areas where flat roofs may be permitted are Florida rooms, porches, and patios. There shall be no flat roofs on the entire main body of a Living Unit. The ARB shall have discretion to approve such roofs on part of the main body of a Living Unit, particularly if modern or contemporary in design. No built up roofs shall be permitted, except on approved flat surfaces.

The composition of all pitched roofs shall be slate, concrete, tile or other composition approved by the ARB. All pitched roofs shall have at least 6/12 slope, unless otherwise approved by the ARB. New cedar shake or asphalt roofs are not permitted. When due for replacement, existing cedar shake or asphalt roofs shall be replaced with slate, concrete, tile or other composition approved by the ARB. Neither cedar shake nor asphalt roofs shall be replaced with cedar shake or asphalt roofs.

All roofs shall be maintained and kept in a clean condition that is in compliance with the aesthetic standards of the community.

3. Garages: In addition to the requirements stated in paragraph one, all garages must have a minimum width of twenty-two (22) feet for a two (2) car garage, thirty-three (33) feet for a three (3) car garage, or forty-four (44) feet for a four (4) car garage, measured from the inside walls of the garage. All garages must have either a single overhead door with a minimum door width of sixteen (16) feet for a two (2) car garage or two (2) sixteen (16) foot doors for a four (4) car

garage, or two (2), three (3), or four (4) individual overhead doors, each a minimum of eight (8) feet in width, and a service door, if feasible, with said service door facing to either the side or rear of the Lot. Garage doors shall be constructed of natural wood, fiberglass, plastic, pressed wood or ornamental metal. An ARB application shall be submitted to and approved by the ARB prior to installation of a garage door, including those with a patterned design. All garage doors shall be equipped with electrical or other self-powered automatic garage door opening devices. On all Lots the garage shall face the side or rear of the Lot unless otherwise approved in writing by the ARB. No carports will be permitted.

4. Driveways: All Living Units shall have a paved driveway of stable and permanent construction of at least sixteen (16) feet in width at the entrance to the garage. Unless prior approval is obtained from the ARB, all driveways shall be constructed of brick, concrete, or pavers. When curbs are required to be broken for driveway entrances, the curb shall be repaired in a neat and orderly fashion and in such a way to be acceptable to the ARB. All driveways shall be maintained and kept in a clean condition that is in compliance with the aesthetic standards of the community.

5. Dwelling Quality and Color: The ARB shall have the final approval of all exterior building materials. Eight (8) inch struck joint concrete block shall not be permitted on the exterior of any Living Unit or detached structure. The ARB shall discourage the use of imitation brick or stone for front or side material and encourage the use of front or side materials such as brick, stone, wood, Hardie board/cement board and stucco, or a combination of the foregoing on all elevations. If the exterior of the Living Unit is to be stucco, the stucco must be painted after the stucco has been applied. An ARB application shall be submitted to and approved by the ARB for the color of all paints, stains, etc. for the exterior of a Living Unit, including its trim and roof, prior to commencement of work. An Owner shall apply a 2 foot by 2 foot color swatch to the house as part of his/her ARB application.

6. Signs: No sign of any kind shall be displayed to the public view on any Lot unless approved by the ARB, and then only for the purposes of advertising the house and Lot for sale during and after the construction of the house. After the sale of the house by the builder who constructed it, no “for sale” signs of any kind shall be displayed to the public view on any Lot for whatever purpose, including the resale of the Lot by the then Owner, without ARB approval. For Sale signs shall be of current design, which is controlled by the ARB and subject to change. Vendor and/or contractor signs shall be no more than 2 feet by 1 ½ feet, and shall only be displayed for five (5) days before and five (5) days after construction.

Political signs shall only be permitted beginning thirty (30) calendar days prior to an election and shall be removed within five (5) calendar days after an election. Political signs shall be no larger than two (2) feet wide by one and a half (1 ½) feet tall. All political signs shall be maintained and kept in a clean condition that is in compliance with the aesthetic standards of the community.

7. Play Structures: All play structures shall be located at the side or rear of the Living Unit not visible from the street, or on the side portion of the corner Lots within the setback lines.

Treehouses or platforms of a like kind or nature shall not be constructed on any part of the Lot located in front of the rear line of the Living Unit. New fixed basketball hoops are not permitted. Portable basketball hoops shall be stored out of view from the street, preferably in the garage, when not in use.

