

Silver Oaks Village
Homeowner's
Association, Inc.

Landscaping Guidelines

Revised May 2024

Silver Oaks Landscaping Guidelines

- **General Purpose of Guidelines** – Maintaining the landscape in our community is an important factor in both appearances and residential value in our community. It reflects pride of ownership, builds resale value, and provides an attractive atmosphere for you and your neighbors. Therefore, in order to maintain a consistent and environmentally friendly landscape design within Silver Oaks, the following guidelines have been established. The guidelines are provided to enhance your home styles, provide safe, healthy plantings, and survive the various extremes that Southwest Florida climate and weather conditions offer. There are 3 appendices to support these guidelines.
 - Appendix A SOVHA Responsibilities
 - Appendix B: Homeowners Responsibilities
 - Appendix C: Approved Landscape Materials

- **Shrubs/Trees/Ground Cover** – All shrubs and ground cover will be trimmed to the suggested height by the landscapers. Each shrub height should complement the other shrubs around them.

All shrubs near and around the front and rear entrances of the home or lanai should not be so high as to defeat security and invite intruders. Front hedges should not be taller than the bottom window ledge of the home. Hedges along the back of the lanai cage should be no taller than 6 feet.

Trees, shrubs, and climbing vines will be trimmed as needed so as not to block or interfere with sidewalks, walkways, driveways, and light fixtures.

Roots that interfere and cause problems with the utilities and/or your neighbor's property are to be removed by the owner of that vegetation.

Any changes, damage/repairs to the utilities, irrigation system, or neighbor's property is the responsibility of the homeowner.

- **Fruit Trees/Specialty Trees** – Residents are prohibited from planting fruit trees. They provide a food source to rats, racoons, etc.

Silver Oaks Landscaping Guidelines

- **New or Replacement Plantings** – Homeowners are responsible for the removal and the replacement of dead trees and shrubs that are on their property. Preservation of existing vegetation should be taken into consideration when replacing or planting new shrubs and trees.
- **Annuals** – Annuals may be planted in existing garden beds without the approval of the SOVHA. The care and maintenance of annuals is the responsibility of the homeowner. New and extended garden beds are not allowed without the submission of an ARC form and approval by the SOVHA Board. All annuals, whether in the ground or in pots, are to be removed before the homeowner leaves for the summer.

Removal and all new plantings must be approved by the SOVHA Board. To do so, the homeowner must complete an ARC form and submit it to Pegasus for board approval before any work may be done by the homeowner or a professional.

This also applies to mounds, swales, landscape timber, rock, pavers, natural stone, brick, and concrete block.

An ARC form may be downloaded from:

<https://thevinesca.com/silver-oaks/>

The ARC form should be sent to Jerry Tislow at jerry@pegasuscam.com

If you plan to do your own landscaping and digging is involved it is strongly recommended that you call “811” to have the utilities marked. Damage to any utility lines that need to be fixed will be at the expense of the homeowner.

It is also recommended that you contact the SOVHA irrigation chairman to have irrigation lines marked. The homeowner is responsible for costs to repair irrigation system damage.

- **Mulch, Rock, Stones, and Edging** – Mulch will be put down once per year by the Association. All mulch will be a uniform type and color as chosen by the Board. Homeowners who choose to put down their own mulch will be required to only use the Association’s approved mulch type.

Silver Oaks Landscaping Guidelines

The Association will not lay mulch between houses that have failed to correct significant water runoff issues that cause mulch to washout.

Landscaping with rock, stone, and/or edging is allowed at the expense of the homeowner. The color palette must be one that has been approved by the Board. **Samples of rock, edging and mulch are in a marked container located in the pool house.**

An ARC form must be submitted and approved by the Board before any work can begin.

- **Landscape Drainage and Ground Elevation** - Because of the often experienced droughts and quantity of water available, all landscape plans are required to incorporate water conserving, drought-tolerant landscape/plantings that use materials that do not require special attention to grow properly. Therefore, the use of native, drought-tolerant plants is strongly suggested within the community.

A guide to waterwise plants can be found at:

<https://www.sfwmd.gov/document/waterwise-south-florida-landscapes-plant-guide>

As homes age, it is natural for some erosion around the home to take place due to the heavy seasonal rains South Florida experiences. It is the homeowner's responsibility to correct and repair such erosion and to prevent water damage to their own property and that of their neighbors. Such repairs or corrections that require noticeable landscape alterations require a completed and approved ARC form.

Downspouts are not to empty directly into the mulch beds. Downspouts should be extended to the edge of the mulch beds to prevent mulch runoff and the domino effect of problems that arise as a result.

- **Irrigation and Watering Schedule** - Florida law and the South Florida Water Management District Rules require all irrigation systems to have an automatic timer switch to prevent irrigation when it is not required or in case of an emergency. Homeowners of Silver Oaks are not permitted to bypass the community irrigation system.

Silver Oaks Landscaping Guidelines

Newly installed plantings require a period of extra watering to ensure the survival of the plant. Arrangements to have watering, in excess of the normally scheduled irrigation in the community, should be initiated by the homeowner via the SOVHA irrigation chairman.

Any changes or repairs to the irrigation system due to landscaping projects are the financial responsibility of the homeowner. Homeowners must use the Silver Oaks' irrigation contractor for all repair work done on their property to ensure consistency in supporting the entire neighborhood sprinkler system.

