

## **GRAMMATICAL CORRECTIONS ONLY – DO NOT REQUIRE APPROVAL OF VM’S**

### **1.2.13 Definition of Acronyms**

- CCR: Any reference to Covenants, Conditions & Restrictions is hereinafter referred to as “CCR”.
- Guidelines: Any reference to Westchase Community Residential Guidelines is hereinafter referred to as “Guidelines”.
- INSG: Any reference to Individual Neighborhood Section Guidelines is hereinafter referred to as “INSG”.
- MC: Any reference to Modification Committee is hereinafter referred to as “MC”.
- WCA: Any reference to Westchase Community Association, Inc. is hereinafter referred to as “WCA”.

### **WESTCHASE RESIDENTIAL GUIDELINES APPENDICES**

- A-1 Shadow Box Wood Fencess
- A-2 Board on Board Wood Fences
- A-3 Fence for Harbor Links and the Estates
- A-4 Metal Fences
- A-5 Mail Boxes
- A-6 Paint Palette Color Reference Guide
- A-7 Individual Neighborhood Section Guidelines

# ***PROPOSED AMENDMENTS TO RESIDENTIAL GUIDELINES REQUIRING VM APPROVAL***

## **2.1.7 ~~Glass, Stained Glass or Colored Glass~~ Front Doors**

Front entry doors must be of wood, steel, fiberglass or other weatherproof material. Front doors must be of a conventional design compatible with the dwelling style and architecture. Doors may be single entry, double entry, and with or without sidelights. Entry doors, stain, paint, and design elements must be kept in good condition.

### Design elements

Front doors may have raised or inset panels, overlays of the same material and color as the door, door knockers and kick plates. (See 1.3.8) Other than the above design elements, no other design elements are allowed. Excluded design elements, include, but are not limited to, dutch doors, rounded hacienda style doors, large decorative rivets, medieval style fittings, and ornamental metal reinforcements.

### Color

Wood entry doors may have a wood stain or paint applied using the WCA color palette (Appendix A-6)

### Glass

Glass, stained glass and/or colored glass are permitted subject to the following specifications:

1. Clear, beveled, frosted, etched, colored or stained glass is permitted in front door, transom and side light windows only. Glass block is permitted in side lights.
2. Only geometric and/or amorphous shapes and/or designs ~~shall~~ will be permitted.
3. Flags, logos and nature, sports, social, political, commercial or religious themes and/or lettering are prohibited.
4. Colors and style of the glass door must remain consistent with the exterior colors of the Unit. Color samples of the Unit's current paint and trim must be submitted with all glass modification applications.
5. Leading if used shall be black, pewter, bronze, gold or silver color.
6. Decorative decals are not permitted on any front door.

~~7. All other Unit windows shall have clear glass only, unless otherwise permitted in~~

~~INSG.~~

### Hurricane Protection

Hurricane protection is allowed for front doors and sliding glass doors. See Section 2.1.8 Windows for details for hurricane protection.

### **2.1.8 ~~Hurricane Protection (for windows)~~ Windows**

Windows must remain the size and shape as originally constructed unless a variance is obtained. Variances must be architecturally compatible with the original construction and approved by the Modifications Committee. Windows may be double hung, single hung, or fixed pane construction with or without mullions. Glass block may be used in lieu of a window and limited to bathrooms, kitchens and stairwells only.

#### Shape and Design

Windows may be rectangular, square, round, and may have Palladian or eyebrow arches above all or part of the window. Bay windows may be placed on any side of the Unit. Greenhouse windows may be applied only to the rear of the Unit.

#### Frames

Window frames should be metal, composite or pest and weather resistant wood construction. Window frames must be white, bronze or painted the exterior body or trim color of the house.

#### Glass

Other than the front door entry area, windows shall be clear glass only. Bathrooms may have frosted glass.

#### Hurricane Protection

~~Permanently installed hurricane protection is allowed and shall~~ Hurricane Protection will consist of the following: ~~W~~window film architecturally designed to function as hurricane protection, roll down shutters, laminated glass, hurricane glass, ~~accordion shutter~~ tracks for the purpose of fastening removable corrugated panels, fabric shields and/or any mounted fastener which acts to hold any type of hurricane protection device.