8. Fences and Walls: Composition, location and height of any fence or wall to be constructed on any Lot shall be subject to the approval of the ARB. Chain link fences are not permitted. The "finished" side of any such fence or wall improved or constructed shall face to the outside of the Lot, so as to be visible as viewed from the property surrounding the Lot upon which same is constructed. Maintenance of walls and fences constructed on any Lots are the responsibility of the Owners. Such responsibility includes painting and maintaining the overall condition of the walls and fences.

Walls shall be constructed of concrete, block, brick or similar material. Concrete and block walls shall be finished with painted stucco.

Fences shall be constructed of powder coated or painted aluminum, metal or vinyl, and shall be black, bronze, or similar colored or wrought iron. Wooden fences and gates are not permitted. When replacing existing wooden fences and gates, Owners shall use powder coated or painted aluminum, metal or vinyl, or other material approved by the ARB, and shall be black, bronze, or similar colored or wrought iron.

Beginning on August 1, 2014, any Owner wishing to install a fence on a Lot that is immediately adjacent to a lake, pond, or a wet drainage retention water area ("Lake Front Lots") must comply with the following fencing requirements: (i) an ARB application must be submitted and approved prior to the installation of a fence; (ii) the ARB shall only consider black, bronze or similar colored, powder coated, painted aluminum or wrought iron fences; (iii) fences shall be no more than 4' feet in height, and shall not be located any nearer than twenty (20) feet from the high water mark of the lake, pond, or drainage retention water area; and (iv) all ARB applications must include approval for the fence from local government jurisdictions.

All walls, fences and gates shall be maintained and kept in a clean condition that is in compliance with the aesthetic standards of the community.

9. Landscaping: A basic landscaping plan for each Living Unit must be consistent with the aesthetic standards of the community and submitted to and approved by the ARB. Existing trees shall not be removed without the prior approval of the ARB. The ARB requires each Living Unit to be extensively landscaped. All landscaping plans for each Living Unit, including but not limited to landscaping plans for new construction or extensive remodeling, shall be submitted to and approved by the ARB. Requirements for Florida Friendly Landscaping are set forth in Section 36 of this Planning Criteria. Landscaping guidelines include, but are not limited to, the following:

a. All Living Units shall have at least seven (7) shade/citrus trees per Lot, the type to be planted shall be subject to the approval of the ARB and must have ten (10) to twelve (12) foot of height and six (6) to eight (8) foot of spread.

b. Palms, subject to the approval of the ARB, can be substituted for shade trees. However, three (3) palms will be required to receive credit for one (1) shade tree.

c. Large shade trees shall not be planted in locations that would immediately or in the future create a nuisance, seriously shade a pool or screen the view of an adjoining Lot.

d. The plant material shall not include Ear Tree (Enteroloium Cyclocarpum), Australian Pine (Casuarina Equisetifolia) or Brazilian Pepper (Schinus Terebinthifolius).

e. Irrigation must be provided to the edge of the public right of way.

f. At least one (1) Live Oak Tree (Quercus Virginiana), ten (10) to twelve (12) feet of height and six (6) to eight (8) feet of spread, single trunk, and two (2) inch caliper must be planted on each Lot on South Bay Drive. The location of this tree must be approved by the ARB and, generally, it should be planted within two (2) or three (3) feet of the right-of-way of South Bay Drive.

g. Owners of Lots which are contiguous with any of the Tracts upon which sidewalks are located, shall be required to sod the area between the rear of the side property line of the Lot and the sidewalk, to the side (or rear) yard line as extended to such sidewalk. Owners of said Lots are required to include such sodded area within its irrigation system and to maintain such area as if it were a part of the Owner's backyard.

Erecting of statues, sculptures, or any structure separate from the Living Unit and visible from the street must receive ARB approval prior to installation. Approval will be determined by the location, color, size and conformity with community aesthetic standards of South Bay.

