



Celebration Residential Owners Association, Inc.
 Celebration Non-Residential Owners Association, Inc.
 851 Celebration Avenue, Celebration, Florida 34747
 Phone 407-566-1200 • Fax 407-566-1210

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REQUEST FOR APPROVAL (LANDSCAPING – DESIGN & PLANNING)

Obtain current Design Guidelines and Application from the Association's offices or download from the Celebration Front Porch (<http://www.celebration.fl.us>). Select *Community Standards* then *Design Guidelines* under the Town Hall tab.

WHICH PROPERTY TYPE: Single-Family; Townhome/Duplex/Triplex; Condominium

Property Address: _____

Property Owner's Name: _____

Property Owner's Email address: _____ **Phone:** _____

Property Owner's Mailing Address: _____

(If different from property address): _____

Project Contractor: _____ **Phone:** _____

[Required If a condo] Attach letter of approval from Condominium association

[Required] Scale drawing of property with existing landscaping and proposed changes.

[Required if applicable] Drawing (with dimensions) or manufacturer's cut sheet, brochure, or specifics of any garden structures (trellis, gazebo, etc.)

() By initialing, owner authorizes the Association to release information, upon request, concerning this or a similar project for this property to the Contractor named above.

() By initialing, owner requests notifications for this project by email only (no printed copy will be mailed, reducing Association expenses for paper and postage).

Owner hereby authorizes the Association and members of the Architectural Review Committee to enter onto the subject property for purposes of confirming information contained on or collected for processing this application and for inspecting the project during execution, upon completion of the project, or upon expiration of the approval.

Owner's Signature and Date:

SPACE BELOW IS FOR ARC USE ONLY

LANDSCAP		LOT
		VIL
LOT		CENN
ARCH		



Design Guidelines

Approved by the CROA Board of Directors on 09/27/17; effective for applications received on or after 09/27/17.



LANDSCAPE – DESIGN & PLANNING

A SUPPLEMENT TO THE PATTERN BOOK

These are minimum standards. Property owners are encouraged to consider designs which will result in a higher quality installation and appearance.

General Requirements:

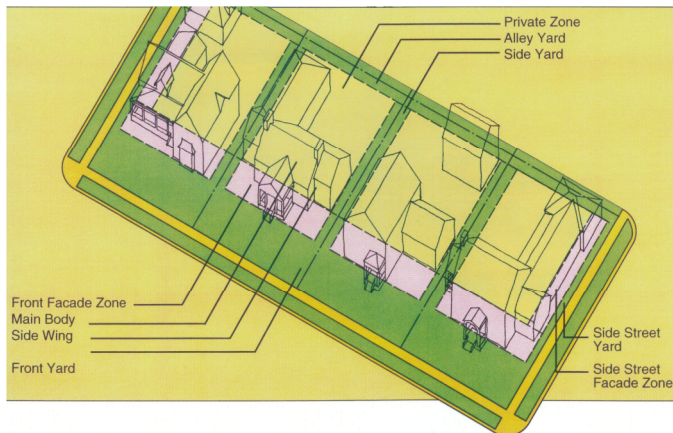
- Approval is **not required** to replace a dying, dead, or missing shrub with one of the same plant type, in the same location, and at least as large as specified in the Plant Guide.
- In the same way that different architectural styles are combined on a street, different palettes of plants are better suited to varying architectures. Owners are encouraged to research plant types and designs which complement the architecture of their homes.
- Planting should be clustered rather than widely spread. A three-dimensional appearance of planting is desired by augmenting trees and taller shrubs with low-spreading shrubs and/or ground cover.
- Tiers of differing plants are required with each tier maintained at different heights.
- Plants in pots are not permitted in landscaping or on hardscape which is at ground level (such as a driveway or walkway) unless approved as part of a landscape design by ARC. Potted plants may be used on steps and porches as long as the plants are well-cared for.
- No more than 25% of a property (excluding the Private Zone which has no limitation) should be planted with cold-sensitive plants.
- No artificial plant materials in the form of shrubs, vines, trees or ground covers shall be used for landscaping residential properties.
- Alternatives to sod (i.e. synthetic turf) may be used in the private zone only and as long as it is visually screened with a privacy fence or landscape. The use of inorganic materials (rubber, vinyl, plastic, etc.) and construction materials (e.g., concrete rubble, timber) are not permitted.
- Certain stones may be permitted in areas where sunlight is limited and therefore making the maintenance of sod and plants difficult i.e. around mechanical equipment, between houses, etc.
- Bare ground is not permitted.
- Mulch:
 - Mulch must be maintained around trees and plants within beds.
 - All canopy and ornamental trees should have a mulch ring that has a minimum radius of 2 feet measured from the tree trunk. As trees mature, the mulch may extend to a maximum of 3 feet measured from the tree trunk.
 - Each shrub or vine should have a mulch bed with a minimum radius of 12 inches measured from the center of the plant. Mulch should not extend more than 9 inches beyond the edge of the plant. Shrubs or ground cover planted in masses should have a continuous mulch bed.

