

Below is an easy-to-use Grounds Quick Reference Guide:

While this document is designed to make it easier for you to familiarize yourself with the Grounds related covenants, it is not designed to replace the rules and regulations listed in the Land Use Document or other legal documents contained within the Redbook (Patos Legal Documents).

The role of the Grounds Committee: is to ensure that our Patio properties maintain compliance with our covenants listed in our Patios and Chestnut Creek Master Association Land Use Documents except for those pertaining to the Patios ARB and Irrigation Committees. The **Grounds Committee** is to maintain the landscaping, shrubbery and trees at each home. This includes mowing, sod and plant/tree replacement, trimming, pest control, tree trimming, mulch, rock, edging, garden/landscape borders, screening for appliances and plant beds and design.

The following is not permitted:

- Citrus Trees or Plants
- Bird Feeders
- Lawn/Garden edging whether a commercial grade of black edging or concrete edging may not exceed a height of two inches along the outer edge (the edge abutting mowed areas) and four inches above ground level.

Decorative Rock Gravel, Mulch and Flowers at the owner's expense may be added at any time **in existing landscape beds** without permission of the Grounds Committee as long as the following conditions are complied with:

- Flowers
- Mulch (cypress or red in color)
- River rock (#2B or ¾ inch - white or brown in color). A commercial grade of black edging or other approval material must be installed where the river rock borders a grassy area.

This following requires the completion of a ***Grounds Improvement Request Form and subsequent written approval from the Grounds Committee***. These forms can be replacement of trees of any type requires written approval of the Grounds Committee found on the Patios Website or at the Clubhouse:

- The addition, removal, or. A list of approved trees and shrubs can be found in the Redbook. Removal of large trees is governed by Florida State Law, Section 163.045
- The enlargement of any existing beds of flowering plants or ornamental shrubbery.
- Any deviation of color or size or approved mentioned in this document

The Association is not responsible for damaged property from outside vendors.

These rules provide the basic guidelines for maintenance of your grounds. Not every situation or condition can be covered in this document; therefore, in cases where such rules are not clearly delineated, the expressed written opinion of the Grounds Committee shall become the ruling on such matters. Homeowners may appeal Grounds rulings to the Board.

PATIOS’ REPLACEMENT AND PLANTING GUIDE

This list of shrubs, ground covers, and trees is the Approved Replacement and Planting Guide for all residents and the Landscape/Grounds Committee of the Patios of Chestnut Creek. If the Association accepts responsibility for replacing a shrub, tree, or ground cover, it will be replaced with a plant from this list only. If the homeowner wishes to replace a plant not found on this approved list, it must be done at the homeowner’s expense after receiving approval from the Grounds Committee. We ask your cooperation as we continue to strive for lower cost, frost resistant, drought tolerant, and non-invasive plantings.

Large Trees

Laurel Live Oak	Live Oak	Florida Maple	Native Palms
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Medium Trees

Bottle Brush	Palatka Holly	Southern Magnolia	Native Palms
Ligustrum	Podocarpus Nagi	Yew Podocarpus	Std Crepe Myrtle
Magnolia Ivory	Southern Bayberry	Simpson Stopper	Jatrophia
Taboura (gold tree) Yellow	Casia (Scrambled Egg) Yellow	Jacaranda Blue/Purple	Hong Kong Orchid Purple

Palms

Christmas Palms	Tufted Fishtail	Pygmy Date	Foxtail
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Shrubs

Arborvitae	Bird of Paradise	Bougainvillea	Boxwood
Cerissa	Crepe Myrtle	Croton	Crown of Thorns
Flax Lily	Florida Azalea	Ginger Hawthorn	Hibiscus Holly
Indian Hawthorn	Ixora	Jasmine	Juniper
Ligustrum	Pittosporun	Philodendron	Podocarpus
Plumbago	Sago	Shefflera	Snowbush
Thruallis	Ti Plant	Viburn	

Ground Covers

Dwarf Confederate Heather	Liriope	Mondo Grass	Periwinkle
Purslane	Sword Fern	Wandering Jew	