



LANDSCAPING REQUIREMENTS

Purpose: To establish the minimum landscaping requirements for existing homes and new construction in Section 23

Scope: Article XI of the deed restrictions states that all homes in Section 23 comply with the landscape requirements established by the Board of Directors. All landscape plans must be approved by the Architecture Review Committee before a building permit is issued. The criteria below shall apply to existing homes as well as new construction.

Procedure:

1. Ground Cover – For existing homes and new construction, full sod is required on all four sides of the home and garage. Front and side lawns areas shall be sodded to the pavement as appropriate or otherwise to the property lines and the backs shall be sodded up to the greenbelt.
2. Landscape – For existing homes and new construction, homes shall be attractively landscaped with a minimum of two (2) plants/shrubs on all four (4) sides of the home, garage and pool cage or lanai. House perimeter plants, shrubs and other landscaping shall be planted in the ground. Potted plants are allowed but do not satisfy the landscaping requirements.
3. For new construction, at least five (5) trees are required. Charlotte County tree requirements shall be adhered to. The County requirements link;
<https://www.charlottecountyfl.gov/departments/community-development/building-construction/permits/residential-permits/residential-tree.shtml>.
4. For new construction, all trees & plants and shrubs must be clearly shown and identified on the landscape plan required at the time the application for building permit is submitted.
5. Vegetable gardens are permitted at the rear of the home only. Fences for gardens are permitted if they are attractive and well maintained. Dead vegetation/weeds must be removed as per Article XV
6. No hedge shall extend beyond the property line or forward beyond the front corner of the building. Hedges shall be kept trimmed and may not consist of invasive plants.

Adopted: June 15, 2006, Amended: August 25, 2016, Amended: July 20, 2017, Adopted: August 13, 2026