1. Tracks and covers for removable corrugated panels shall match the window frames, or Unit color, if available, and if not, shall be white in color. Corrugated panels may be made of steel, aluminum or Lexan™.
2. Window film architecturally designed for hurricane protection may be lightly tinted with neutral color only, not reflective, with thirty-five percent (35%) visible light or higher transmitted on the front of the home and twenty percent (20%) or higher visible light transmitted on the side or rear of the home.

3. Hurricane protection may be used for severe weather as issued by the weather service or any local radio or television station.
4. Hurricane shutters are not to be used for security purposes.
5. Plywood may be used as emergency or temporary storm protection with or without permanently installed fasteners. Plywood shall be removed at the first opportunity for safe removal.

### **2.1.10 Roof and Roof Products**

#### Composition

~~Composition shingles must be dimensional fiberglass fungus resistant with a 30 year warranty. (See INSG for other approved products).~~

Roofs must be composition dimensional, fungus resistant fiberglass shingles, clay or cement tile, stone coated metal, or slate (If proper architectural modifications have been made). See INSG for any additional restrictions. All other roofing materials including, but not limited to, wood, copper and sheet metal Key West style roofs are not allowed.

#### Specifications

Roofs must meet Florida Product Approval (FPA). Energy Star rating, impact resistance, and stain resistance are desirable features. All roofs must carry a manufacturer's warranty of at least, or in excess of, 30 years.

#### Colors

Roofs must be solid colored or mildly variegated. All colors must be black or soft, muted earth tones or neutrals. A subdued shade of Mediterranean red is acceptable for tile roofs only.

#### Styles

Styles of roofs must be: conventional dimensional shingle; designer shingle; barrel, flat, or boosted mortar tile; and shingles whose style mimics wood or slate. There are no restrictions on shape and oversized tabs may be used.

#### Ventilation

Roofs must be ventilated with ridge vents, off-ridge vents or attic fans but intake and exhaust elements must not be readily visible from the street or adjoining homes. Turbines, roof louvers, or roof mount power vents are not allowed.

#### Shape

Roofs shapes must be hip or gable. Aside from screened enclosures, all roofs must have pitch as specified. (See 4.6.3)

### 2.1.27 Walls

No boundary, courtyard, pool or patio walls or similar structures of any kind beyond the boundary of the roof line shall be placed or erected on any portion of a Unit.

This restriction does not include approved screened enclosures or bird cages which are addressed in Section 2.1.18, standard fencing which is addressed in Section 2.2.11, or walls that are part of an enclosed floor area, defined as areas of the residence enclosed and finished for year round occupancy.

### 2.1.28 Pools and Spas

Swimming pools are to be in-ground only with prior Modifications Committee approval for materials, location, size and screening from view. No aboveground swimming pool shall be erected, constructed or installed on any Unit. As used herein, the term “aboveground swimming pool” shall mean a swimming pool capable of holding a minimum of three (3) inches of water above grade and does not apply to any hot tub or spa, whether freestanding or incorporated into or adjacent to a swimming pool.

All swimming pools must adhere to the setback requirements outlined in the Declaration. Swimming pool accessories, such as ladders, slides and waterfalls, must not exceed six (6) feet in height. All spas and mechanical equipment shall be shielded from neighbors’ view by approved fencing or vegetation from the time of installation.

### **2.2.8 Plant Material List**

The following plant material is considered to be appropriate for Westchase. These plant materials have been chosen for their natural or adaptable qualities and their function in the landscape. All annuals and perennials are allowed and planting does not require approval.

<b><u>Approved Tree List</u></b>			
Ash Trees*	European Fan Palm	Live Oak*	<a href="#">Sea Grape*</a>
Bald Cypress	Fan Palm	Loblolly Bay*	Senegal Date Palm Bald
Bradford Pear	Fishtail Palm	Mahogany	Silver Palm
Buttonwood	<del>Flax Lily</del>	Myrtleleaf Holly*	<a href="#">Southern Slash Pine*</a>
Cabbage Palm*	Florida Elm*	Needle Palm*	Southern Magnolia*
Canary Island Date Palm	Florida Privet	Paurotis Palm	Southern Red Cedar*
Cardboard Palm	Florida Winged Elm	Photinia–standard	Star Anise
Chestnut Oak*	Flowering Dogwood*	Pigeonplum	Sweet Acacia

