



PELICAN LANDING LANDSCAPE APPEARANCE STANDARDS

BACKGROUND:

The Pelican Landing Landscape Appearance Standard provides visual depictions of acceptable appearance. The Community Association is generally concerned only with the visual appearance of a property, not with the means of achieving the appearance. These Standards are meant to:

- Give responsible parties a clear understanding of expectations, and
- Provide a tool for discussions between the owner / responsible party and those actually performing the work, and
- Provide a basis for communication between the Association and the owner / responsible party for discussions on properties not meeting expectations.

These Standards have multiple pictures that show the range of acceptable and unacceptable appearance. Although defects that commonly occur may be included in the pictures, they are not meant to be all-inclusive or definitive. The overall appearance is the primary focus. (Example: If a photograph shows a damaged section of lawn, it does not matter whether the damage is due to cinch bugs, poor irrigation, fungus, maintenance, traffic, or some other cause. The importance is the visual impact of the damage.)

Photographs, by their nature, may include other features that are incidental to the title. These incidental features, which may or may not be acceptable, are NOT part of the standard.

Workmanship Standards attempt to depict the acceptable range of appearance within Pelican Landing. Photos (unless showing a particular detail) are taken from curbside at approximately eye-level. At least 90% of properties are within the acceptable range depicted (and some are considerably better). Those outside the acceptable range are targeted for improvement by the Association.

IMPORTANT NOTE: These Standards are a guide for routine monitoring and maintenance ONLY. Changes to landscaping plan, addition of architectural lighting, changes to house color, addition or removal of trees, etc. are significant changes that **do** require approval of the Design Review Committee. Contact the Association for details.

LIST OF PELICAN LANDING WORKMANSHIP STANDARDS

• Lawn Maintenance	• Tree Trimming and Pruning	• Utility Shielding
• Roof Cleanliness	• Exterior Painting	• Mailboxes and signage
• Landscape Beds and Borders	• Driveways and Walkways	•

PELICAN LANDING WORKMANSHIP STANDARD - LAWN MAINTENANCE

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Lawns within Pelican Landing are expected to be well maintained. This maintenance includes regular cutting, edging, and fertilization. Pest control may also be necessary. Proper adjustment and maintenance of irrigation systems is necessary for both lawn quality and water conservation.

ACCEPTABLE LAWN EXAMPLES



Lawn uniform in color, thick growth with minimal visible thatch, no visible weeds

BORDERLINE LAWN EXAMPLES



Maximum Stressed Area



Maximum dead area



Maximum Dollar Weed during rainy season - Unacceptable during dry season

UNACCEPTABLE LAWN EXAMPLES



Weeds replacing lawn grasses



Large dead areas



Irrigation system not functional

PELICAN LANDING WORKMANSHIP STANDARD - ROOF CLEANLINESS

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Roofs within Pelican Landing are expected to be well maintained. This maintenance includes regular cleaning, repair of defects, and adequate matching of patches to roof material.

BORDERLINE ROOF EXAMPLES - Will need cleaning soon		
		
Mildew discoloration starting	Mildew discoloration starting	
UNACCEPTABLE ROOF EXAMPLES - Need cleaning or repair now		
		
Dirty Roof	Dirty roof - missing tile	Unacceptable Roof Tile Matching

PELICAN LANDING WORKMANSHIP STANDARD - LANDSCAPE BEDS

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Landscape beds within Pelican Landing are expected to be well maintained. Maintenance includes regular pruning, fertilization, and edging. Pruning should be appropriate to the planting to prevent a top-heavy or leggy appearance. Plantings with multiple heights should have taller plants to the back. Edging should follow smooth curves near the trimmed plantings. Overgrowth should be pruned or removed. Plantings at the end of their useful life should be removed and replaced. Invasive or non-landscape vines need to be removed.

