



Balintore Homeowners Association

GROUNDS STANDARDS

The purpose of these standards is to maintain the uniformity of the community assuring harmony of external design and materials in relation to surrounding buildings and topography and to preserve the value and desirability of the community consistent with the provisions in Balintore's governing document. The Grounds Committee, in conjunction with the Architectural Committee and as approved by the Board of Directors, will oversee the following standards:

1. Plantings in the front and side yard areas visible from the street should be well maintained, removing unhealthy and dead plant material, removing weeds and overgrowth, and maintaining ground cover such as mulch.
2. To preserve the uniformity of the community, median areas should be sodded with a variety of St. Augustine grass.
3. Florida Friendly Landscaping, which is intended to minimize the use of water, fertilizer, and insect control products, is encourage in planting beds. County and State resources can be accessed by homeowners as needed to assist.
4. Changes to the elevation of any property, including those which may affect drainage, are required to be approved by the Architectural Committee and should be submitted for review on the Architectural Alteration Request Form.
5. General landscape planting on homeowner property, other than sod, are not required to be approved by the Grounds Committee.
6. Artificial turf products are not permitted.
7. Large trees, plant and hedges over 8 feet tall should be maintained by the homeowner in neat and healthy condition.

Prior to installing new sod in the front or side yard areas visible from the street (other than patching), the homeowner should submit the ***Balintore Sod Replacement Application*** with project details and provide adequate time for the Ground Committee review prior to installation. Sod areas requiring only patching should be patched using the same type of St Augustine in the existing surrounding grass areas.