

Key Vista Villas Homeowners Association

Landscape Policy

Lawn:

All complaints of lawn deficiencies should be reported using a TSC (Trouble Service Complaint). The landscape company will report back to the Management Company with the completed work order and the corrective action taken.

Lawn replacements will not occur more than once within a 4-year period.

The replaced lawn must be watered by the Homeowner daily as set by the Irrigation Company for **the first 30 days, and then every other day for the next 30 days.** You will have to sign an agreement to water as indicated to get new sod.

Lawn replacements will be in the front yards first. If budget dollars are available, replacement will be in the side yards and then back yards in that order.

- Front yards are identified as from the garage and front wall of the house forward on either side of the driveway.
- Side yards are identified as the property located from the front wall of house down the distance of the right and left side walls of the house.
- Back yards are identified as the property that runs across the entire back of the house wall to the property line.

Acts of God or by circumstances beyond the control of the association (e.g., drought or vandalism) do not constitute a qualification for lawn replacement by the Association.

All qualified lawns will be replaced as funds permit. Not all lawn needs will be fulfilled each year due to Association budget constraints.

What villas get new sod each year? (3 criteria are used)

1. The worst appearing lawns in the Association as judged by the grounds committee and landscape vendor during the Spring season.
2. Owners with more than 3 irrigation clock violations within a 12-month period, or 1 violation of no water to the irrigation system for 15 days or longer in a 12-month period or acts of omission by the homeowner as described above will fall to the bottom of the sod replacement list.
3. If a Lot Owner meets the first 2 criteria equally, then Lot Owner longevity takes priority.

Lawns that are damaged or destroyed by any acts or omissions by the owner or resident, or from failure to properly irrigate the lot as determined by the Association will be replaced at the sole discretion of the Association. **The cost of such replacement will be assessed against the lot** and may be collected in the same manner as regular assessment.

Previous Lot Owner will not be responsible for sod replacement after the sale of their home. It will pass to the new owner.

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Irrigation:

All irrigation issues will be reported to the Management Company using a TSC. The Irrigation Company will report back to the Management Company with the completed work orders and the corrective action taken.

Homeowners are not to ever adjust Association owned irrigation clocks. This applies to both full year and part year residents.

The Association, Grounds Committee, and Irrigation Company sets Association owned irrigation clocks per the guidelines set by Pasco County and the SWFMUD (Southwest Florida Water Management District).

Any modification of the irrigation system due to shrubbery growth, bed plantings, or desire of a homeowner shall be paid for by the Homeowner via an individual invoice.

Backflow preventers are the sole responsibility of the Homeowner.

Anything related to a Homeowners well is the sole responsibility of the homeowner.

Irrigation clock changes not completed by the Irrigation Company will be reported to the Association Compliance person and the Property Management Company. An irrigation noncompliance violation letter will be sent to the homeowner.

Clocks are checked monthly by the Irrigation Company.

Individual Plantings and Gardens:

The Association will trim all trees, shrubs, and bushes below the height of 12 feet. Growth above 12 feet is the responsibility of the Homeowner.

The Association is not responsible for maintaining individual plantings, gardens, or flowerpots.

If gardens, plantings, or pots interfere with driveways, mowing, or irrigation in any manner, the Association may require the Lot Owner to remedy the situation or remove the problem at the Lot Owner's expense.

Florida Friendly Landscaping:

The Association acknowledges that Florida Statutes encourage plantings that are considered indigenous or compatible with the Florida environment.

Florida discourages invasive species and allows them to be removed or cut down whenever they are found at the owner's expense. The Association reserves the right to have invasive species removed at the Homeowners expense.

The Design Review Board will not approve any invasive species.

Florida friendly landscaping is equivalent to personal gardens and added shrubbery by the Homeowner and is not the responsibility of the Association. If partial landscaping exists with lawn, the lawn will be maintained by the Association.

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Xeriscape:

The Association is not responsible for maintaining Xeriscape properties.

Opting Out of Any Grounds Services:

The Association does not agree with a Homeowner opting out of any provided grounds services. If a Homeowner chooses to do so, they relinquish all rights from the Association responsibility for their landscaping. You are still required to maintain your property to community standards. In addition, if lawn damage occurs, and spreads to neighboring lawns, it will be the responsibility of the Homeowner to pay for the cost to correct such damages as determined by the landscape vender, Grounds Committee, and the Association Board. The Association is not responsible for costs associated with restoring the property to a healthy condition if the owner has allowed the property to fall below community standards. You may opt back in for services by submitting a TSC stating that you wish to resume the opted-out services. The Association has the right to demand that the owner allow the Association to resume services if the property falls below community standards. If you opt out, you are still required to pay your full HOA dues. If you choose to opt out of any of the provided services, please submit a KVV Resident Grounds Services Opt Out Form to the Grounds Committee.

I have read the landscape policy and understand it as written.

| Villa Address | | |
|------------------|-----------------|------------|
| Print Name Below | Signature Below | Date Below |
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This Policy was approved by the KVV BOD on May 22, 2023. Signature acknowledgement below:

Gail McCoy, KVV BOD President:

DocuSigned by:

6/9/2023

Denise Murphy, KVV BOD Secretary:

DocuSigned by:

6/9/2023