ACCEPTABLE LANDSCAPE BED EXAMPLES - Consistent "theme" among multiple beds - Bed location and shape accents home/lot features - Layered beds, short in front, tall in back - Varied colors and textures for interest - Edging in smooth graceful curves conforming to bed shape



MAILBOX NUMBER



BORDERLINE LANDSCAPE EXAMPLES - Foundation good, but need some attention to retain original design



**Overgrown vines - bushes need pruning
Edging between bed and sidewalk erratic**



Bougainvillea over garage door needs pruning



**Original design was layered,
now getting overgrown**

**UNACCEPTABLE LANDSCAPE
EXAMPLES -**



Overgrown

Need major attention or replanting



**Foreground "leggy" and as tall as
background edge doesn't follow bed
shape**



Bushes growing into street or sidewalk



Bare areas - need mulch, foreground plantings or grass closer to existing planting

PELICAN LANDING WORKMANSHIP STANDARD - TREE TRIMMING AND PRUNING

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Trees within Pelican Landing are expected to be well maintained. Maintenance includes regular trimming and pruning to remove dead material, to allow passage below (on streets and sidewalks), to improve shape and appearance, and to improve wind resistance. Removal or replacement of any tree (including dead trees) requires PLCA approval.

ACCEPTABLE EXAMPLES



Palms properly trimmed



Trees trimmed 14 feet above street



Thinned for air flow

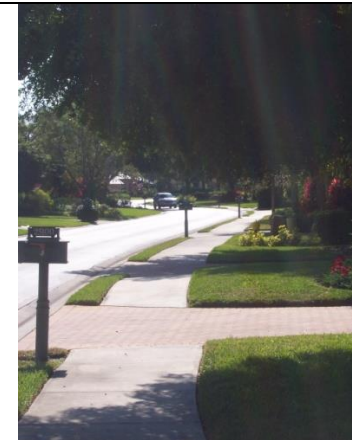
UNACCEPTABLE TREE MAINTENANCE EXAMPLES:



Palms need trimming - much dead material



Branches less than 14 feet above street



Branches less than 10 feet above walk



Palmettos growing into street



Remove dead trees (DCE approval needed)









Tree removed and not replaced

PELICAN LANDING WORKMANSHIP STANDARD - SHIELDING OF UTILITIES

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Utility boxes and equipment within Pelican Landing are expected to be shielded from sight whenever possible. Shielding should not only minimize the visual impact of the utility equipment, but also should allow access for maintenance. **MINIMUM PLANTING/MAINTAINING DISTANCE FROM UTILITIES IS 3 FEET WITH 3 SIDES PLANTED AND AN OPENING IN THE BACK (whenever possible) TO ALLOW ACCESS FOR UTILITY COMPANIES.**

ACCEPTABLE EXAMPLES OF UTILITY SHIELDING		
		
Transformer	Back-Flows	Back-Flows (borderline)
UNACCEPTABLE EXAMPLES OF UTILITY SHIELDING		
		
Bushes too close and very leggy	Good shielding from front but not from side	Need more shielding on left side

PELICAN LANDING WORKMANSHIP STANDARD - EXTERIOR PAINTING

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Buildings within Pelican Landing are expected to look freshly painted. Any and all color changes must be approved by the PLCA Design Review Committee.

UNACCEPTABLE EXAMPLES



Stains from irrigation system



Fascia dirty - needs painting or pressure washing

PELICAN LANDING WORKMANSHIP STANDARD - WALKS AND DRIVEWAYS

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All drives and walks within Pelican Landing are expected to be well maintained. Maintenance includes power washing, sealing and removing encroaching bushes, trees, and grasses.

UNACCEPTABLE EXAMPLES



Dirt / Mildew stained concrete



Sprinkler water stains



Low spots dirty

PELICAN LANDING WORKMANSHIP STANDARD - MAILBOXES AND SIGNAGE

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Mailboxes and signage within Pelican Landing are expected to be well maintained. Maintenance includes cleaning to remove rust and stains, and periodic sealing. Broken hinges, latches, and "flags" must be replaced.

ACCEPTABLE MAILBOX EXAMPLES:		
		<p style="text-align: center;">Manufacturers Cleaning Instructions For Mailboxes</p> <p>It is recommended that your mailbox system be washed and waxed at least twice a year with a combination automotive soap/wax product. Such as: Turtle Wax Zip Wax Self Drying Wash n Wax</p> <p>If your mailbox is extremely dirty you may need to use Rust Aid to clean it before you use the above.</p>
<p>Freshly cleaned mailbox</p>	<p>Freshly cleaned mailbox</p>	
UNACCEPTABLE SIGN AND MAILBOX EXAMPLES:		
		
<p>Stained by irrigation water</p>	<p>weathering badly</p>	