

MAPLEWOOD

HOMEOWNERS ASSOCIATION, INC.

Standards for Maintenance and Improvements Upon Residential Lots in the Maplewood Community

Architectural Standards for Residences and Lots

HOUSE PAINTING

1. Residents must submit an ARC application for painting and for repainting even if the same scheme will be used.
2. Colors for the body of the house, garage door, trim and trim bands, and fascia must all be designated. No more than 3 colors may be selected for the overall scheme.
3. Colors should be in keeping with the community. No vivid, overly bright or neon colors will be approved. Each color for the home should be selected to complement the main house color.

ROOFING

1. Roofing types
 1. Asphalt shingle
 2. Concrete flat or barrel tile
 3. Standing seam metal roof, so long as the material is painted in a color that is harmonious with the paint scheme of the home and that it is not reflective or high gloss
 4. Roofing color shall be consistent, compatible and complementary with the color scheme on the house.

SOLAR PANELS

1. Florida law forbids any entity—including homeowner associations—from prohibiting the installation of solar or other renewable energy devices on Florida buildings. The HOA requires approval for the installation of solar panels and may institute rules restricting, but not prohibiting, their installation. Please submit all plans for solar panels to the ARC for approval. Be certain to include all details of the system and elevation drawings showing desired installation.

GARAGE SCREENING SYSTEMS



(Garage Screen system types from left to right, sliding screen system, roll-down screen system)

Motorized roll-up screens, sliding screen panels, or a roll-down screen system that is professionally engineered and manufactured may be accepted by the ARC for permanent installation. A hanging screen system installed inside or outside the garage door may also be approved for temporary use so long as it meets the opacity requirements and is not visible from outside the home when not in use. Any temporary screen system installed outside the garage door must be removed after use. Application must be made to the ARC prior to installation. Screen material should match the garage door color where possible and screening should be no less than 17 x 20 OPI. A screen sample will be required for the application.

DECORATIVE LAWN AND GARDEN ORNAMENTS / PLANTER POTS / RAISED GARDENS

1. All decorative lawn and garden ornaments shall be submitted to the ARC for Approval.
 - a. Each homeowner may have up to 3 lawn or garden ornaments that must be placed within 10 feet of the structure and in a garden or turf area and not on driveways.
 - b. Ornaments that may be deemed as offensive or inappropriate may be rejected at the ARC at its sole discretion.
 - c. These ornaments shall not be greater than 3 feet in height as measured from the ground and shall be no larger than 4 cubic feet as measured from its tallest and widest point.
2. Decorative planter pots may be used without approval so long as they are planted with and contain ornamental shrubbery or annual plants that are in good health and condition. If the plantings are in poor condition, the plants shall either be replaced or the planter removed. Planter pots must be within 3 feet of the structure or another approved lawn ornament.
3. Planter pots shall be decorative in design and designed for the purpose of containing plants.
4. Shepherd hooks may be used inside garden areas so long as they are used only for the hanging of hanging planter baskets. Hooks and hanging plants do not require ARC approval. Plants in hanging baskets shall be maintained in good condition at all times. Shepherd hooks must be removed when not in use as planter hanger.
5. Garden benches may be approved in side and rear yards but are subject to approval with regard to construction and placement.
6. Bird houses and bird feeders do not require approval and shall be placed inside and rear yards within 10 feet of the structure only.
7. Raised planters for the purpose of gardening are not permitted in Maplewood. All gardens shall be at grade.

OUTDOOR PATIOS

1. Outdoor patios without screen enclosures are considered yard areas and require architectural approval for anything other than furniture and planters as described above. These areas may not be used as storage areas or have any storage boxes, sports equipment, or anything other than furniture and planters.
2. Any patios that were not part of the original construction of the single-family home or villa will require ARC approval and must be permitted through Collier County Building Department and be constructed within the building envelope for the particular lot. No patios may be constructed such that they might prevent access to drainage or buffer easements within the community.

Landscape Maintenance / Installation Standards

TURF MAINTENANCE / REPAIR / REPLACEMENT

1. All yards are subject to general maintenance and upkeep. The following guidelines are recommended resolutions for turf maintenance and replacement. Maplewood residents are encouraged and required to keep ground covering turf grasses in a healthy condition with only minor weed infestations.
 - a. Thin or off-color areas of turf, weedy areas and dead spots shall be corrected by utilizing best management practices that will allow the turf to fill in and match surrounding areas of turf.
 - b. All decisions regarding turf replacement will be made in concert with a qualified expert in warm season grasses.
 - i. Each homeowner has the right and the obligation to re-sod all or portions of their lawns at their own expense. The work requires an ARC application and will be inspected by HOA Property Management to ensure conformance to grass type and sod quality and that irrigation is fully functional after the installation is complete.
 - ii. Each homeowner should seek the guidance of a qualified expert for proper installation of turf for both full sun areas of the yard, as well as shade turf.
 - c. Weeds should be removed from all plants, trees and flower beds at a monthly interval to manage the population of unsightly weeds as they appear.
 - d. Manual (hand pulling) and chemicals (pre- and post-emergent herbicides) should be used as control methods in accordance with Collier County Ordinances.
 - e. Weed management is an ongoing process that can be very challenging, especially during times of the year when environmental conditions stimulate rapid growth.

