

V. LANDSCAPE REQUIREMENTS

- A. The overall concept for the landscaping of Brady Point Preserve envisions the blending of the planted landscape with the natural landscape. The plans for the lot and landscaping should ideally evolve together so that the house blends with the natural landscape and the streetscape.
- B. The front of the house shall be baffled from street view through the use of existing natural areas consisting of large canopy trees, under story trees, and good quality ground cover such as palmettos and wax myrtles. Where any of these do not exist, a design should be developed that adds these items to the natural areas so the house blends in with the surrounding natural environment and neighborhood.
- C. The landscape design concept is to focus on the surrounding natural environment, not the Architecture of the house.
- D. Landscape plans should be designed by a registered Landscape Architect or landscape designer.
- F. The plans should show the location of all trees, driveways, walkways, natural areas, buffers, patios, pools, fences, walls, and drainage. The design shall include plants along the foundation of the house with shrubs, patio, trees, and ground cover.
- G. Massing of plants should be located outside of the foundation area of the house in the front of the yard. If a house faces two streets, both exposed sides should be equally landscaped.
- H. Pine straw or shredded pine bark mulch should be used in all beds and cleared areas that are not sodded. Stone or colored mulch shall not be used.
- I. A fully automatic, 100% coverage irrigation system shall be installed with rain sensor.
- J. All right of ways shall be sodded by using either St Augustine or Zoysia grass and irrigated. Right of way sodding (and landscaping) shall not impede the flow of water in the ROW drainage ditches.
- K. Native and Xeriscape planting are encouraged. Residents are encouraged to use Florida friendly plant material. Invasive species of plants are prohibited.