

SANDESTIN OWNERS ASSOCIATION INC.
LANDSPACE MAINTENANCE SPECIFICATIONS
Board of Directors Approved 8/18/2011

Whereas the Sandestin Golf and Beach Resort is a mixed community with residential, commercial, multifamily villages or neighborhood associations; and

Whereas the Article IV of the Sandestin Covenants, Conditions, and Restrictions provide that “The Board of Directors section (d) has the right to adopt and publish rules and regulations governing the use of the Common Area of Common Roads or any other parcels thereof and the personal conduct of the Members and their guests thereon, including reasonable fines or admission charges if deemed appropriate”; and

Whereas it is desirable for the Sandestin Owners Association to have a standard of landscape maintenance for all common area, villages, undeveloped property and neighborhoods within the Sandestin Resort.

Accordingly, the following standard of landscape maintenance has been adopted in a duly called meeting of the Board of Directors for the Sandestin Owners Association property for all areas of the Sandestin Resort.

1. TURF

- A. Grass is to be maintained in such a way that height is to be no more than 2 ½ - 4 inches of blade showing.
- B. Bermuda is to be maintained at a height not the exceed 2 ½ inches.
- C. St. Augustine is to be maintained at a height not to exceed 3 ½ inches.
- D. Clippings – No more than 1/3 of leaf blade to be removed per mowing unless clippings are bagged and removed from property.
- E. Natural areas and undeveloped land is to be maintained at a height not to exceed 12 inches of natural growth to reduce the fuels in case of fire.

2. EDGING

- A. All hard edges of property to be completed at least one time per month (hard edge to include curb, roadway edge, all walkways, undeveloped lots, etc.).
- B. All soft edges, including landscape beds, etc., must be completed at least one time per month.

3. SURFACE CLEANING AND SURFACE CLEAN UP

- A. Cleaning of all surfaces on the property (to include sidewalk, decks, and patio areas, pathways, and road and street surfaces) must be completed each time maintenance is performed. Clippings are not to be blown in roadway, adjacent property, golf course, or any water area.
- B. Concrete and Hard Surface must be free of mildew, mold and stains.
- C. All walkways along street areas must be maintained in a safe condition.

4. TURF AND BED CONTROL

- A. All turf and beds are to remain weed free either by hand weeding or by pre-emergent herbicide application.

5. ORNAMENTAL FERTILIZATION

- A. All ornamentals are to be fertilized at least two times per year in accordance with Best Management Practices for the Enhancement Quality on Florida Golf Courses, Chapter 5.

6. PEST/DISEASE CONTROL

- A. Pest and disease control to be completed by least toxic method.
- B. Pest and disease control to be completed under conditions to ensure minimum wind drift.
- C. Pest and disease control are to be emphasized using a systematic/contact approach.

7. PRUNING DETAIL

- A. Pruning techniques to be recommended as pocket pruning and avoiding the shearing of plant material.
- B. All hedges are to be maintained at least three (3) times per year.
- C. Pruning of other plant and shrub material to be required on a minimum of a bi-monthly basis.

8. PINESTRAW/MULCH

- A. Frequency of application to be used at least two times per year.
- B. Pinestraw to be trenched, tucked, blown off when applied.
- C. Pinestraw to be applied no less than two inches in thickness.

9. IRRIGATION

- A. All irrigation heads, timers, controllers, etc. to be serviced at least monthly to ensure coverage.
- B. This is to include filtration systems for each Neighborhood, if they exist.

10. TREES OVER THREE INCHES IN CALIPER

- A. To be trimmed and pruned at least once per year.
- B. Palm Trees – All palm trees on the resort are to be trimmed within a neighborhood and on Sandestin Property on a yearly basis to remove dead fronds and berries that may fall from the tree.
- C. Dead Trees – All property owners on the resort will remove any diseased or dead tree to prevent the spread of disease and to reduce the possibility of a tree causing damage to the property.
- D. All trees and shrubs must be maintained vine free or in a state where vines can be controlled.
- E. Any trees located adjacent to any street within Sandestin must be pruned to allow 15 foot clearance from the roadway.

11. GENERAL CONDITIONS

- A. All areas of the property must be kept free of brush piles or piles of vegetation except those areas used for brush debris under the control of the SOA.
- B. DEP and Wetlands Areas to be maintained in their natural state.