

Fairway Palms Condominium Association Inc.
Common Area Rules and Regulations Effective 9/17/2024

These Rules and Regulations are intended to preserve the quality and appearance of Fairway Palms and to protect the common areas (everything outside of your unit). The Board of Directors may revise these rules from time to time. Being familiar with and voluntarily abiding by these rules will make Fairway Palms a better community for all.

To report violations, a picture should be taken and sent to wadmin@vestapropertyservices.com so that it can be verified and a letter sent for compliance.

1. Personal Property

- A. All personal property, such as lawn chairs, bicycles, grills, etc. must be kept inside your garage or lanai.
- B. Seasonal residents must be sure that when they leave for the season that there is nothing left in their lanai area and no potted plants left outside the unit.

2. Architectural Control

- A. No structure shall be erected on Condominium property, nor shall any exterior addition or alteration be made until the plans and specifications showing the details have been submitted to and approved in writing by the Board of Directors on the Fairway Palms "Request for Alteration" form which is available on the property or through the management company.

- B. Mulch Area(s) means the mulch/dirt area immediately adjacent to residential buildings, and specifically next to each particular unit.

- 1. Stone mulch is not permitted, except for drainage purposes when approved by the Board of Directors.

C. Flowerpots

- 1. No flower pots in common areas except by those within the beautification committee in and around the clubhouse area.
 - 2. No more than 5 flower pots per household in the mulch area plus the shared space between the garage doors must be agreed upon by the owners of both units.
 - 3. All flowerpots must have been manufactured as, and intended for use as, a flowerpot. Plants and flowerpots must be attractively maintained and flower pots are not to exceed 24" in heights and diameter.
 - 4. Flower window boxes are not allowed.
 - 5. Hanging pots in trees are not allowed.
 - 6. Artificial flowers are not permitted.
 - 7. Any plants/flowers planted by the owner must be well maintained by the owner.
 - 8. Vegetables are allowed in pots only.

D. Lighting

- 1. Ground lighting must be Malibu style lights, black or a silver color with white lights and/or spotlights with white or green lights (to shine on trees).
 - 2. Ground lighting may only be installed in mulch area.
 - 3. No other exterior hook or rope lights.
 - 4. No lighting in trees.
 - 5. Installation of any exterior lighting attached to a unit must be approved by the Board of Directors.

- E. Statues, statuettes, lawn or garden ornaments
 - 1. No statues, statuettes, lawn or garden ornaments are permitted
 - 2. No shepherd hooks or trellises
- F. American flags
 - 1. No more than one flag no larger than 15 square feet (3 foot by 5 foot) may be displayed outside units.
 - 2. No flagpoles permitted in the ground, except at the front entry to Fairway Palms.
 - 3. Flags cannot be attached to the roof or eave of condo.
 - 4. No other flags permitted, other than Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day may be displayed in a respectful way, portable, removable official flags, not larger than 15 square feet (3 foot by 5 foot, that represent the United States Army, Navy, Air Force, Marine Corps, Space Force or Coast Guard.
- I. Name and/or number plaques
 - 1. Design and installation subject to written approval by the Board of Directors.
- J. Wind chimes
 - 1. Must be located within lanai area only. Owners/renters are asked to be considerate to neighbors on wind chime sound level.
- K. Hoses
 - 1. For units sharing a hose bib between the garage doors, may share one decorative hose container between garage doors. Both homeowners must agree on its use between the two homes.
 - 2. For units having their own separate hose bibs, hoses must be neatly stored in a hose caddy or neatly coiled-all such hoses and caddies, when not in use, must not be noticeable from the streets.
 - 3. No hose mounts attached to the building.
 - 4. Hoses must be kept in containers when not in use.
- L. Windows
 - 1. Nothing may be hung or displayed on the outside or inside of any window visible from the outside except drapes, curtains or blinds of neutral colors only.
 - 2. Owners are required to maintain the screens in their windows. Installation of tinting film must be approved by the Board of Directors.
 - 3. Replacement of any windows must be approved by the Board of Directors.
 - 4. Installation of hurricane shutters must be approved by the Board of Directors.
 - 5. Installation of any solar tube skylight must be approved by the Board of Directors and maintained by the owner. Replacement of skylights that were part of the original building plan are Association responsibility.