Chickasaw Plum*	Foxtail Palm	Pindo Palm	Sweetbay Magnolia*
<a href="#">Chinese Elm</a>	Green Ash*	Pineapple Guava	<a href="#">Sweet gum*</a>
Chinese Fan Palm	Hickory	Pond Cypress*	<a href="#">Sycamore*</a>
Crape Myrtle*	<a href="#">Italian Cypress</a>	Powderpuff	Sylvester Palm
<a href="#">Dactylifera-Medjool Palm</a>	Japanese Blueberry	Pygmy Date Palm**	<a href="#">Tabebuia (Pink and Yellow)</a>
Dahoon Holly	<a href="#">Japanese Dogwood</a>	Queen Palm	Tamarind
Date Palm	Lady Palm	Red Maple*	Thatch Palm
Drake Elm	Lavender Trumpet Tabebuia	<a href="#">Red Cedar*</a>	Washingtonian Palm
Dwarf Palmetto	Leyland Cypress	River Birch*	Wax Myrtle*
East Palatka Holly*		Saw Palmetto*	Winged Elm*
Eastern Redbud*	Ligustrum Tree	Shumard Oak*	Yaupon Holly
*Denotes Florida native species    **Roebelini is the same as the Pygmy Date Palm			

<b><u>Native and Ornamental Shrub/Ground Cover Selections</u></b>			
African Iris	Day Lily	<a href="#">Ilex Shilling</a>	Red Ruffle Azalea
<a href="#">Agapanthus (Lily of the Nile)</a>	Downy Jasmine	Indica Azalea	Red Tip Photinia
Alaskan Snow Azalea	Duc de Rohan Azalea	<a href="#">Ixora-Standard and Dwarf</a>	Salvia-Native
<a href="#">Allamanda</a>	Dwarf Burford Holly	Jatrophia	Sand Cord Grass*
Autumn Fern	Dwarf Chinese Holly	King Sago	Sandankwa Viburnum
Aztec Grass	Dwarf Fakahatche Grass	<a href="#">Knockout Roses</a>	Schefflera Arboricola
Beauty Berry	Dwarf Indian Hawthorn	Ligustrum	Shore Juniper
Bird of Paradise	Dwarf Ixoria	Liriope	Silverthorn
			<a href="#">Shrimp Plant</a>
Blackhaw Viburnum*	Dwarf Nandina	<a href="#">Loropetalum</a>	Simpson's Stopper
Blue Daze	Dwarf Oleander	Maui Ixora	Snow Bush (all types)
Blue Pacific Juniper	Dwarf Wax Myrtle*	Minima Jasmine	Society Garlic
Blue Palmetto	Dwarf Yaupon Holly	Mondo Grass	Southern Charm Azalea
Border Grass	English Ivy	Muhly Grass*	Spartina
Boston Fern	Evergreen Giant Liriope	Multiflora Rose	Spider Lily*
Bouganvillea	Fakahatchee Grass*	Natchez Crape Myrtle	Star Jasmine
Boxthorn	Fatsia	Native Lantana*	Sweet Viburnum
Bugelweed	Fetterbush	Nellie Stevens Holly	Texas Sage
Burford Holly	Firebush	<del>Nora Grant Ixora</del>	Thryallis
Bush Daisy	<a href="#">Firecracker Plant</a>	<a href="#">Oleander Standard</a>	<a href="#">Ti Plant (Cordylina)</a>
<a href="#">Butterfly Bush</a>	<a href="#">Flax Lily</a>	Palmetto*	Tree Ligustrum
Caladium	Fountain Grass	Parson's Juniper	Variegated Pittosporum
Camellia	Gallberry	Pencil Cactis	<a href="#">Viburnum Awabuki</a>

Cape Jasmine	Gardenia	Periwinkle	Viburnum Suspensum
Cardboard Plant	Gerbing Azalea	Pfitzer Juniper	<a href="#">Viburnum Walter's-Standard and Dwarf*</a>
Cast Iron Plant	<a href="#">Ginger-Variiegated</a>	Philodendron	Wax Leaf Jasmine
Cinnamon Fern	Gold Mound	Pineapple Guava	Wax Leaf Privet
Confederate Jasmine	Golden Shower Cassia	Plumeria	Wax Myrtle*
Coontie Palm	Golden Thryallis	Plumbago	Wild Coffee
Coral Honeysuckle	Grafted Gardenia	Primrose Jasmine	Wiregrass
Crape Myrtle	Green Pittosporum	Purple Heart	Wood Fern
Creeping Fig	Hibiscus (all types)	Purple Lantana	Yellow Anise*
Crinum Lily	Holly Fern	Queen Palm	Yellow Jessamine*
Croton (all types)	<a href="#">Hydrangea</a>	Queen Sago	Yellow Lantana
	Indian Hawthorne	Red Ginger	Yew Podocarpus
<b><u>Approved Trees Restricted in Rear Yard Placement Only:</u></b>		<b><u>Approved Vines</u></b>	
Bottlebrush	Bouganvillea	Jasmine	Passion Vine
Citrus Trees (limit one)	English Ivy	Mandevilla	Pelican Vine
<del>Orchid Tree</del>	<del>Honeysuckle</del>	Moonflower Vine	Wisteria
Jacaranda Tree			