- **Spraying for Weeds and Pesticides** – Interior and exterior spraying of your home for the infestation of pests is the responsibility of the homeowner. Insecticides/pesticides are applied throughout the year to the lawns, and shrubs by an HOA contracted professional. In addition, a contracted landscaper sprays herbicide throughout the year to control the weeds and invasive grasses in the mulch beds, walkways, and driveways.

Our landscapers do not hand pull weeds.

If a homeowner does not allow the spraying for invasive grasses and weeds it is then the homeowner's responsibility to weed their mulch beds, walkways, and driveways. Overgrowth of weeds and grasses is not acceptable.

- **Flowerpots, Planters, Garden Flags, and Other Garden Décor** – Flowerpots, planters, garden flags, and other yard decorations may be displayed on the homeowner's front porch and inside the lanai cage.

Flowerpots and planters may be placed in the mulch/garden beds and along the side of the house as long as they are actively being used and maintained. Before heading back north, seasonal residents should remove seasonal plantings.

A small garden flag or two may be displayed in the front garden beds only if they do not interfere with landscape maintenance. Any other front yard statuary or garden décor requires a completed and approved ARC form before placement.

Silver Oaks Landscaping Guidelines

US, Armed Service and State of Florida flags may be flown at any time and must be treated with respect. No flag shall exceed 4.5 ft by 6 ft. All flags must be maintained in good repair. No more than two flags (not including small garden flags) may be hung on the same property concurrently.

Note: Political, derogatory, vendor, and unauthorized “For Sale” signs are not allowed to be placed in the Silver Oaks community.

Hoses should be wrapped and hung on the side of the house, kept in a hose reel, or placed inside the homeowner’s lanai.

Extra roof tiles should ideally be stored in the garage or attic. If they are stored outside, they are to be stacked along the exterior wall of the house and should not be seen from the front of the house or the golf course.

The side of the house should be kept clear of all discarded garden supplies, furniture, tools, etc. Any exceptions require approval from the Silver Oak’s Board.

- **Mailboxes** - Plantings (real or artificial) are not allowed around or on the mailboxes or posts. Newspaper tubes are prohibited on all mailboxes.

The base of the mailbox must be landscaped with mulch or rock that has been approved by the Silver Oaks Board. This area is limited to no more than two (2) square feet.

Silver Oaks Landscaping Guidelines

APPENDIX A – SOVHA RESPONSIBILITIES

Following is a list of items our landscapers are contracted to perform:

- Mowing, Edging and Trimming every two (2) weeks Nov-Mar then weekly Mar-Oct. These dates may vary depending on the amount of rain received.
- Pruning and Trimming – plants and shrubs 8-10x per year; trimming of low branches 8-10 feet
- Weed control by mechanical or chemical means in beds, walkways and driveways 9-10x per year.
- Palms – up to 14 feet, trimmed with regular shrub maintenance.
- **Extras** – mulching, trimming of palms over 14 feet, hardwood tree trimming, shrub/tree replacement on common grounds. These items are extra charges that are budgeted outside of our regular contracted maintenance.

Hurricane Cleanup: The association's contracted landscaper will clear storm debris from roads and driveways. Storm cleanup is an extra expense and may result in an additional assessment to SOVHA residents. General debris around property (i.e. small tree branches, leaves).

- **NOTE** – Landscapers may not remove any plantings from common ground without the consent of the SOVHA Board. Landscapers may not remove any plantings from private property without the consent of the SOVHA Board and/or the homeowner.

Silver Oaks Landscaping Guidelines

APPENDIX B - HOMEOWNER'S RESPONSIBILITIES

Following is a list of items the single-standing homeowner is responsible for:

- Updating the landscaping, replacing shrubs, trees and generally maintaining the integrity of the landscape on your own property. You may contract with the association's landscaper, hire a landscaper of your choosing, or do it yourself. In either case, **an ARC form must be completed and approved by the board before any work is to be done.**
- Maintain the integrity of the area between houses by stacking roof tiles neatly out of sight and refrain from using this as a storage area for other items.
- For any annuals that are planted, remember that these have a shelf life and need to be replaced as they fade. Annuals must be removed when leaving for the summer.
- For any homeowner who has a Carrotwood tree remaining on their property, the care and maintenance of these trees is your responsibility. Lee County recommends that these invasive trees be removed. This is the responsibility of the homeowner.
- Hurricane Cleanup: Damaged tree removal and replacement, damaged landscape removal and replacement. NOTE: ARC may be required if landscape is altered.

Silver Oaks Landscaping Guidelines

APPENDIX C – APPROVED LANDSCAPE MATERIALS

- **MULCH** - The only approved mulch to be put down is shredded Natural Cypress.
- **ROCKS** – the rocks used as ground cover must be between ¾” and 2” or a mixture of those sizes. The color palette will include blends of white-tan, white-gray, browns, and grays. **Samples are in a marked container in the pool house.**
- **EDGING** – pavers or stones for the edging of garden beds are required to be similar to Tremron Olde Towne in any one of five (5) standard colors. **Samples are in a marked container in the pool house.**
- **DRIVEWAYS and WALKWAYS** – The designated replacement pavers are Tremron Olde Towne in the Sierra color. **Examples of this can be seen at 19310 and 19350 Northbridge Way** where driveways have already been replaced.

Samples of the mulch, rock, and stone can be found in a marked container in the pool house.

(See attached pictures of the samples)

All homeowners must complete an ARC form and receive Board approval before any work can be done by the homeowner or a professional.

Silver Oaks Landscaping Guidelines



Silver Oaks Landscaping Guidelines



Silver Oaks Landscaping Guidelines

