

CROSS CREEK PARCEL D PHASE I HOMEOWNERS ASSOCIATION, INC.
a/k/a MISTY CREEK
Florida Friendly Design and Landscaping Standard
Compliance with State Law 2080
March 28, 2010

Purpose is to preserve the conservation and environment that is important to all of us.

Challenges that we face as a community as follows:

- Clay based soil.
- Hot tropical climate.
- High maintenance plants and constant replacement of St. Augustine sod.

Florida Friendly has a set of nine guiding principles which help to protect natural resources and preserve Florida beauty:

1. Right Plant/Right Place

Achieving healthy low maintenance home landscape select plants that match sites, soil, light, water, and climate conditions. Plants that welcome wildlife and consider plant size and aim for diversity of trees, shrubs, ground covers and flowers. These plants require little water, fertilizer or pesticides. (Be aware of invasive plants, not Florida Friendly and should be removed from landscape.)

2. Watering Efficiently

Right plant/right place for water conservation, grouping plants with similar watering needs, mulch and mow properly to increase plant health and drought tolerance.

3. Fertilize Appropriately

Use fertilizers with slow release nitrogen and no phosphorous. Never fertilize within ten (10) feet of water body. Avoid weed and feed products.

4. Mulch

The goal of mulching is to help retain soil moisture, protect plants, and inhibit weed growth giving landscape a neat and uniform appearance. Mulch is a good choice for hard to mow areas and shady spots. Florida Friendly recommends using 2 to 3 inch layer on plant beds and around trees leaving a 2 inch space around tree trunk to prevent rot. Florida Friendly landscape recommends the following mulch:

- Pine Bark.
- Pine Straw.
- Eucalyptus mulch.
- Fallen leaves and trimmings mulch (it decomposes quickly).

Mulch buffers soil temperature, maintains soil moisture, inhibits weed germination and growth, adds beauty and helps reduce soil erosion, improves soil and protects plants. All mulch should be 2” to 4 “deep.

Following mulch is not recommended by Florida Friendly Landscaping:

- Cypress mulch.
- Gravel or pebbles, although they are long lasting they cannot contribute to soil nutrient or neither organic content, nor do they have water holding capacity.

Although cypress mulch (natural or red in color) is not recognized as Florida Friendly it will be allowed.

Pebbles and gravel will be allowed as mulch, will need approval by ACC and will not be allowed at sidewalk to roadway easements or other easements.

5. Attract Wildlife

Provide food, water, and shelter for birds, butterflies, bats, and others by selecting plants with seeds, fruit, foliage, flowers, and berries they can eat. Supply water as bird bath or rain garden. Reducing insecticide use for people, animals, and beneficial insects they eat pests and pollinate flowers.

6. Manage Yard Pests

Spot-treat rather than blanket spraying and use selective rather than broad spectrum insecticides.

7. Recycle Yard Waste

Use decomposed organic matter, pruned branches, grass cuttings, pine needles, and such materials. Compost are allowed, but must be in back yards and not visible from street.

8. Reduce Storm Runoff

Retain and use rainfall as irrigation. Create rain gardens, berms, and dips to slow water runoff. Rain barrels are allowed and must be in the back yards, and not visible from the street.

9. Protect waterfront

Maintain ten (10) foot maintenance-free zone around waterfronts. Do not mow, fertilize, or use pesticides in these zones. Do not put grass clippings into the water.

- 1. Right Plant / Right Place**
- 2. Water Efficiently**
- 3. Fertilize Appropriately**
- 4. Mulch**
- 5. Attract Wildlife**
- 6. Manage Yard Pest Responsibly**
- 7. Recycle**
- 8. Reduce Storm Water Runoff**
- 9. Protect Waterfronts**

St. Augustine sod is the only approved sod for Misty Creek. The Misty Creek Architectural Control Committee and Landscape Committee will continue to research an alternative and welcomes any new documentation on this subject for maintaining the beauty of the Misty Creek Community.

Up to two-thirds of the front yards can be Florida Friendly. Because the front yards and their appearance are very important to the entire neighborhood, there are high standards for their configuration, maintenance, and restrictions on plants that may be used. Back yards and side yards can be completely Florida Friendly. Back yards are private of the homeowner and regulations are more relaxed. However, invasive plants and prohibited plants must not be used.

In order to uphold Misty Creek's standards, all changes must be submitted to the Misty Creek Architectural Control Committee for approval or disapproval.