### 2.2.11 Standard Fencing

All fences must conform to the fence details included in these Guidelines. See INSG for acceptable fence details. Standard lot fences shall be six feet (6') in height. Variations in height up to eight feet (8') may be approved for rear lot lines where the grades on adjoining lots are different. Fences on property lines must be full height, except for conservation, golf course or lake lots where specific view standards apply. (*Detailed drawings are attached in Appendix A-1, A-2, A-3*).

[Subject to any setback requirements and limitations in INSGs, all fences are to be constructed on or adjacent to the property lines of the Unit and enclose substantially all of the back yard. Dog runs or animals pens of any sort are prohibited.](#)

A living fence (hedge, shrub) may be used in lieu of the wood, [vinyl](#) or metal fencing and permitted in Neighborhoods provided it adheres to the height and location requirements of any standard fencing Guideline. Any living fence shall also comply with fence Guidelines for golf course, lake and conservation areas. No living fence shall block any neighbor view or cause a sight distance hazard. All living fences must be trimmed to no higher than five feet (5'). Classification or characterization of any living fence shall be when any hedge is greater than five feet (5') in length at ground level.

### 2.2.15 Standard Fencing Materials

1. **Wood, and metal, and vinyl fences are allowed as detailed below. All fences on a Unit must be of the same material unless otherwise required by INSG.**
2. Chain link and vinyl clad chain link fences with metal post are only permitted as provided in INSG.
3. Clear wood stain or clear wood sealant for fencing is allowed.
4. No color stain or painting of any fence is allowed, unless otherwise specified in INSG.

#### **A. Shadowbox Fence**

1. Must be made of cypress, pressure treated #2 spruce or pressure treated pine only.
2. Posts to be four inch by four inch (4" x 4") by ten feet (10') and set in ground four feet (4').
3. Post spacing to be no more than eight feet (8').
4. Stringers to be two inches by four inches (2" x 4") and attach to posts using 13d nails.
5. Outside Rails/Top Face Board to be one-half inch by four inch (½" x 4") using one and one-half inch (1 ½") galvanized fastener.
6. Pickets to be one-half inch by four inch (½" x 4") using one and one-half inch (1 ½") galvanized fastener at the two inch by three inch (2" x 3") stringer.

#### **B. Board on Board Fence**

1. Must be made of cypress, pressure treated #2 spruce or pressure treated pine only.
2. Posts to be four inch by four inch (4" x 4") by ten feet (10') and set in ground four feet (4').
3. Post spacing to be no more than eight feet (8').
4. Stringers to be two inches by four inches (2" x 4") and attach to posts using 13d nails.
5. Pickets to be one-half inch by four inch (½" x 4").

#### **C. Metal Fencing**

1. Must be black in color.
2. Posts to be a maximum of five feet (5') above ground of three inch (3") square steel and be installed a minimum of two feet, six inches (2' 6") into footing, unless otherwise specified in INSG.
3. Post tops to be three inch by three inch (3"x 3") Ball Style.
4. Post spacing to be six feet (6') apart.
5. Bottom rails to be one inch by two inch (1"x 2") and set four inches (4") above grade.
6. Upper rail to be set four feet, five inches (4' 5") above grade and seven inches (7") below the top rail.
7. Top rail to be a maximum height of five feet (5').
8. Pickets to be three quarter of an inch (¾") wide and a distance of four inches (4") from post.
9. Does not require step down halfway back on rear of property on affected lots.

#### **D. Vinyl Fence**

1. Only virgin vinyl material may be used. Recycled vinyl materials are prohibited.
2. Only privacy (solid) or semi-privacy (space board) styles are allowed to be consistent with wood fence styles (shadowbox or board on board).