10. Swimming Pools and Tennis Courts: Any swimming pool or tennis court to be constructed on any Lot shall be subject to requirements of the ARB, which include, but are not limited to the following:

a. Composition to be of material thoroughly tested and accepted by the industry for such construction.

b. The location and construction of any tennis or badminton court must be approved by the ARB.

c. The outside edge of any pool wall must be at least four (4) feet inside a line which is the extension of the side wall of the Living Unit.

d. An ARB application shall be submitted to and approved by the ARB prior to an Owner screening his/her pool. No screen of the pool area may stand beyond a line extended and aligned with the side walls of the dwelling unit unless approved by the ARB. No pool screening may be higher than the highest point of the house. Screens must be bronze, charcoal or white in color. Materials must also be approved by the ARB.

e. No overhead electrical wire shall cross the pool. All pool lights other than the underwater lights must be at least four (4) feet from the edge of the pool.

f. If the backyard surrounding a pool is not fenced, the pool itself must be enclosed by a fence not less than five (5) feet height or appropriately screened. Any entrance gate to the backyard or pool must be constructed with a self-closing latch placed at least forty (40) inches above the ground.

11. Garage and Trash Disposal: No Lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All trash, garbage and other waste shall be kept in sanitary containers and said containers shall be placed at the curb for pickup no more than twelve (12) hours before the scheduled pickup time and shall be removed from the curb no more than twelve (12) hours after the schedule pickup time. Sanitary containers shall be kept out of view from the street at all times other than the above-referenced pickup times. There shall be no burning of trash or any other waste material.

12. Temporary Structures: No structure of a temporary character, RV, trailer, basement, tent, shack, garage, barn, or other out building shall be used on any Lot at any time as a residence either temporarily or permanently. This prohibition shall not apply to temporary structures, such as Pods, used during construction or repairs, or a storage shed placed on a Lot that is not visible from the street or sidewalks, so long as an application has been submitted to and approved by the ARB.

13. Clotheslines: All outdoor clothes hanging and drying activities shall be done in a manner so as not to be visible from any front street or side street or any adjacent or abutting property and are hereby restricted to the areas between the rear Living Unit line and the rear yard line and, in the cases of Lots bordering a side street, to that portion of the previously described area which is not between the side street and the side Living Unit line.

14. Removal of Trees: In reviewing the building plans, the ARB shall take into account the natural landscaping, such as trees, shrubs, and palmettos, and encourage the builder or Owner to incorporate them in the landscaping plan. No trees can be cut or removed without approval of the ARB, which approval may be given when such removal is necessary for the construction or landscaping of the Living Unit. If any tree(s) is (are) removed without the approval of the ARB, the ARB shall have the right to require the Owner, or Builder, to replace, at the expense of the Owner, or Builder, the removed tree(s) with comparable tree(s) approved by the ARB. If the Owner, or Builder, refuses, upon ten (10) days' written notice, the ARB may replace such removed tree(s) and charge the expense thereof to the Owner, or Builder. The ARB may record a lien against the Lot to secure payment of the cost of replacing the tree(s), including administrative costs, legal fees and costs, and costs of architects and/or landscaping architects.

15. Window Air-Conditioning Unit: No window air conditioning units shall be permitted.

16. Sod: Except for the area reserved for the road, the driveways, the walkways, the shrubbery and other garden type plans, all Lots shall be sodded from the back side of the curb of the street that runs in front and/or side of the dwelling unit constructed thereon to the rear Lot line. Bahia, or similar grass, improved varieties of St. Augustine or Bermuda grass, zoysia or centipede are acceptable.

All lands forming portions of a public right-of-way between the boundary of a Lot and the pavement installed within the right-of-way shall be sodded by the adjacent and abutting Lot Owner. Also, the Owners of each Lot which is contiguous with any of the Tracts upon which are located sidewalks, shall be required to sod the area between the rear of side property line of the Lot and sidewalk to the side (or rear) yard line as extended to such sidewalk. The Owner of the Lot will be required to include such sodded area described in this Paragraph within its irrigation system and to maintain such area as if it were a part of the Owner's backyard or side yard. Failure of the Owner to maintain such area will subject the Owner to the provisions of article IX, Section 9, "Enforcement of Planning Criteria."

17. Commercial Communication Equipment Prohibited: Use of any communication equipment on any Lot or in any Living Unit including, but not limited to, CB radios, antennas, ham radios, etc., for private or commercial purposes of any kind shall be prohibited.

18. Exterior Antennas: No radio or television signals nor any other form of electromagnetic radiation shall be permitted to originate from any Lot which interferes with the reception of television or radio signals received upon any other Lot. No exterior antennas, to include without limitation satellite dishes larger than thirty-nine inches (39") in diameter and short waive radio antennas, shall be permitted on any Lot or improvement thereon, except that Owners may install one normal rooftop television antenna or one satellite dish thirty-nine inches (39") or smaller in diameter as approved by the ARB.