M. Lanai

1. Enclosing of lanai must be approved by the Board of directors via an ARC request.
2. All holiday lights are permitted only 30 days prior and 10 days after the holiday. Rope lighting must not be visible from the roads/streets. All party lights must be turned off when no persons are present in/on the lanai.
3. Neutral colored and wood tone blinds (including roll down blinds) are permitted. Blinds must be kept maintained and clean at all times.
4. Nothing may be hung or displayed on the inside or outside of any screen, exterior glass enclosure or exterior door except:
 - A. holiday decorations, including holiday lights; and
 - B. items which have been previously approved, in writing, by the Board.

N. Window Grids

1. Owners have the option to have them or not have them.
2. Either way, all windows in owner's unit must have them/not have them.
3. If owner opts to have window grids, they must be maintained in vertical and horizontal positions
4. Contact a member of the Board for replacement clips for grids. Extras are kept in the library office.

O. Offensive displays

1. Nothing may be hung or displayed on the outside of any unit (including the lanai), or in any manner which is visible from the outside, which is of an offensive nature. The term "offensive" shall be considered in light of the morals and standards of the residents of Fairway Palms in general, to be reasonably determined by the Board in its discretion.
2. Violations shall be dealt with in the manner set forth in Rule 20.C., below.

P. Hurricane Shutters (As amended September 26, 2006)

718.113 (5) updated with 2024 statute wording:

Each board of administration shall adopt hurricane shutter specifications for each building within each condominium operated by the association which shall include color, style, and other factors deemed relevant by the board. All specifications adopted by the board must comply with the applicable building code.

1. Shutters must be manual accordion type shutters. The color must be white. Because of the configuration of the buildings and the arched windows, a shatter proof material may be installed over the arched window since shutters may not be available for this area. All requests for shutters and any covering of the windows must be submitted to the Board of Directors and approved prior to installation. This type of shutter is the only approved shutter for Fairway Palms. Owners are NOT required to install shutters.

3. Pets

- A. 2 household, domestic pets (defined as dogs and cats) are allowed per unit, including certified service animals and emotional support domestic pets.
- B. The Board of Directors has the right to place limitations on the size, number and type of domestic pets.
- C. All pets must be carried or kept on a leash no longer than 6 feet when not inside your unit and its owner must have control of the pet at all times. This is a Hillsborough County law.
- D. Pets shall not be allowed to relieve itself within mulched areas anywhere on property or on USPS mailboxes. Only grassy areas are allowed.
- E. All resident pet owners are responsible for picking up and properly disposing of their pet's feces.
- F. All pet feces must be thrown away in the owner's trash tote, not a neighbor's or clubhouse trash
- G. No pet shall be tethered or left outside on the lawn or common areas.
- H. No pets or animals are allowed in the pool area or clubhouse, unless the pet is a "service animal" as defined and allotted by law. However, service animals are not allowed to enter the pool water in order to prevent a direct threat to the health of pool patrons. Additionally, current laws will be adhered to regarding "service animals".
- I. The privilege of having a pet may be withdrawn if the pet is determined to be a nuisance by the Board of Directors, or if the owner does not comply with these rules. The procedures set forth in Rule 21 below, shall apply.

4. Trash

- A. Trash pickup is Wednesday (garbage only) and Saturday (garbage, recycling and yard waste), subject to change by appropriate Hillsborough County authorities.
 - 1. Blue container is for recyclables only.
 - 2. Yard waste must be put in trash bags, boxes or tied in bundles before setting out for pickup.
- B. Do not put trash or yard waste out before 4 P.M. the night before pickup.
- C. Promptly return trash containers to your garage after pickup.
- D. If your negligence causes trash to be scattered around common area, you are responsible for cleaning it up. Any cost incurred to clean up trash in the common area will be charged to the unit owner, including trash left by a tenant.

5. Grills, Cooking Appliances

- A. Per the Florida Fire Prevention Code: no hibachi, grill, or similar devices used for cooking, heating, or any other purpose shall be used or kindled under any over-hanging portion, or within 10 feet of any structure. An exception is electrical portable, tabletop grills not to exceed 200 square inches of cooking surface, or other similar apparatus shall be permitted.

