

Rhoden Hill Landscape / Exterior Design Standards

April 22, 2018

- NOTE: All landscape design and installation should be provided by a qualified landscape professional. Designs should be prepared by a registered landscape architect, a landscape architect in training, or certified landscape designer who has knowledge of local plants, laws, and regulations regarding planting and trees.
- All landscape plans must be submitted to the Design Review Committee (DRC) which is initially assigned by the developer. When the development is complete and the HOA is active, the Board will assume the responsibility of assigning members to the DRC and may assign or appoint members of the HOA and a professional consultant advisor/s to this responsibility.
- All landscape plans must be drawn to scale on a surveyed lot plan or plat that includes the location of trees over 4", the footprint of the home, the driveway, all sidewalks, patios, decks, and fencing. Scale shall not be less than 1"= 20'. North arrow shall be provided on each plan.

1.1 Site Work

1.1.1 **Site work**

All site work outside of the house envelope that involves or requires the use of mechanical equipment requires approval of the DRC. Submit a separate site grading plan showing all constructed elements along with relative existing and proposed elevations. Include adequate detail and spot elevations to make the proposed work clear. Any import or export of soil also requires approval of the DRC.

1.1.2 **Berming and Grading**

The creation of any earth berms, swales, ditches, or similar changes in grade shall not result in stopping or blocking of surface storm water to such an extent that it will back up onto an adjacent property. In addition, changes in grade shall not result in concentrating flows of water or increasing the amount of water that would normally flow from one lot to the next. All berms must be contoured so that slopes do not exceed 4:1 and so that they blend naturally into the adjacent grades and do not look out of place. Berms shall be natural in appearance and not long straight shapes.

1.1.3 **Drainage**

Drainage is to be dealt with as much as possible in on site detention areas including but not limited to; cisterns, rain gardens, bio-swales, sumps, and infiltration basins. Gutters and downspouts should be piped to locations where concentrations of water can be adequately slowed and dispersed so as not to erode or wash out the landscaping. Provide splash blocks or rip rap for dispersion of all downspouts and

gutters or any landscape drain piping. Each lot is encouraged but not required to utilize an infiltration basin or rain garden to capture roof water run-off.

1.1.4 Forestation – Common Area Landscapes

After initial home construction, all existing trees are protected and require approval of the DRC prior to removal. No tree may be removed without permission regardless of its size, species, or health unless it is an immediate hazard to life, safety, and welfare as judged by a licensed Arborist or local municipal official.

In general, with prior permission, trees may be removed for the construction of physical elements that require their removal for construction or when they are in failing health. Clearing around a swimming pool is also an activity that is considered an acceptable reason to remove trees. Owner is to submit a request indicating the tree to be removed on a site plan along with its genus (oak, maple, pine, etc.) and its diameter at breast height (DBH). Include with the submittal, a few quality photographs so it is clear which tree is proposed to be removed along with an explanation for the removal.

1.1.5 Irrigation

Irrigation is encouraged and does not require approval of the DRC. All irrigation shall be placed on private property so that irrigation water does not cross a property line or sidewalk except if blown by the wind. All irrigation must be installed by a qualified and experienced commercial irrigation company that is licensed and or trained in irrigation techniques and local ordinances. If irrigation is installed it shall be on a timer and must have a rain water shut-off sensor. All irrigation controllers shall be located on a side or rear wall of the home or accessory building and screened from view from the street, ideally in a fenced service yard with other utilities.

1.1.6 Lighting

Landscape and exterior patio or stoop lighting is permitted and does not require approval of the DRC. All exterior and landscape lighting shall be low voltage and shall be specified for warm color ranges from 2500 to 3500K (warm tones). No exterior lighting shall be positioned such that it will create a glare or shine directly into a neighboring property or toward the street. Post mounted area lights are not permitted in the front yard. No exterior lighting shall result in light levels leaving the property that exceed 0.2 foot candles (fc) at 6' in height.

1.2 Landscaping

1.2.1 Planting

1.2.1.1 General

All landscape plans and improvements other than “minor changes” require approval of the DRC. “Minor changes” include replacing seasonal flowers and adding less than ten shrubs or ground covers at one time within a 90 day period. Any plantings of more than ten plants or any tree planting shall require review and approval. If a home owner plants ten shrubs in one month and then wants to plant ten more in the next month, the second planting would require approval unless it had been 90 days since the first.

