Ironwood No. 1 Homeowners Association, Inc.
Minimum Landscape Standard
February 4, 2013

Guidance:

Owner's Information Booklet with Amended and Restated Rules and Regulations for Ironwood Adopted October 15, 1997

Section 3. Maintenance of Lawns and Shrubbery on a Lot

3.1 All portions of a Lot at Ironwood not occupied by a building or other permanent structure shall be grassed and kept as a lawn.

3.2 The trees, shrubbery and other landscaping initially installed shall continue to be maintained as the minimum landscaping required and shall be replaced from time to time as needed to comply with the minimum requirement.

3.3 Each Lot Owner shall maintain, care for and replace the lawn and landscaping on their respective lots.

3.4 Maintenance and care shall include the mowing, trimming, pruning, edging, fertilizing, spraying, and replacing lawns and landscaping.

3.5 The minimum standard for maintenance and care shall be that each lawn shall be fully maintained free from unsightly bald spots or dead grass and uniform in texture and appearance with surrounding lawns in the property.

3.6 Each Lot Owner shall maintain trees, vines, hedges or other landscaping on their respective lots.

Section 4. Maintenance of Dwelling and Other Improvements Constructed on a Lot

4.5 Should an owner fail to meet the required maintenance standards the Association shall have the right to mail to the property address or the last known address of the Lot owner written notice advising the lot owner of the failure to comply with the maintenance obligations.

4.6 Failure of a Lot owner to correct the violations within thirty (30) days of mailing the Notice gives the Association the right, but not the obligation, to enter the property and correct the violation.

4.7 All costs of such correction may be assessed the Lot owner and shall be added to and become a part of the regular assessment to which the Lot is subject and shall become a lien upon the Lot with the same force and effect as the liens for other assessments provided in the Declaration, the Articles of Incorporation and By-laws of the Association. If not paid, they accrue interest, legal fees and expenses of perfecting the lien and of collection, including foreclosure.

Minimum Standard—North End of Ironwood
(Homes 1 through 41, and 85 through 87):

1. A tree in the front of each property. Landscape Committee recommends that any replacement palm be a Foxtail palm and must be at least 10 feet tall. For any other type of palm, the Lot Owner must submit an ARB form for approval by the Board of Directors.
2. A small palm in the "triangle" planting area in front of each home. Landscape Committee recommends a Dwarf Cassia (Cassia afrofistula) tree or a palm. For a palm or other type of tree, the Lot Owner must submit an ARB form for approval by the Board of Directors.
3. A hedge along the walls of the "triangle" not higher than the bottom of the front window. Landscape Committee recommends the Red Tip Cocoplum hedge. In lieu of the hedge, a homeowner may plant Dwarf Trinettes (Arboricola). For any other type of hedge or plant, the Lot Owner must submit an ARB form for approval by the Board of Directors.
4. No border edging materials (bricks, wood, concrete blocks, or plastic) may be used in the "triangle", driveways, walkways, and planters, or surrounding trees or bushes.
5. Hedges between homes shall not exceed 6 feet and may not continue to the front of homes. Hedges in the back of homes cannot be higher than six feet.
6. No empty Pots or plants in Pots on the grass or in planters. All plants must be planted in the ground.
7. Plants around mailboxes shall not be higher than 2 feet.

Minimum Standard—South End of Ironwood
(Homes 42 through 84):

1. A tree in the front of each property. Landscape Committee recommends that any replacement palm be a Foxtail palm and must be at least 10 feet tall. For any other type of palm or other tree, the Lot Owner must submit an ARB form for approval by the Board of Directors.
2. A small palm in the "square" planting area in front of each home. For any palm, the Lot Owner must submit an ARB form for approval by the Board of Directors.
3. A hedge along the walls of the "square" not higher than the bottom of the front window. Landscape Committee recommends the Red Tip Cocoplum hedge. In lieu of the hedge, a homeowner may plant dwarf Trinettes (Arboricola). For any other type of hedge or plant, the Lot Owner must submit an ARB form for Approval by the Board of Directors.
4. A hedge in the front of the wall, with the coach light, not higher than 3-1/2 feet.
5. No border edging materials (bricks, wood, concrete blocks, or plastic) may be used in the driveways, walkways, and planters or surrounding trees or bushes.

6. Hedges between homes shall not exceed 6 feet and may not continue to the front of homes. Hedges in the back of homes cannot be higher than six feet.
7. No empty Pots or plants in Pots on the grass or in planters. All plants must be planted in the ground.
8. Plants around mailboxes shall not be higher than 2 feet.