6. Landscape Alterations

A. If an owner wishes to add or replace their own plants or bushes in their mulch area as defined

In section 2, subsection B, this may be done without ARC approval with the following conditions being met:

1. Only those bushes and plants in the approved list as defined in Addendum A within this document will be permitted.
2. If an owner damages the underground irrigation water pipes, they will be held liable for the cost of Repair and be billed appropriately.
3. After planting, if the plants or bushes die, the owner will be responsible for replacing it or be billed via the Association for the cost of having the landscape company replace it.

B. An owner MAY NOT remove live permanent bushes, shrubs or trees without first submitting an ARC request and having it approved by the Board.

C. An owner may request a change to landscape by the Association, including grass, shrubs, trees or plant material by submitting an ARC request and it must be approved by the Board of Directors.

D. The Association through the Board of Directors has the discretion to replace any plants removed without permission and the unit owner will be charged for the cost of such replacement.

E. If a resident feels that an area of the common property needs to be trimmed or cleaned up they are to submit a Maintenance Request to the management company. Do not trim vegetation yourself. This does not apply to the beautification committee at the clubhouse area.

F. The Association is not responsible for the removal of any lawn or vegetation trimmings placed on the common area by a resident.

7. Swimming Pool

A. The swimming pool/clubhouse is for the private use of residents of Fairway Palms and their guests.

Residents will be held responsible for the actions of their guests. A guest is defined as:

1. Visitors staying overnight in a Condo or;
2. Day visitors at the pool, whereas a condo owner must be present at the pool with their guests.

B. Swim at your own risk – no lifeguard on duty.

C. All children under the age of 15 must be accompanied by an adult.

D. Small children must wear swimsuit; no diapers allowed in pool. Swim diapers are permissible.

E. Rowdy or disruptive behavior will not be permitted.

F. No running or diving.

G. Glass containers for food or beverages are not allowed.

H. Dispose of all litter, trash and recyclables in proper container.

I. Music is not to be heard over 5 feet away from the occupied pool chair or lounge.

J. No pets allowed in pool.

K. When entering the clubhouse from pool area swimmers must enter through restroom doors. Your key and/or the common combination will open these doors. Lock gates, restroom doors and clubhouse doors when leaving the pool area.

L. Pool or pool area may not be used when the Board of Directors places a notification of use limitations due to repairs in progress, or pending repairs when condition is detrimental to safety of users or use may cause further damage to pool or pool area. Includes closures due to county, state or federal guidelines (example: pandemic situations).

M. Swimming in pool is not permitted if pool pump is not working.

N. The pool temperature shall be set to 84 degrees, year round as determined by the Board. The pool temperature may be warmer in the summer based solely on outside temperature and weather conditions. The Association has no control over weather conditions.

8. Shuffleboard court & Pool facilities

Persons using Fairway Palms Condominium facilities, such as the shuffleboard court or pool, do so at their own risk and must abide by the R&R governing those facilities. The Association is not responsible for losses, accidents or injuries unless negligence by the Association is evident.

9. Clubhouse Rental

A. The clubhouse may be rented or used by residents for gatherings or meetings. Occupancy may not exceed the Fire Marshall's maximum occupancy. The clubhouse is not available for use by outside organizations. At least one resident must be present at all times during any rental or use under this paragraph.

B. Rental: A rental allows for exclusive use of the clubhouse "living room". It preempts usage by any resident who has merely "signed up" without paying the rent fee. The exercise room bathroom, library and pool area are still available to other residents.

1. Usage: A request for use made by the resident adding their name(s) to the calendar, serves as notification to other residents of an intent to use the living room, but does not exclude others from using the living room at the same time.
2. The clubhouse is available to be rented even if already signed up for usage by a resident. In general, clubs or organized groups should rent the clubhouse. Residents gathering with family and friends may rent (if exclusive use is desired) or sign up to use the clubhouse (if non-exclusive use is desired).

C. Submit application for rental plus \$50 refundable deposit and \$25 rental fee to Property Manager.

1. Rental applications are available online.

D. Resident is financially responsible for any clean up needed after event and/or any damage done.

E. All trash must be removed after use.

F. After use, resident is responsible for locking all clubhouse doors, turning off lights and fan and returning thermostat to 80 degrees. The key for the thermostat is locked on the backside of the closet door in the furnace room. See a Board member for the combination.

G. No one household may rent the clubhouse more than once a month.

10. Fire-pits

No fire-pits are permitted anywhere on condo premises.

