

# ***Heather Hill***

## ***An Over Fifty-Five Community***

### **PLANTINGS AND OTHER LANDSCAPING RULES AND REGULATIONS OF HEATHER HILL MASTER CONDO ASSOCIATION**

*ADOPTED BY THE MASTER ASSOCIATION BOARD OF DIRECTORS JANUARY 24, 2022  
MODIFIED BY THE MASTER ASSOCIATION BOARD OF DIRECTORS NOVEMBER 7, 2022  
And September 17, 2024*

#### **PLANTINGS AND OTHER LANDSCAPING**

- Plantings and other landscaping done on Association leased common ground are required to receive prior approval from the Master Association Board or a review committee established by the Board. However, it is permitted to plant small bushes, shrubs, and flowers within three feet of the front (Villas) or back of each ground unit. These must be kept trimmed at or below window level and maintained in good condition by the unit owner. In addition, these types of plantings must be compatible with the overall appearance of Heather Hill Condos as determined by the Master Association Board (MAB) or a review committee established by the MAB.

- Trees can only be planted following the approval of the MAB or a review committee established by the MAB regardless of location.

- Vegetables and fruits may be planted in containers in limited quantities.

- It is also recommended that the planting of Florida native species be prioritized.

<https://gardeningolutions.ifas.ufl.edu/plants/ornamentals/native-plants.html>

- Other landscaping includes pruning of trees or shrubs, addition or removal of flowers; addition or removal of rocks, mulch or other ground coverings such as special grasses; and removal or replacement of trees or shrubs.

- Common area plantings and other landscaping changes are to be made via an "Alteration Application" form to the MAB or a review committee established by the MAB specifying the type and location of the proposed plantings and/or landscaping details. Alteration Application forms will be reviewed at board meetings and must be submitted to the board, by your building representative, with a minimum of one (1) week prior to the board meeting. Be sure to submit your Alteration Application form to your building representative with sufficient time for them to review and request modifications prior to forwarding to the board.

- The unit owner making the request shall not move forward with plantings or landscaping until they have received the approval of the "Alteration Application" in writing.

- Unit owners receiving permission will receive a reasonable completion date from the board based on the scope of work approved.

- No plantings or alterations of any type are permitted on the (L) parcel referred to as "Common Facilities" which are the grounds on which the recreational facilities/pool and lake, are located without providing the requisite notice and receiving prior written consent from the Lessor, Second Investment Equities Trust, in accordance with the terms and conditions of the Lease Agreement.