- All mulch installation should be a minimum 2 inches in depth. Organic materials such as pine needles, shredded pine bark, and pine bark chips should be used as mulch.
- Red mulch is not permitted. Only natural colored mulches may be used.
- A large area of mulch only (no plants) is not acceptable. Mulch is not considered landscaping.
- Mulch is permitted only around living plants; mulch is not permitted around street lights, stepping stones, mailbox posts, or structural columns.

Trees:

- Minimum tree requirements:
 - Townhome lots – minimum of one ornamental tree
 - Bungalow / Garden lots – minimum of one ornamental *or* canopy tree
 - Cottage / Village / Manor / Estate lots – minimum of one canopy tree
- Canopy Tree(s) must be a minimum of 6 feet from any property line, structure or edge of any hardscape (such as a driveway or sidewalk). Ornamental trees (defined as having a mature growth of 6-8 feet) must be a minimum of 3 feet from any property line, structure or edge of hardscape.
- Trees may not be “topped” or otherwise severely pruned to inhibit their vertical growth and create an unaesthetically pleasing appearance. Any tree which has been limited in such a manner will not apply towards the minimum tree requirement.
- Tree(s) may not be planted in the Alley Yard
- Trees must be maintained at a minimum of 8 feet above sidewalks and 12 feet above alley right-of-ways.

Front Yard, Front Façade Zone, Side Yard and Side Façade Zones:



- Refer to the attached diagram for lot zone definitions.
- At a minimum, 30% of the open ground area should be planted in materials other than grass. Extensive lawn areas are discouraged as being too formal as well as being maintenance and water-use intensive.

- Trellises must not adversely affect neighbor’s view.

Maximum dimensions are 3 feet in width and 8 feet in height; material will be white lattice with white framing. Garden structures must be maintained in proper vertical orientation and with plants growing on them. If plants die or are removed the trellis must also be removed. If wood is used, it must be periodically repainted white.

- Foundation walls including porches shall have shrubs along the front as well as the sides within the front façade zone.
- Hedges within the front yard, front façade and side façade zone shall be no taller than 3.5 feet.

Alley Yard: (applies to homes with an alley along the rear property line)

- Refer to the above diagram for lot zone definitions.
- The Alley Yard is the area from the rear setback to the rear property line. **Note that the rear property line is not typically the edge of the alley pavement.**

- A 5 foot wide strip immediately adjacent to the alley pavement and exclusive of the driveway apron shall be planted with turf.
- Area shall be planted with grass, small shrubs, low hedges and ground cover with non-grass material covering no more than 50% of the area.
- Continuous shrubs and hedges shall be maintained to not exceed 3 feet in height and 3 feet out from fence unless along a privacy fence.
- Trees are not permitted in the alley yard.

Private Zone Only:

- Crop gardens are restricted to the private zone.
- If a compost bin is desired, the use of a pre-manufactured compost bin is encouraged. Bins should be located to the rear of the property and must be screened from the streets, alley, open space, and neighboring properties. All active compost must be treated at all times to prevent odors from escaping. Approval is conditional upon the property owner's proper ongoing maintenance and may be revoked by the Committee in the absence of proper ongoing maintenance.
- Water features are limited to the Private Zone only. Maximum depth is 16 inches, maximum height is 6 feet. All feeding boxes, water supply lines, cleanouts and filters shall be concealed from public view.

Landscape Materials:

- The *Design Guidelines: Landscape – Plant Guide(s)* are companion documents with information on plants suitable for the Celebration community. Some plants may have notes because, although they are permitted, property owners should be aware of potential issues (invasive, cold sensitive, poisonous, etc.)

Maintenance:

- Long-term growth and maintenance should be considered when developing the landscape design. Landscape materials shall present an attractive presence at the time of initial planting and, in order to preserve their health and appearance, all landscape areas shall be properly maintained. Proper maintenance includes, but is not limited to, watering, weeding, edging, fertilizing, pruning, insect control, and/or replacement of dead or diseased plant materials and maintenance of drainage patterns and facilities.
- Landscaping against structural walls shall be maintained so the entire window remains visible from streets and side streets.
- Refer to section "Trees" for minimum tree height requirement above sidewalks and alley right-of-ways.
- A hedge, which is defined as three or more shrubs planted in a symmetrical design (either a straight line or an arc), must be maintained at a uniform height. If a hedge plant dies it must be replaced with the same type of plant and as close as possible to the same size as the remaining plants.
- Installing "plugs" of sod to create an initial yard or to restore an area which has deteriorated is not approved. Strips of sod are required.
- It is illegal to dump anything into or disturb the conservation areas. This includes clearing, sodding, dumping yard waste, etc.

Screening Mechanical Equipment:

- All exterior equipment – heat pumps, pool pumps and filters, water conditioners, propane tanks, etc. – must be screened so they are not visible from the street, side street, alley or adjacent properties.
- The following plants are **pre-approved** for screening of mechanical equipment: Viburnum Awakuki, Burford Holly, Podocarpus and Ligustrum Plants must be 3-gallon container size or larger when planted. Plants must be at least 36" or 75% of

the height of the equipment being screened – whichever is greater – measured from ground level immediately after being planted.

- Allow enough space between equipment and plants for proper air flow, maintenance and access for service technicians.
- Install plants 24 inches apart, center to center. Mulch base of plants and ensure that irrigation will reach them.