Extra precautions are to be taken to retain and protect existing trees and native vegetation whenever possible. Extra effort is encouraged to preserve large trees and clusters of trees when they will not be in a location that is detrimental to the overall design. All existing trees within 5' of the property line shall be preserved unless the root damage from nearby construction will be so severe as to endanger the tree or create a safety hazard.

All trees, shrubs, and groundcovers shall be at least 20% native/indigenous to the Tallahassee area. All plant materials shall be hardy to the region and exclude winter sensitive plants except where those plants may be hidden from view from the street or stored in pots and containers that are moved inside during freezing temperatures. Sensitive palms, cycads, and tropical plants that are not rated for Zone 8a according to the 2012 USDA Plant Hardiness Zone Map shall not be planted in front yards.

Invasive plants and vines listed in Category I of the invasive exotics shall not be planted and if encountered shall be removed by the owner on request of the Board or DRC. The governing list of invasive plants shall be the most current list published by the Florida Exotic Pest Plant Council.

The use of simple layered plantings traditionally used in southern cottage style landscapes such as azaleas, boxwood, osmanthus, camellia, gardenia, and hardy perennials is encouraged. Layering with larger evergreens to the rear of smaller deciduous shrubs fronted by evergreen groundcovers is also encouraged.

Planting design should take into consideration the local fauna to include deer which will eat many plants. Deer protection measures shall be approved upon request on a case by case basis. Netting and other solutions that provide minimal aesthetic impact are encouraged.

1.2.1.2 Trees

Each lot owner is encouraged but not required to plant at least two (2) canopy trees and one small character tree in the front yard and one canopy and one character tree in the rear. This is in addition to trees provided by the developer in the right of way.

Canopy trees planted to meet this suggested planting schedule shall be a minimum of 2.5" caliper at time of planting and shall be a species well adapted to the region and capable of reaching minimum of 40' height. No canopy tree shall be planted within 3' of a property line or 10' of a home. Non-native trees may only be used if they are not invasive or disease prone.

Character trees are smaller trees such as Crape myrtle, Dogwood, and redbud and shall achieve a height of at least twelve feet. Character trees must be at least 1.5" caliper at time of installation. No character tree may be planted within 3' of a property line and 6' of a home.

1.2.1.3 Shrubbery

Foundations of homes shall be landscaped with groupings of shrubs to break up the transition from the wall of the home to the lawn areas. Shrubs shall be selected from plants that are hardy in zone 8a. Species should be selected for hardiness and pest resistance.

The front and side foundations of the home that are visible from the street shall have a minimum of one and one half (1.5) three (3) gallon shrubs installed for every four (4) linear feet of wall as measured along the ground. The shrubs can be staggered in two rows to achieve a full well landscaped look. Single accent shrubs or groupings of accent shrubs are also encouraged to accentuate corners, grade changes, and changes in massed ground covers. Evergreen shrubs are the preferred minimum for foundation cover.

1.2.1.4 Ground Cover

Ground covers are an effective way to visually and environmentally cover vast areas of soil and limit annual replacement of mulch. Groundcovers are encouraged and should be used at the leading edge of landscape beds along foundations. Examples include hardy ferns, vinca, Asiatic jasmine, liriopse, mondo grass, oyster plant, and society garlic. If ground cover is used, the spacing shall not be greater than 18" on center and pots shall be 4" quarts minimum. Planting of invasive vines as ground cover is not permitted.

1.2.1.5 Lawn, Turf, Grass

Manicured lawns of turf grasses shall be used sparingly as lawns require regular maintenance, chemical weed killers, and fertilization to look their best and these requirements can be harmful to the environment and local waterways. Lawn areas may not exceed seventy percent (70%) of the total pervious areas of the lot. The community standard turf grass is centipede. No other turf grass may be used without approval of the DRC.

All lawns must be sodded. Seeding (if applicable) may only be used to strengthen and enhance an existing lawn but new areas or lawn replacement must be done with sod.

1.2.1.6 Seasonal Flowers

Annual flowers that must be replaced with the changing of the seasons are discouraged but not prohibited. Use of permanent perennial flowers is preferred over annual flowers. Perennials shall be selected for their hardiness and ability to adapt to local soil conditions and light requirements. Some perennials can rapidly spread and selection of invasive perennials is prohibited. Seasonal flowers may be placed around mail boxes in the community right of way with approval of the DRC but may not be planted in other areas of the right of way.