TREES

A. Woody Trees

1. Woody-type trees should be allowed to form a natural canopy. A clear trunk of approximately eight (8) feet in height will be provided to allow good visibility and to facilitate maintenance. Sucker growth, considered to be all new shoots that appear at the base of tree trunks or limbs below the foliage canopy, should be removed.
2. Tree crowns/canopies in excess of twelve (12) feet above the ground will be pruned as needed to remove dead wood, promote natural shape, keep limbs off roof lines, remove low-hanging

branches that present a hazard to pedestrian or vehicular traffic and to allow adequate sunlight under tree canopies for turf and plant growth. All tree pruning will be done observing the highest standards of arbor care. Oak trees should be lifted and trimmed bi-annually to prevent trees from being broken or toppled in a windstorm.

3. Species such as mahoganies and live oaks should be carefully placed away from foundations and sidewalks and never planted in side yards. These species will need to be actively pruned and trimmed so that they do not damage property.
4. Mango trees and other fast-growing, large fruit trees should be avoided due to size, invasiveness and the possibility of rotting fruit attracting rodents. Dropped fruits from fruit trees should be removed immediately.
5. Homeowners will be responsible for the removal, replacement, and repair of any established trees that are overturned, damaged or lost due to high winds or other natural causes. Tree pruning by individual homeowners is discouraged and if done must be done in a manner that conforms to the community standard for tree pruning.

B. Palms

1. Palms are to be pruned and trimmed as needed to remove dead fronds and spent seed pods and to keep fronds off adjacent roof lines. Coconut palms should have seeds removed early in the season to avoid falling coconuts.
2. Palms used as screen hedges must not exceed 10 feet in height, and the taller stalks should be pruned in such a fashion to reduce overall height and to encourage low growth. Palms may be approved as a screen hedge so long as they are at least 6' from the structure and meet the criteria below for hedges.

C. Fertilizing Trees

1. Trees are to be fertilized according to best horticultural practices for each species of trees maintained. Other nutritional supplements should be applied if a deficiency exists.

D. Hedges

1. When surrounding the immediate perimeter of a terrace, patio, or lanai and when attached to or adjoining the dwelling or other enclosure, a hedge should not exceed 6 ft in height when constructed, grown or maintained and located within the side or rear building setback lines of said lot. This restriction does not apply to fully completely enclosed screened in areas attached to the building such as pool enclosure or screened lanai. No hedge or screen hedge used to conceal the view of trash containers or mechanical equipment may be taller than 4 feet in height when located in a front yard.
2. No hedges on lots fronting on lakes shall be erected on the rear of said lot; any wall or hedge along the sides of such lots may not extend beyond the rear setback line.
3. No hedge or other structure of any kind shall be constructed, grown or maintained which is over a height of 6 ft tall where such hedge or other enclosure is located along the side lot line between the front setback line and back lot line of said home site. A palm hedge of up to 10 feet may be used to screen views into windows in the side yard but may only be adjacent to structure in a length appropriate to allow the screening of a window. Such a palm screen shall not extend past the building envelope.
4. Hedges on corner lots may have a screen hedge that is 10 feet in height where it abuts adjacent residences in the rear yard only, but not along the street frontage.

5. Screen hedge materials should not have invasive root systems or be noisy or overly messy. Any hedges with invasive root systems shall be installed with root guards.
6. All hedges and other screening **MUST** be approved by the Architectural Review Committee in advance of installation.

E. Shrubs

1. Shrubs and ground covers should be evaluated and pruned monthly, especially during the growing season and every other month during the winter season.
2. Shrubs should be pruned as necessary to maintain the natural form of the plant, to maintain growth within space limitations, to eliminate damage or diseased wood, and as necessary due to storm damage, disease damage, overgrowth and winterkill.
3. Shrubs should be pruned to a maximum of 4 ft in height, especially when located within the front area of the home. Corner lot homes should be especially mindful of plantings in the side yard and pay careful attention to maintenance of shrubs in the side yard.
4. Pruning should be done consistently to meet general criteria throughout the community and will not address individual homeowner preferences with regard to size and shape.

**MAPLEWOOD HOA HAS THE RIGHT TO MODIFY, CHANGE OR
ALTER THE LANDSCAPE CRITERIA AT ANYTIME.**