19. Exterior Light Fixtures: No exterior lighting fixtures (not attached to the Living Unit) shall be installed on any Lot, without ARB approval. No lighting fixtures shall be installed that are or may become an annoyance or a nuisance to the residents of adjacent Living Units.

Traditional holiday lights and ornaments (such as Christmas lights and ornaments and Halloween lights and ornaments) may be installed without ARB approval but shall not be installed more than thirty (30) days before the holiday and shall be removed within twenty (20) days after the holiday.

20. Setback: The Living Unit setback for Lots on Lake Tibet Butler is 100 feet in depth from the lake. Building pads for all habitable structures within the influence of Lake Tibet Butler shall be constructed at a minimum elevation of 104 feet. No fill is to be placed lakeward below the 101 foot elevation of those areas abutting the lake. Lots adjacent to Lake Tibet Butler shall be improved so that no more than a minimum of 20% of the shoreline vegetation shall be removed. No shoreline alterations shall be permitted.

21. Lake Front Lots: It is encouraged that natural, existing shoreline grasses, tress and other vegetation not be removed, and any such removal shall require the approval of the ARB and appropriate governmental agencies. The rear yard lakefront setbacks for fences shall be twenty (20) feet from the ordinary high water mark. An ARB application shall be submitted to and approved by the ARB prior to the installation of a fence in the rear yard of a lakefront Lot. Only black, bronze or similar colored, powder coated, painted aluminum or wrought iron fences shall be permitted in the rear yards of lakefront Lots. Said fences shall be limited to a maximum height of four (4) feet. The installation of a fence in the rear yard of a lakefront Lot and rear yard

lakefront setbacks shall still be subject to all applicable codes and ordinances, including Orange County Code.

22. Vehicles, Commercial Vehicles, Watercraft and Trailers: No commercial vehicle shall be placed, parked, left or stored on any Lot, street or the Common Areas; provided, however, that with regard to any Lot, this provision shall not apply to any such vehicle or device, being kept in an enclosed garage. For purposes of this Section, a "commercial vehicle" is:

a. A truck, delivery van, service van, trailer used for transporting commercial equipment, or bus (except that trucks not in excess of 3/4 ton are permitted, provided they have no camper top, or other appendage attached to it);

b. A vehicle bearing commercial lettering, graphics or other commercial insignia;

c. A recreational vehicle (RV) including a camper, mobile and motor home, all terrain vehicle (ATV or ATC) or dune buggy;

d. A derelict vehicle, including a vehicle with no current license plate or a vehicle incapable of self propulsion.

No inoperative and/or unregistered cars, trucks, trailers, or other types of vehicles shall be allowed to remain on or adjacent to any Lot for a period in excess of forty-eight (48) hours; provided, however, that this provision shall not apply to any such vehicle being kept in an enclosed garage, or behind a fence or screened wall of a minimum height of six (6) feet. There shall be no major repair performed on any motor vehicle on or adjacent to any Lot in the community. All vehicles shall have current license plates. Moreover, no stripped, unsightly, offensive, wrecked, junked, or dismantled vehicles or portions thereof, shall be parked, stored or located upon any Lot at any time. No portion of the Common Areas may be used for parking of such inoperative vehicles.

No watercraft or utility trailers, RVs or similar machinery shall be allowed to remain on or adjacent to any Lot, except for loading or unloading purposes for a period in excess of forty-eight (48) hours; provided, however, that this provision shall not apply to any such vehicle being kept in an enclosed garage, or behind a fence or screened wall of a minimum height of six (6) feet or watercraft stored on the lakeshore of such property owner of lakefront properties. (Following sentence restated from Paragraph 30 of ARB Planning Criteria) An Owner may store no more than a canoe or small non-power boat or sailboat on the lakeshore so long as such storage does not detract from the overall aesthetics of the lakeshore area.

Watercraft are strictly prohibited from parking on Common Areas. Watercraft found parked on Common Areas, including Lost Cove Pond will be removed without notice and stored at the expense and risk to the owner.

23. Easements: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat, or as hereinbefore granted by the Developer and at this time a part of the Public Records of Orange County, Florida. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of low or drainage channels in the easements, or which may obstruct or retard the flow of water through the drainage channels in the easements or which are or might be prohibited by the public authority to whom said easement is given.