11. Parking

A. No recreational vehicle may be brought into Fairway Palms without approval of Board of Directors.

B. Overnight parking of recreational vehicles as well as trailers (loaded or empty), is not allowed.

C. No illegal parking in streets or turn around areas.

1. Illegal parking is a vehicle "routinely" and "consistently" parked in turnarounds or streets.
2. Violations fitting this definition will be considered illegal and should be reported to the Property Manager.

A. Property Management/Board actions are: written warnings, levy of Association fines and/or towing. Repeated offenses by same parties may result in vehicle towing without further warning.

B. Vehicles parked between midnight and 7 A.M. fitting the above definition will be reported to the Property Manager. In unsafe and emergency situations, prior notice

will not be given before towing nor will repeat offenders be notified once towed.

3. Routine = regular, unvarying procedure
 4. Consistently = prescribed or habitual, as of business or daily life; such procedure in general have the nature of using by routine. Consistent = holding to the same principles or practices as consistent behavior.
- D. Residents must park in garage or driveway directly in front of their garage.
- E. Parking is available at the clubhouse.
1. Only Guests may use these parking spaces overnight with a temporary guest parking pass described in section 12(A) below.
 2. Owners or residents are not allowed to park overnight in these spaces with the exception where there is no signage (two available spaces).
- F. Vehicles must not obstruct streets or drives. Violators may be towed away at owner's expense plus condo fines may be assessed.
- G. Extra parking is limited throughout Fairway Palms. No stored vehicles will be permitted in extra parking areas.
1. For the purposes of this section, stored vehicles are vehicles kept in one place for more than 30 days.
- H. For purposes of sections 11A, B, C, E, F, violators may be tagged as "illegal" with a violation sticker being applied to the side window of the vehicle. The purpose is to notify the vehicle operator/owner they are in fact in violation community parking rules. A violation Sticker may be applied by any board member (or by the property manager if on site), with just cause. Such sticker tag must indicate the reason on the violation, the make/model/color and license plate number (if any). Notification must be immediately sent to the full board and the Property Manager for documentation purposes. Additionally, vehicles with no parking pass in these areas shall be considered "illegal" and a violation sticker may be applied. Repeat violations (defined as 3 or more) of the same vehicle may have a parking violation tow sticker applied. Vehicles may be towed after 48 hours. The President, Vice President and Property Manager has the authority to tow vehicles from the community with just cause.
12. Parking Passes:
- A. TEMPORARY GUEST PARKING PASS will be used for vehicles that are parked anywhere within the community, overnight. This includes rental vehicles. Available passes will be available on the enumerate website for easy access by owners. Landlords should print copies for their tenants.
1. The pass shall include the condo owner's last name; "To" and "From" dates of the guest vehicle being parked and the make, model and color of vehicle.
 2. Guest passes shall not extend past one (1) week from the start date and must be renewed as needed to ensure vehicles are not left abandoned.
 3. The temporary pass must be visible and displayed on the front dashboard of any guest vehicle at all times when parked overnight in the above described Fairway Palms parking spaces.
- B. PERMANENT RESIDENT PARKING PERMIT PASS stickers will be issued to all condo owners and residents of Fairway Palms that have cars, pickup trucks, motorcycles or golf carts within the property, regardless where the vehicle is parked on the property.
1. Stickers will have an identifiable insignia or lettering showing it is from Fairway Palms Condominium Association, Inc. Stickers also will be numerically numbered.