3. Material must be a wood tone or weathered wood tone. A wood grain look is preferred.
4. Material must be warranted for at least 20 years but a lifetime warranty is preferred.
5. Fence must be a consistent height without latticework or pickets.
6. Posts must be a minimum of five inch by five inch (5" x 5") by nine feet (9') and set in the ground three feet (3'). Four inch by four inch (4" x 4") is acceptable for four foot (4') fences in height. Aluminum inserts must be included on the bottom rail on any panel over six feet (6') in width.
7. Post spacing is to be no more than eight feet (8').

### **3. 2.3 Florida-Friendly Landscaping Guidelines**

The principles of Florida-Friendly Landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of storm water runoff, and waterfront protection. **Section 2.3 is supplemental to Guidelines stated elsewhere in Section 2.2 Landscape/Irrigation of the Guidelines.**

Florida-Friendly Landscape promotes the conservation of water by the use of site adapted plants and efficient watering methods which generally results in a long-term reduction of irrigation, fertilizer, and pesticide requirements, costs, energy, and maintenance; and WHEREAS, a Florida-Friendly Landscape encourages a reduction of total energy expenditures such as water pumping and treatment, manufacture and shipping of fertilizers, insecticide, and other gardening chemicals, operation and maintenance of mowers, edgers, blowers and other combustion based yard equipment, as well as labor; and WHEREAS, community-wide Florida-Friendly Landscape efforts are designed to save significant amounts of water to preserve local water supplies such that cumulative benefits may reduce or postpone the need for community potable water supply expansion.

The intent of this document is to address the (9) principals of Florida landscaping and how they will be enforced and applied to residents that want to install a Florida Friendly Landscape.

Florida Friendly Landscaping shall adhere to the Westchase Residential Guidelines (latest edition) in addition to the following items.

#### **Principals of Florida Friendly Landscaping:**

- |    |                          |
|----|--------------------------|
| #1 | Right Plant Right Place  |
| #2 | Water Efficiency         |
| #3 | Fertilize appropriately  |
| #4 | Mulch                    |
| #5 | Attract Wildlife         |
| #6 | Manage Yard Pests        |
| #7 | Recycle Yard Waste       |
| #8 | Reduce Stormwater Runoff |
| #9 | Protect Waterfront       |

#### **#1 Right Plant Right Place -**

Provided herewith in **Appendices 100, [101](#) & [102](#)** is a list of approved plant materials. This list is to be utilized to develop a palette of plant material for each individual property when preparing a Florida Friendly landscape design. **This list is supplemental to the list provided within Section 2.2.8 of the Guidelines** Please note some plants have been removed from the list due to unfavorable conditions or designated invasive by the Florida Exotic Pest Plant Council (FLEPPC). See **Appendix 103 for Unapproved Materials.**

Under no circumstances shall open unplanted mulch areas be acceptable. Planting beds must be fully planted with shrubs and groundcovers so that the entire landscape bed is fully covered within an 18 month establishment period. Plant material shall be spaced according to growth habits that will ensure coverage within the 18 month establishment period. Additionally, the design intent must include a predominance of large groupings of like plant materials (see Appendix 107 for example plan) with selected accent material. Planting beds with multiple varieties of individual plant material is not allowed for front and corner lot side yards visible to adjacent streets (See Figure #2).

## **FLORIDA FRIENDLY LANDSCAPING** **APPENDICIES**

[A-100 Approved Tree List, Approved Palms, Approved Backyard Tree List](#)

[A-101 Approved Shrub List](#)

[A-102 Approved Ground Cover and Vines, Approved Backyard Vines and Approved Turf Grasses](#)

[A-103 Unapproved Invasive Species, Unapproved Turfgrass](#)

[A-104 Approved and Unapproved Much Types, Approved and Unapproved Irrigation, and Irrigation System Recommended Runtimes](#)

### Approved Tree List

Scientific Name	Common Name
<b>Acacia farnesiana +**</b>	Sweet Acacia
<b>Acer Rubrum +</b>	Red Maple
<b>Acer Rubrum+</b>	Red Maple
<b>Ardisia escallonioides **</b>	Marlberry
<b>Betula nigra +**</b>	River Birch
<b>Carya Spp. +**</b>	Hickory
<b>Cephalanthus occidentalis</b>	Buttonbush
<b>Cercis canadensis +**</b>	Eastern Redbud
<b>Chionanthus virginicus **</b>	Fringtree
<b>Cordia boissieri **</b>	White Geiger
<b>Cornus florida +**</b>	Flowering Dogwood
<b>Cupressocyparis leylandii +</b>	Leyland Cypress
<b>Elaeocarpus Spp. +**</b>	Japanese Blueberry
<b>Eugenia Spp. **</b>	Stopper Tree