The easement area of each Lot and all improvements in it shall be maintained continuously by the Owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

24. Air Conditioning Units, Pool Equipment, Irrigation Pumps, etc.: No air-conditioning units, either central or wall units, pool equipment, irrigation pumps, pool heaters, or other mechanical equipment shall be placed on the front of any Living Unit. If such equipment is placed to the side or rear of any such Living Unit, but is still visible to or from any public street, bikeway, or adjacent Living Unit, it shall be permissible to so locate such equipment if the same is screened with a permanent type of building material or landscaping and cannot be seen from any street, bikeway, or adjacent Living Unit, from any angle.

25. Chimneys: Any exposed portion of a chimney outside of the Living Unit shall be constructed solely of brick, stone, stucco, Hardie board or wood. If the fireplace is a metal (self-insulated) type with a metal spark arrestor at the top of the chimney, this arrestor must have a cowling or surround make of a material approved in advance in writing by the ARB.

26. Mailboxes: The ARB requires column-style, brick, block and stucco construction and proper maintenance of mailboxes that are approximately 2 feet deep by 2 feet wide by 4 feet high. No mailbox or newspaper box or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected on any Lot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the ARB. Replacement of existing non-block mailboxes must conform to the column-style, brick, block and stucco construction. This policy ensures conformity and consistency in maintaining high community standards and avoids the presence of multiple styles of pole mailboxes that detract from the appearance of the community. Owners are responsible for the maintenance of mailboxes, which shall be kept in a clean condition and good repair in compliance with the aesthetic standards of the community – mailboxes must have functioning doors or covers; cracked stucco and cement must be patched and painted and mortar well pointed; and listing or crooked columns leveled and righted to 90 degrees.

27. Windows: All windows in the Living Units must be either wood, vinyl clad, or aluminum with the color of the finish being either bronze or white. No steel or aluminum awning shall be permitted. No mirrored glass finish shall be permitted in windows.

28. Sight Distance at Intersections: No fence, wall, hedge or shrub planting which obstructs sight lines and elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in case of a rounded property corner from the intersection of the Lot lines extended. The same sight-line limitations shall apply on any Lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight-line.

29. Utility Connections: All Living Unit connections for all utilities including, but not limited to, water, sewage, electricity, gas, telephone and televisions shall be run underground from the

proper connecting points to the dwelling structure in such manner to be acceptable to the governing utility authority.

30. Boat Docks: Owners of a lakefront Lots must keep their power boats at a dock, the location and design of which must be approved by the ARB. No power boat may be pulled upon the lakeshore overnight. An Owner may store no more than a canoe or small non-power boat or sailboat on the lakeshore so long as such storage does not detract from the overall aesthetics of the lakeshore area.

31. Trade or Business Obnoxious Activity: No trade or business resulting in obnoxious or offensive activity shall be carried on upon any Lot or Living Unit nor shall anything be done thereon which may be or may become an annoyance to the neighborhood.

32. Storage of Construction Material: No lumber, brick, stone, cinder block, concrete, or any other building materials, scaffolding, mechanical devices, tools, ladders or any other thing used for building or maintenance purposes shall be stored on any Lot, within sight from the street or walking paths, except for purposes of construction or maintenance on such Lot and shall not be stored on such Lots for longer than that length of time reasonably necessary for the construction or maintenance in which same is to be used.

33. Invalidation of Individual Criteria: Invalidation of any one of these covenants by judgment of court order shall in no way affect any of the other provisions which shall remain in full force and effect.

34. Flags: An Owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 41/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. No other flags shall be permitted unless approved by the ARB or otherwise protected under federal or state law or regulations.

35. Yard Waste: Grass clippings and other yard waste may not be left in the streets or deposited into sewers. Lot Owners are responsible for such actions and all yards shall be maintained and kept in a clean condition that is in compliance with the aesthetic standards of the community.

36. Florida Friendly Landscaping: Florida Friendly Landscaping may be installed on Lots. Prior to initial installation of Florida Friendly Landscaping on a Lot, the Lot Owner must submit an application to the ARB for the specific plants and/or turf grass to be used. The application must be submitted together with soil testing and an analysis completed by a Certified Professional in Florida Friendly Landscaping. A Certified Professional means a person who possesses a certificate of completion in the Florida Green Industries Best Management Practices. The plantings must comply with the Community Standards of the Community. The Certified Professional must obtain soil analysis information for the application from a reputable soil testing lab or the University of Florida Institute for Food and Agricultural Sciences ("UF/IFAS")

Cooperative Extension Facility to assess soil conditions such as soil type and texture, and pH in order to determine proper plantings and turf grass.