2. Board members will be responsible for issuing passes to residents.
 3. Permanent parking permit passes must be displayed on rear passenger side window of any vehicle. Golf carts shall have the sticker displayed on the windshield. Motorcycles shall have the sticker displayed either on the windshield if they have one or somewhere obvious on the motorcycle body.
- C. A logbook for the issuance of stickers and tags along with the parking pass stickers will be kept in the locked closet within the Clubhouse library, accessible only by board members. Any board member has the authority to issue a resident parking permit pass. A log entry will be made anytime a resident parking permit pass is issued. Information will include the Year, Make, Model color and license plate number of said vehicle along with the date of issuance. If a property owner or tenant requests additional resident parking passes in the future, the board member issuing, should note if all other previous passes are current. If not, this will be noted in the logbook.
13. Garage Sales, Estate Sales, Etc.
 - A. Garage and estate sales are not permitted.
 14. Signs
 - A. Except as approved and installed by the board of directors, no signs are permitted in common areas.
 - B. One professionally prepared sign, not to exceed 9 square feet, advertising the unit for sale or rent may displayed on the interior side of a window or lanai screen or window.
 - C. One security or emergency decal, not exceeding 16 square inches in size, may be displayed on a window.
 15. Holiday Decorations
 - A. Any holiday decorations (including holiday lights) are permitted only 30 days prior to the holiday and must be removed within 10 days after the holiday.
 16. Rentals
 - A. Any unit owner that purchases a unit after March 20, 2016 cannot rent their unit within 24 months of the closing date. This is in accordance with Section 21 of the Declaration of Condominium, as amended effective February 24, 2016.
 - B. Unit owner must submit completed rental application to the Property Manager for review and approval before tenants can move into the unit. Contact the Property Manager for rental application at: wadmin@vestapropertyservices.com.
 1. All renters must be given a copy of these Rules and Regulations by the unit owner prior to the rental. All renters must be given a copy of the Declarations and Articles & By-Laws.
 2. Unit owners are responsible for the actions of their tenants. Any fines due to tenants' activities will be assessed to the unit owner.
 3. Tenants are not permitted to attend General or Board of Directors' meetings.
 17. Application to Serve on the Board of Directors
 - A. When a mid-term opening is available on the Board of Directors, any unit owner may apply to fill this opening by sending a letter to the Board of Directors asking to be considered. The Board of Directors will review any applications and fill vacancies through a vote of the Board.
 18. Fishing in the Condominium Owned Pond

- A. Residents and their guests are permitted to fish in this pond.
- B. Fairway Palms Condominium Association assumes no liability for any injuries related to this pond.
- C. BEWARE of ALLIGATORS and other wildlife in or around the pond.
- D. Do not feed any wildlife under any circumstances.

19. Membership and Board of Directors Meetings

- A. Election, Annual Member, and Board meetings are open to all property owners.
- B. The Board may hold closed meetings if discussing litigation or personnel issues.

20. Emergency Procedures

- A. In case of severe weather, including hurricanes and tropical storms, residents need to prepare their unit accordingly.
 - 1. All furniture and loose items must be removed from screened lanai areas.
 - 2. All flower pots and loose items in mulched areas must be stored inside.
 - 3. White aluminum accordion hurricane shutters have been approved for permanent installation on windows. Shutters may not be closed before official hurricane watch has been posted.
 - 4. If a resident chooses to board up their windows with plywood, it must be done in such a way that there is no drilling to the building exterior. Clips or other methods of attaching the boards to the building must be used. Boards may not be put in place before the official hurricane watch is posted and must be removed in a timely manner after the storm has passed.

21. Penalties

- A. Failure to comply with these Rules and Regulations will result in a written warning, possible fines being levied and/or the filing for injunctive relief by the Association, as authorized by the Declaration of Condominium and the Florida Condominium Statutes.
- B. Continued failure to comply with these Rules and Regulations may result in the suspension of ownership privileges (such as access to the clubhouse/swimming pool area, voting rights, etc.) until the unit owner comes into compliance.
- C. If the Board is considering the removal of offensive material pursuant to Rule 3.I., above, the following procedures shall apply:
 - 1. The Board must have received at least three (3) written complaints (from at least three (3) different unit owners) concerning the material being displayed;
 - 2. The unit owner shall be given a written notice to immediately remove the material being displayed;
 - 3. If the unit owner fails to remove the material being displayed within ten (10) days after said notice, the Board shall serve a written notice on the unit owner of a hearing before the Board to consider the removal of said material being displayed;
 - 4. If at least 75% of the Board members vote for removal of the material being displayed, the unit owner shall have ten (10) days to comply;
 - 5. If the unit owner has not complied with the Board's decision within ten (10) days from the date of its rendition, the Board may bring an action for injunctive relief in the County or Circuit Court for Hillsborough County, Florida, at which time the unit owner may be liable for the association's legal fees and costs incurred in the premises.

22. General Information (per sections 5(B) and 12 of Declaration of Condominium)

- A. Patios and lanais, including any enclosure thereof, shall be maintained by the individual unit owner. This includes any lanai roof, gutter and downspouts attached to the lanai. Gutters attached to the main structure of the building, excluding lanai, are responsibility of the Association.
- B. The Association shall be responsible for the common elements. However, the Association shall not be responsible for the maintenance of any air conditioning compressor that serves a unit, all other mechanical systems and appliances serving a unit, windows, entry and garage doors, patios, lanais and garden areas inside lanais, which responsibility shall, instead be borne by the owner of such unit.