<b>Forestiera segregata</b> +**	Florida Privet
<b>Fraxinus pennsylvanica</b> +	Green Ash
<b>Gordonia lasianthus</b> +**	Loblolly bay
<b>Ilex 'nellie R. Stevens'</b> **	Nellie Stevens Holly
<b>Ilex cassine and cultivars</b> +**	Dahoon Holly
<b>Ilex cornuta and cultivars</b> **	Chinese Holly
<b>Ilex vomitoria and cultivars</b> +**	Yaupon Holly
<b>Illicium Spp.</b> +	Star Anise
<b>Juniperus silicicola</b> +**	Southern Red Cedar
<b>Lagerstroemia indica</b> +**	Crape Myrtle
<b>Ligustrum japonicum and cultivars</b> +**	Ligustrum Tree
<b>Liquidambar styraciflua</b> <u>±</u>	Sweetgum
<b>Magnolia Spp.</b> +	Magnolia Tree
<b>Myricanthes fragrens</b> +**	Simpson's Stopper
<b>Myrica cerifera and cultivars</b> +**	Wax Myrtle
<b>Persea bobonia</b>	Red Bay/Bay Oak
<b>Pinus elliotii</b> <u>±</u>	Slash pine
<b>Pinus palustris</b>	Long Leaf Pine
<b>Platanus occidentalis</b> <u>±</u>	Sycamore Tree
<b>Plumbago Spp.</b> +**	Plumbago
<b>Podocarpus Spp.</b>	Podocarpus
<b>Prunus angustifolia</b> +**	Chickasaw Plum
<b>Pyrus calleryana and cultivars</b> +**	Bradford Pear
<b>Quercus lyrata</b>	Overcup Oak
<b>Quercus shumardii</b> +	Shumard Oak
<b>Quercus virginiana and cultivars</b> +	Live Oak
<b>Raphiolepis 'Majestic Beauty'</b> **	Majestic beauty Ind. Hawthorn Tree
<b>Tabebuia chrysotricha</b> **	Yellow Trumpet Tree
<b>Taxodium ascendens</b> +	Pond Cypress
<b>Taxodium distichum</b> +	Bald Cypress
<b>Ulmus alata</b> +**	Winged Elm

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**Approved Tree List Cont.**

<b>Ulmus americana 'Florida' +**</b>	Florida Elm
<b>Ulmus parviflora and cultivars +**</b>	Drake/Chinese Elm
<b>Viburnum obovatum and cultivars <u>±</u>**</b>	Walter's Viburnum
<b>Viburnum odoratissimum +**</b>	Sweet Viburnum
<b>Viburnum var. awabuki <u>±</u>**</b>	Awabuki Viburnum
<b>Viburnum rufidulum</b>	Blackhaw Viburnum

**Approved Palms**

<b>Scientific Name</b>	<b>Common Name</b>
<b>Acoelorrhaphe wrightii +**</b>	Paurotis Palm
<b>Butia capitata +**</b>	Pindo Palm
<b>Chamaerops Humilis +**</b>	European Fan Palm
<b>Livistonia chinensis +**</b>	Chinese Fan Palm
<b>Phoenix Spp. +**</b>	Date Palm
<b>Rhaphis excelsa +**</b>	Lady Palm
<b>Rhapidophyllum hystrix +**</b>	Needle Palm
<b>Sabal palmetto +**</b>	Sabal Palm
<b>Wodyetia bifurcata</b>	Foxtail Palm

**Additional Approved Back Yard Trees**

<b>Scientific Name</b>	<b>Common Name</b>
<b>Acca sellowiana</b>	<b>Pineapple Guava</b>
<b>Bauhania x blakeana +**</b>	<b>Hon Kong Orchid Tree</b>
<b>Citrus Spp. +**</b>	<b>Citrus Tree</b>
<b>Callistemon Spp. +**</b>	<b>Bottlebrush</b>
<b>Erioborya japonica</b>	<b>Loquat Tree</b>
<b>Jacaranda mimosifolia</b>	<b>Jacaranda</b>

