Whitemarsh Reserve — Three Important Landscaping Rules (Professional Notice)

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Why this notice

To keep a consistent look, protect drainage, and follow our Declaration, please follow these key landscaping rules.

Rule 1 — Artificial turf and vegetation need prior approval

- Board/ACC approval is required before installing **artificial grass**, **artificial plants**, or any other artificial vegetation visible from the street or common areas.
- Submit product specs, color, and drainage details with your application.

Rule 2 — Decorative objects require approval

- Board/ACC approval is required before installing **decorative objects** including birdbaths, light fixtures, sculptures, statues, weather vanes, or flagpoles.
- Keep walkways and sidewalks clear; do not place objects in swales or utility/irrigation easements.

Rule 3 — No grading or planting changes without approval

- Board/ACC approval is required before **removing soil or turf**, **changing the grade/level of land**, or **adding plants, shrubs, or trees**.
- Do not alter swales, lake banks, or drainage patterns. Maintain positive drainage away from structures.

Other reminders

- Use HOA-approved rock/mulch colors and edging styles where applicable.
- Tree trimming must follow safe practices; topping and damage to shared trees are prohibited.
- Irrigation heads/lines are not to be modified without approval; report breaks to management.

Legal references and resources (for your records)

- Whitemarsh Reserve Amended & Restated Declaration — ACC approval for exterior changes; decorations section; grading/drainage protections.
- Florida Statutes Ch. 720 — Association authority to adopt and enforce reasonable architectural and use rules with due process.
- South Florida Water Management / local drainage guidance — maintain swales and lake-bank stability; do not impede drainage.

These are the most important rules about landscaping.

A full list of regulations is in the Use Restrictions and architectural standards.