The Florida-Friendly Landscaping concept of right plant, right place will be used. The Lot Owner will design the landscape so that plants serve a number of functions including, but not limited to, cooling, privacy screening, shade, aesthetics, wildlife habitat, runoff pollution prevention, and directing traffic flow onto and within the property. Lot Owners will retain and incorporate existing native vegetation into the landscape whenever feasible. Lot Owners will use plants listed in the most current version of the UF/IFAS Friendly Landscaping Guide to Plant Selection and Landscape Design or the ARB Approved Plant List. The Lot Owner should have at least five species of plants in the yard, consistent with the new homeowner FloridaFriendly Landscaping recognition checklist. Many plants that are listed may be unsuitable in some locations. The Certified Professional shall provide in his analysis an explanation as to why a certain plant is suitable. Where doubt exists, the ARB may refer the matter to the UF/IFAS County Extension Service Florida Yards & Neighborhoods agent or the Commercial Horticulture agent for assistance. However, the role of these agents is strictly educational, and all final decisions about plantings are to be made by the ARB.

The Association will follow the University of Florida Institute for Food and Agricultural Sciences and Florida Department of Environmental Protection Green Industries Best Management Practices recommendations for turfgrass, including (i) selection of grasses that may be maintained through use of the low end of the maintenance recommendations for irrigation and fertilizer for the particular type of turf selected and (ii) use of Integrated Pest Management (IPM) in selection of pesticides. Turfgrasses shall be allowed to develop deep roots and enter a dormancy stage during the winter or drought periods. Functional turfgrass areas, such as buffers for landscape beds and to hold mulch into place, along with use of turf as a filtration buffer for runoff from organically mulched areas, will be allowed. A Certified Professional must submit with the application the soil test analysis of the most appropriate grass for the Lot using these guidelines.

All mulching will be conducted in accordance with the most current version of the Florida Green Industries Best Management Practice's handbook guidelines. A Certified Professional must submit with the ARB application the soil test analysis of the most appropriate mulch for the Lot. Mulch will be placed at least 3–4 inches from the trunks of trees or the stems of landscape plants and will be maintained at a depth of 2–3 inches. Large mulched areas that slope to impervious surfaces or water bodies will be bordered by a turf or other groundcover to slow and absorb nutrient-laden runoff from the mulched area. Organic mulch may require weeding and replenishment once or twice a year to maintain a total depth of 2–3 inches. Mulch will be applied to a tree's drip line or beyond at least an 8-foot diameter around the tree. Organic mulch and recycled mulch (including leaves, pine needles, grass, and shrub clippings) are recommended. Cypress mulch is often made from waste wood generated in manufacture of these products, but it may also be produced from whole trees cut from wetlands. The use of cypress mulch may not be recommended, as its origins may be difficult to determine.

Shell, crushed stone, or pebbles can be used as mulch but will not contribute to the soil's nutrient and organic content or water-holding capacity. Limestone and shell both raise soil pH and reflect heat, increasing the water needs of plants. If these products are used, they must be installed over top of a woven or other pervious ground cloth to keep them from sinking in sandy soils. These mulches last a long time, but will need to be cleared of debris to look their best.

Impervious surfaces, including plastic sheeting, will not be placed below mulch. This does not prohibit the use of woven or other pervious ground cloth.

All Lot Owner plant installations will be conducted in accordance with the most current version of the Florida Yards and Neighborhoods Manual.

An Irrigation plan will be submitted which shall be designed for efficiency, and at a minimum, shall meet all local ordinances and state Standards for Landscape Irrigation in Florida. Lot Owners are encouraged to conduct routine maintenance including fertilizer use, if needed, and mowing in accordance with the most current version of the Florida Yards & Neighborhoods Guide to Florida-Friendly Landscaping. Mowing adjacent to swales or water bodies will be performed such that no clippings are deposited into any swales or water bodies. All clippings that may have been deposited on impervious surfaces will be swept back into the vegetated area. Unless the turf is diseased, turf clippings will be left on turf areas or composted on-site to recycle nutrients. Any clippings or landscape material that fall on impervious surfaces such as sidewalks, driveways, or roads will be swept onto turf areas or composted. Turf clippings or landscape material will not be deposited in any swales or water bodies.