+ Denotes Florida Friendly Tress that are also on the approved plant list located is

Section \*\* Denotes tree with less invasive root systems

## Approved Shrub List

Scientific Name	Common Name
<b>Agapanthus Spp.</b> ±	Agapanthus
<b>Alpina zerumbet and cultivars</b>	Shell Ginger
<b>Aristida stricta</b> +	Wiregrass
<b>Aspidistra elatior</b>	Cast Iron Plant
<b>Breynia distcha and cultivars</b> +	Snowbush
<b>Buxus microphylla and cultivars</b>	Japanese Boxwood
<b>Callicarpa americana</b> +	American Beauty Berry
<b>Camelia sasanqua</b> +	Camelia
<b>Codiaeum Spp.</b>	Leaf Croton
<b>Crinum Spp.</b> +	Crinum Lily
<b>Cyrtomium falcatum</b> +	Holly Fern
<b>Dianella ensifolia</b> ±	Flax Lily
<b>Dietea vegeta</b> +	African Iris
<b>Duranta Spp.</b>	Duranta
<b>Euphorbia Spp.</b>	Crown of Thorns
<b>Galphimia gracilis</b> +	Thryallis
<b>Gamolepis chrysanthemoides</b> +	Bush Daisy
<b>Gardenia Spp.</b>	Gardenia
<b>Hamelia Spp.</b>	Firebush
<b>Hemerocallis Spp.</b> +	Daylily
<b>Hibiscus Spp.</b> +	Hibiscus
<b>Hymenocallis latifolia</b> +	Spyder Lily
<b>Ilex cornuta and cultivars</b>	Chinese Holly
<b>Ilex crenata and cultivars</b>	Japanese Holly
<b>Ilex glabra</b> +	Gallberry/Inkberry Holly
<b>Ilex vomitoria and cultivars</b>	Yaupon Holly
<b>Illicium parviflorum</b> +	Yellow Anise
<b>Ixora Spp.</b> ±	Ixora
<b>Jaminum multiflorum</b> +	Downy Jasmine
<b>Lantana depressa</b> +	Native Lantana
<b>Ligustrum Japonicum</b> +	Ligustrum
<b>Lyonia lucida</b> +	Fetterbush
<b>Muhlenbergia capillaris</b> +	Muhly Grass
<b>Myrica cerifera and cultivars</b> +	Wax Myrtle
<b>Myricanthes fragrens</b> +	Simpson's Stopper
<b>Nephrolepis exaltata</b> +	Boston Fern
<b>Nerium Oleander and cultivars</b> ±	Oleander
<b>Pennisetum Spp.</b> +	Fountain Grass
<b>Philoddendron selloum</b> +	Split Leaf Philodendrom
<b>Philodendron 'Xanadu'</b> +	Xanadu Philodendron
<b>Pittosporum tobira and cultivars</b>	Pittosporum
<b>Podocarpus Spp.</b>	Podocarpus

**Approved Shrub List Cont.**

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<b>Psychotria Spp. +</b>	Wild Coffee
<b>Raphiolepis indica and cultivars +</b>	Indian Hawthorn
<b>Rhododendron Spp.</b>	Azalea
<b>Rosa 'Knockout' and similar cultivars<sup>±</sup></b>	Knockout Rose
<b>Schefflera arboricola and cultivars</b>	Schefflera
<b>Serenoa repens and cultivars +</b>	Saw Palmetto
<b>Spartina Spp. +</b>	Cordgrass
<b>Strelitzia reginae +</b>	Orange Bird of Paradise
<b>Tulbaghia violacea +</b>	Society Garlic
<b>Tripsacum dactyloides +</b>	Fakahatchee Grass
<b>Tripsacum floridana +</b>	Dwarf Fakahatchee Grass
<b>Trachelospermum asiaticum +</b>	Confederate Jasmine
<b>Trachelospermum jasminoides +</b>	Star Jasmine
<b>Viburnum obovatum and cultivars<sup>±</sup></b>	Walter's Viburnum
<b>Viburnum odoratissimum +</b>	Sweet Viburnum
<b>Viburnum var. awabuki +</b>	Awabuki Viburnum
<b>Viburnum rufidulum +</b>	Blackhaw Viburnum
<b>Zamia floridana +</b>	Coontie
<b>Zamia furfuracea +</b>	Cardboard Palm

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+ Denotes Florida Friendly Trees that are also on the approved plant list located in Section 2.2.8