1.2.2 Planting Beds

All beds shall be edged neatly and bed lines for landscape areas shall be curvilinear in nature with large, smooth, simple radii. Plastic, wood, concrete curbing, and concrete paver types of edging are not permitted. If edging is desired black, green, or brown steel edging, real brick, and real stone (indigenous Florida stone strongly preferred) may be used.

All beds shall be mulched completely with a minimum of 2-3" cover at initial planting. The mulch type for the community is standardized and shall be a quality grade pinestraw for shrub and tree areas and an un-dyed shredded/chipped cypress mulch for all annual, perennial, and ground cover areas.

Use of recycled tire material, gravel, lava rock, lime rock, of plastic/fake mulch is prohibited. Use of dyed mulch is prohibited. Use of bright red or orange colored mulch is prohibited.

1.2.3 Maintenance

All landscape areas are required to be maintained regularly. Lawns/turf/grass areas are to be cut often enough to maintain a height of not more than 8". Shrubs shall be pruned so that they do not cover windows and do not spread across property lines. Weeds and vines that are growing up through shrubs and beds shall be removed. If weeds over 8" in height are visible from the street they must be removed. All lawns are to be regularly weeded to maintain healthy consistent stand of turf grass. If weeds are rampant through the turf grass in the front and side yards and visible from the street the weeds must be treated and killed or sod replaced as needed to eradicate the weeds.

1.2.4 Buffers and Screens

The use of evergreen screening shrubs and trees to create opaque landscape buffers between homes and private outdoor gathering areas is encouraged. Trees shall be selected for their foliage characteristics and size. Do not utilize trees that will rapidly grow across property lines and reduce the useable area of the neighboring lot. Trees such as southern magnolia often grow to twenty feet in width and if planted between two houses will completely cut off all access over time unless pruned significantly.

Trees planted for buffers must not be planted directly on a property line and must be a minimum of 36" from the nearest lot line when planted. Staggering of trees to overlap branches and create a more solid mass is encouraged. Mix in single deciduous trees periodically to make buffers appear more natural and utilize more than one species of tree in the buffer or screen where possible.

1.3 Exterior Built Elements

1.3.1 Driveways and Parking Areas

Driveways and paved or hard surfaced areas require approval of the DRC through a site plan submittal. Each lot is required to provide space for a minimum of two cars to park in the driveway. All paved driveways and parking areas shall be designed to avoid damage to trees and roots required to be saved. All driveways shall follow the requirements set forth in the Architectural Design Guidelines. Brightly colored or stained concrete is not permitted. Muted integral concrete colors require approval of the DRC. Control joints shall be ten feet (10') on center or less and expansion joints at 30' centers or less. Other materials may be allowed but must be approved by the DRC prior to construction. Any changes in the area of the driveway coverage on the lot requires approval of the DRC.

1.3.2 Sidewalks, Patios, and Pathways

All sidewalks, patios, and paved paths including paths made of pavers, stones, and brick require approval of the DRC. Such paths and sidewalks are encouraged to connect directly to the street from the front door and porch as well as driveways where appropriate in order to create a welcome feeling.

Acceptable paving materials include poured concrete, crushed stone with steel edging, real stone, brick, and concrete pavers. Other materials may be approved by the DRC on request. Due to the nature of the architectural style, historic and standard patterns for pavers and bricks are recommended to include basket weave, herring bone, and running bond patterns and borders.

Stepping stones and “steppers” used for paths shall be large pieces of stone or concrete and shall not be less than 24” in any dimension except the thickness which must be 2” minimum.

1.3.3 Sheds, Gazebos, and storage buildings

Accessory buildings such as gazebos, sheds, and storage buildings shall be constructed of the same or complimentary materials to the main home. The architectural style of such structures shall also match the home. Where possible such structures are encouraged to be linked or attached to the main structure with pergolas or covered walkways. See Architectural Design Guidelines.

1.3.4 Swimming Pools, Hot tubs, and Water Features

All water features, spas, hot tubs, swimming pools or similar structures require approval of the DRC and shall only be permitted in the side or rear yard and must be screened from view from the street and secured by a fence in compliance with all local and state requirements. No swimming pools, spas, or hot tubs shall be placed over or in the side yard building setbacks and not within ten feet (10’) of the rear property line. Liner, above ground, plastic, or fiberglass insert pools, are not permitted. All swimming pools must be made of concrete. All pool equipment shall be screened from view from the street.

