

Osprey Isle HOA, Inc.
Minimum Landscape Standards
As of June 10, 2014 (updated 11/25/14)
Page 1 of 2

Grass:

At all times grass must be lush, green and weed free. Osprey Isles mows, weed eats and edges, but does not take care of weeds or pests; this is on the unit owners. Owners are required to replace dead and dying grass and fill in bare spots unless caused by the landscapers. If the landscapers have caused any damage it must be promptly reported to the management company for corrective action.

Mulch/Stones/Groundcover:

All flower beds must be mulched so that there is no bare dirt showing. Mulch can be red or light to dark brown in color. Natural - shades of beige up to 2" stones may be used. All other coverings require prior board approval.

Existing Flower Beds:

Existing beds must have adequate plants installed so that at maturity the bed is full and lush. Minimum installed size is one gallon (apart from annuals). Each plant is to be installed 18" to 24" apart depending upon plant variety.

Hedges:

Maximum height of hedges in the front of homes is 6'. On the sides of the house provided both neighbors agree hedges can be maintained at any height, if a neighbor does not want a high hedge you must trim down to 6'. A high hedge may stop grass from growing properly.

Trees:

Each lot shall have a minimum of one canopy tree or three palm trees (palms and trees require prior board approval for proper location for maturity). Minimum installed size for palms is 8' of wood - not overall height. Minimum installed height for canopy trees is 12'. All plants must be properly trimmed to leave a minimum 8' clearance up off the sidewalk for pedestrian traffic and a minimum of 13' up off the roadways for fire trucks and waste management access. No landscaping may encroach onto a neighbor's property or onto common areas.

Osprey Isle HOA, Inc.
Minimum Landscape Standards
As of June 10, 2014 (updated 11/25/14)
Page 2 of 2

Irrigation:

Osprey Isles performs a monthly wet check of the system, however it is up to the owner to make any needed repairs and to ensure the system is in good working condition to properly maintain the landscaping.

NOTES:

Not permitted - coconut palm and all types of fruit trees are not permitted in the front yards of any homes – **only the back yards (11/25/14 update)**. All invasive and prohibited trees as per Palm Beach County code are not permitted anywhere on the property.

Exterior Changes to sod/beds/trees/shrubs/ground cover

Unless noted above and in attached Preferred Plant List, any and all changes require prior written board approval: this includes adding other types of stones, rocks, pavers, borders, additional trees and any changes to the size of the existing flower beds.

Existing flower beds may NOT be decreased in size. Apply for approval for an increase prior to work being performed.

ALL trees and plants must be installed so that at maturity they do not encroach onto your neighbor's property or any common areas. This is especially important for large trees; you must plant a minimum distance so that the entire tree at maturity is within the confines of your lot.

All plants and trees must be regularly trimmed to remove dead and dying material. Loose leaves must be bagged - Waste Mgt will not pick up loose leaves.

At all times, dead, dying and diseased material must be removed and replaced with healthy material.

Side of the house for landscaping purposes is considered to be from the A/C unit to the rear property line.