

UNIFORM PLANTING POLICY  
JACARANDA COUNTRY CLUB VILLAS  
CONDOMINIUM ASSOCIATION, INC.

The Board of Directors along with the Grounds Committee has adopted the following "Uniform Planting Policy". This policy is receptive to the unit owners suggestions as to what would be worthy to enhance the overall appearance of our grounds.

Henceforth, if any unit owner desires to change the plantings that he/she now has, or make any new plantings, the unit owner will be required to request and receive permission (in writing) to do this from the Board of Directors. Your request to do this should be submitted to one of the members of the Board of Directors.

If you desire to change the present plantings, it will be required that the new plantings cannot increase the cost of maintenance and the unit owner making the change will be responsible for any replacement, until the shrub is established in the area. The sprinkling system only comes on twice a week, so the watering of new plants for at least the first ten days will be the obligation of the new owner.

If you desired to put in additional trees (fruit trees prohibited), you must understand that the cost of putting in the new trees will be the responsibility and at the expense of the unit owner.

Submitting the attached "Landscape Change/Addition Request Form: is the procedure for obtaining permission from the Board (refer to attached copy) and must be accompanied by a diagram with dimensions and a written description of the changes that you desire to accomplish. These forms are available at the Keys-Caldwell office or the President of the Association.

Damage during changes to any sprinklers, underground wiring, etc. will be repaired at the unit owner's expense.

Though planting new fruit trees is no longer permitted, established fruit trees will be allowed if properly maintained. Failure to keep area clean of fallen fruit will be grounds for removal of the tree.

Plantings that are killed by cold weather will be replaced at the direction of the Board.

Type and color of stones or mulch must be approved at the time of planting approval. If it becomes necessary to move any sprinkler heads because of interference from any of the new plantings and/or trees, or because the existing sprinkler system does not cover the lawn or the new beds, the cost to move the sprinkler heads, or add heads if the additional sprinkler heads are necessary, will be the responsibility of the unit owner.

Hanging flower pots from lampposts and placing flower pots within the existing beds and on the walk will be allowed. However, the Board of Directors may review existing pots as to being appropriate, and advise the unit owner accordingly.

The Board of Directors believes that the Jacaranda Country Club Villas community has developed into a delightful, eye appealing place to live and are striving to maintain the high standards that enhance the community and give continuing enjoyment as a place to live. We encourage unit owners to add trees and change/add plantings, but this can only be authorized by the written approval of the Board of Directors.

Jacaranda Country Club Villas Board of Directors.

APPROVED: April 23, 1996

Joe Gutowski  
Dorothy Carlson  
Franklin Kapke  
Lynn Ebert  
Cy Hartman