23. Satellite Dish Installation

- 1. Below are the pre-conditions regarding approval for satellite dish installation:
 - A. The dish must be LESS than 1(one) meter in diameter.
 - B. Location of satellite dish is chosen by the Association so as long as the selected location permits the satellite dish to receive an acceptable signal quality, the owner is allowed to suggest another location where an acceptable signal quality can be received. The suggested location will need to be approved by the Association and a new request must be submitted. Device will be in an inconspicuous location designed to blend in with the landscape. No installation of the satellite dish on the roof or any portion of the common elements is permitted.
 - C. Owners will continue to be responsible for and must pay their portion of the cost associated with multimedia services provided by the Association even if the owner does not utilize the multimedia services.
 - D. Any negligence or willful act of a lot owner, his or her contractors, licensees, invitees, guests, employees or contract purchasers shall cause damage to or destruction of the common roof or exterior walls, the negligent lot owner shall bear the entire cost of the repair and reconstruction.
 - E. If the Association determines that an owner is going to be permitted to drill a hole through the wall of his or her residence in order to allow the cable lead from the satellite dish to the inside of the home, the conditional approval will require that the owner is responsible for any and all repair costs associated with any damage to the exterior wall of the residential structure that is caused by the drilled hole. If such hole is permitted it MUST be penetrated only at first floor ground level and absolutely no cable lead will be permitted to run up the exterior wall of the exterior building.
 - F. Owner must call and have utility lines located and marked prior to installation at owners expense if applicable, proof must be provided to the Association.
 - G. Owner must have the Association's irrigation provider locate irrigation lines prior to installation and perform a wet check/test after installation at the Association. Owner is responsible for any and all repair costs associated with any damage. Any necessary repairs after installation will be performed by the Association's irrigation provider and billed to the owner based on time and materials.
 - H. If the owner is going to move out of the home (whether they are selling, renting or moving out

for any other reason) the owner must remove and take the satellite dish with them and the lot and building exterior MUST be returned to original condition.

I. Owners may choose from the following installation options:

1. Installation of satellite dish inside home or on covered lanai so long as this location permits the satellite dish to receive an acceptable quality signal (optimal quality signal is not required). If option 1 is chosen please note that the following pre-conditions outlined in section 23, subsection 1, paragraph A, B, C, D, E and H will be applicable to this option.
2. Location of satellite dish is chosen by the Association so long as the selected location permits the satellite dish to receive an acceptable quality signal (optimal quality signal is not required). Device will be in an inconspicuous location designed to blend in with the landscape. If option 2 is chosen please note that ALL of the pre-conditions outlined in section 23, subsection A through H will be applicable to this option.

24. Exterior Building Paint

- A. From time to time, owners may wish to repaint their doors or garage doors and need to color match what is acceptable by the Association. There are only two color types and sheen(s) allowed to be applied to the exterior surfaces of the buildings. This includes the upper and lower portion of the body of homes, garages, garage trim, gutters, and downspouts.
1. Acceptable trim color for garage trim, garage doors, exterior doors, and lower portion of the building body is Behr Masonry & Stucco Flat (base 270) . This color can be purchased at The Home Depot under the paint ID number is 695124729708.
 2. Acceptable body color for the remaining portions (body) of the building is Behr Masonry & Stucco Flat (base 270). This color can be purchased at The Home Depot and the paint ID number is 695124729709.



Addendum A

Approved Plants and Bushes for Owners

Dwarf Ixoras and Ixoras
Variegated Arboricola
Viburnums
Ornamental Grasses
Crotons
Podocarpus
Caladiums
Arboricola Trinettes
Plumbagos
Hibiscus
Crape Myrtle Bush (not tree)
Mexican Petunia (not wild)
Jatropha
Firecracker Plant
Bird of Paradise
Partridge Pea
Caladium
Blue Daze
Herbs
Annual or perennial flowers

*This list does not include trees. Requests for trees must have ARC approval.

**This list is not exclusive to what the professional landscape company may provide upon approval by the Board of Directors.