1.3.5 Arbors, Pergolas, Trelliage, and Shade Sails

Pergolas, arbors, trelliage, and shade sails may be used to provide shaded seating areas or screening in the side and rear yards of homes subject to building setback lines. All such elements require approval of the DRC. Submit elevations and plans showing the location of such elements for approval. Materials shall be complimentary to the home and shall be made of wood, metal, or fabrics rated and or finished for outdoor exposure. Plastic and vinyl structures are not permitted. No such element shall be placed or constructed forward of an imaginary line extending along the same plane as the front plane of the house to each side property line.

1.3.6 Play Equipment, Trampolines, Basketball Hoops, Playhouses, Tree Houses, Etc.

The location of all large play equipment including swing sets, slides, sand boxes, constructed or store bought play sets, trampolines, etc. require approval of the DRC and must be kept out of plain view from the street. Large fixed pieces of equipment must be screened from view from the street behind a hedge, wall, or fence. Play

elements that are over 6' tall are not permitted unless that are screened from view from the street with evergreen trees of equal or greater height.

1.3.7 Privacy Walls / Fences

Privacy walls and fences are permitted. A plan showing the location and materials of the wall for fence must be approved by the DRC. Fences may only be constructed in the side and rear yards, and may not extend forward of an imaginary line extending along the same plane as the front plane of the house to each side property line.

Smaller fences or walls not exceeding 36" - 42" in height may be permitted by the DRC in front of the house on a case by case basis.

For walls two (2) details are required; one, a section through the wall showing its construction and materials, and two, an elevation expressing the architectural detailing (cap, coping, material pattern, water table, etc.).

Fences and walls may not exceed 6' above grade. If the wall is partially retaining the wall may not exceed 6' above the grade on the side the grade is highest.

Walls and fences shall complement the architecture of the home. Vinyl, plastic, and faux (fake) rock are not permitted to be used as building materials for fences or walls.

The use of non-invasive climbing plants and vines on walls and fences is encouraged.

1.3.8 Pet Containment and Shelter

All dogs and pets must be kept contained or on a leash. Means of containment outside the home is restricted and all containment methods must be approved by the DRC. Fences are encouraged in accordance with the sections of this standard. All pet containment and shelter must be behind the front plane of the house. Pet containment is recommended to the rear of lots. Animal shelters (dog houses, etc.) may be placed within the containment areas and may not exceed 5' in height and must be screened from view from the street.

1.3.9 Artwork, Sculptures, Ornamentation

Garden elements such as garden furniture, pots, benches, birdbaths, fountains, statuary, etc. shall be chosen to enhance the character of landscapes and buildings and if placed in the front yard shall be subject to the approval of the DRC. Plastic yard art, and "kitsch" garden art such as garden gnomes, pink flamingos, glass glazing balls, and concrete animals are not desirable and are generally not acceptable.

Exterior holiday lighting and ornamentation is restricted to lighting and minor decorative elements placed on porches, doors, columns, and window sills only. Large plastic and inflatable elements are not permitted.

1.3.10 Satellite Dishes, Antenna, Etc.

Satellite dishes shall be placed out of sight from the street. Antenna visible from the street or neighboring properties are not permitted.

1.3.11 Outside Storage

The outside storage of materials including building materials, lawn equipment, large toys, sporting goods, kayaks, boats, canoes, bicycles, etc. is required to be kept out of plain sight from the street. Storing of these types of materials in garages or sheds is encouraged. When this is not possible materials shall be screened from view of neighbors and the street.

1.3.12 Fire Places and Fire Pits

Outdoor fire places and fire pits are encouraged rear yard elements. The location of these elements requires approval of the DRC. Provide a site plan and details for construction. Fire pits and fire places shall be placed a minimum of ten feet (10') from all combustible materials. Materials used for construction shall be durable and permanent and should relate to the architecture and styles of the home where possible.

1.3.13 Retaining Walls, Steps, and Ramps

All retaining walls shall be shown on site plans and details provided to the DRC for approval prior to construction. Railroad ties, pressure treated lumber, artificial concrete, rock, and interlocking concrete blocks such as "Keystone" or "Allen Block" are not permitted materials for construction of retaining walls, steps, or ramps. The use of real stone, brick, masonry, and concrete is encouraged. Indigenous materials like limestone, masonry three coat stucco, and locally made brick are recommended. Ramps may generally not exceed 1:12 and railing shall compliment materials and architectural style of the home. If extenuating circumstances are present, DRC may approve 1:8 ramps on a case by case basis.