

VILLA PARADISO NEIGHBORHOOD ASSOCIATION, INC

LANDSCAPING REVIEW COMMITTEE

REV 6-2-2024

The Landscaping Review Committee (LRC) has been established by the Villa Paradiso (VP) Board of Directors to encourage and promote adherence to the Master Declaration of Covenants. The Covenants are issued to owners at the time of purchase of their property. All residents are strongly encouraged to familiarize themselves with the terms of the Covenants. All documents can be accessed by logging on to www.venetiacomunity.com and selecting "Covenants and Rules" then "Villa Paradiso Covenants".

IMPORTANT RENTER NOTE: Owners are personally responsible for compliance hence if you have renters or visitors in your Villa, please print this document and post in a visible location for reference purposes. Homeowners are responsible for the actions of their renter and will be responsible, including associated costs for non-compliance to landscape guidelines stated below.

The following is a brief representation of the Covenants as well as the adopted Villa Paradiso Landscape Plan and is not intended to be all inclusive.

Generally, Villa Paradiso maintains all landscaping including lawns, shrubs and trees and determines the timing of trimming, planting and appropriate selection of plants and trees.

1. Effective January 1, 2022, Villa Paradiso's Board adopted a Long-Term Landscaping Plan. This plan identifies Planting Zones (see attached copy). This Plan lays out the transition program with landscaping plans for these zones. Effective January 1, 2022, the Plan is used to determine perennial plantings for each of these zones. It's very important that all homeowners are acquainted with this program and refer to your copy of this plan for information on approved plantings. A copy can also be found on the Venetia Community site mentioned above.
 - a. No alteration or addition of perennial plantings by the villa owner is allowed to any planting beds other than Zones 3 and 4 (see 'b' below) and only with Landscape Committee approval. Only plants listed in the Long-Term Landscape Plan will be approved. VP's landscaper should always handle all perennial planting as they are most familiar with our property's irrigation and our approved perennial plants. An estimate of costs would be provided to the homeowner for the work. The exception would be the cost of removal and replacement of a dead plant that was planted by the Landscape Committee as part of that Zone's master planting plan. Any homeowner who attempts to plant (both annual and perennial plants) in Zones 3 or 4 themselves is responsible for the cost of any repairs for irrigation, utilities, mulch, and the cost of other plants that may expire as a result of the new planting.
 - b. As is our policy, prior to any planting in Zones 3 or 4, approval by the Landscape Review Committee must be received from the villa owner by submitting a Landscape Request Form to the Villa Paradiso Board who will log and forward to the committee; renters do not have authority to alter or plant in any zone (see note in Important Renter Note above). Landscape Review Committee members can provide copies of this form, or you can find a copy in the Villa Paradiso documents section on the Venetia Community website. The only exception to this would be small seasonal annual plants however, the homeowner still assumes liability for any damage to irrigation, utilities, or perennial plants.

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- c. Villa Paradiso's landscape contractor handles all maintenance of perennial plantings in all Zones including 3 and 4. All landscaping is maintained according to Venetia maintenance standards below:
 - i. All planting between villas is maintained to be no higher than five to six feet, excluding palms.
 - ii. Shrubs under garage light are maintained to be no higher than 1 foot below light.
 - iii. Shrubs along garage side and backside of villas are maintained to be no higher than window-sill height.
 - iv. The Landscaping Plan specifically outlines plantings that are not acceptable thus will not be approved due to being invasive, hazardous, or not appropriate for our tropical climate
 - v. Properties located at street intersections must be landscaped to permit safe sight across street corners.
 - vi. IMPORTANT; several areas within Villa Paradiso are considered "common property" and are maintained by Venetia Community Association's (VCA) landscape contractor. VP homeowners have no rights to plant in these areas including annual or seasonal plantings.
- d. For purposes of clarification, "Shared Planting Area" is defined as a planting area that 2 homeowners both have the right to plant in. Typically, the property line runs through the middle of a shared planting area. Several villas have an "End Planting Area" meaning that their neighbor does not plant in that area and that area is 100% within their property line. An end planting area is usually at a corner or end of a street OR has a large expanse of grass between the villas. Most of the "common grounds" area surrounding Villa Paradiso is the property of Venetia Community Association (VCA) and residents must not plant in this area. This area is cared for by VCA's landscaping contractor.
- e. Most importantly, please ensure that any plantings and/or trees take place within your legally zoned property lines; the LRC has zone details on file for you to reference. As a courtesy, if you share a planting bed with a neighbor, please review your plans with them to get their blessing to ensure that your and their plans are coordinated.
- f. This includes any extension of a planting area to ensure that lawn maintenance equipment has appropriate access, and that irrigation is adequate. Again, cost of any additional material, mulch or irrigation will be at the owner's expense. Repair or replacement of damaged irrigation and/or utility lines will also be at the homeowner's expense.
- g. The above guidelines also include the request for any approved hardwood trees or palms by the homeowner as this necessitates the Sarasota County site inspection for underground utilities and cable in addition to irrigation lines. Tree planting must be

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done by a licensed contractor; a quote can be obtained from the community's landscape contractor.

- h. Homeowners do not have the authority to remove or cut down a tree. They may request this consideration from the Landscape Review Committee but most of the time this will need the approval from Sarasota County.
2. Homeowners must not treat any plantings or grass with fertilizer or pesticides other than regular pest control provided by a licensed pest control vendor. Our Landscaping contractor handles all regular lawn and foliage treatments, and any additional treatment could be detrimental.
3. Should you experience any problems with landscaping or irrigation, Villa Paradiso uses a Work Order system. All homeowners should report issues by sending an email to WorkOrdersVPLandscaping@groups.outlook.com. Renters are not authorized to complete a work order; only the homeowner may do so. The subject should be "Work Order" and within the text state your name, address, and the issue you wish the Work Order group to review. You will be copied as the work order progresses. All Work Orders are logged, tracked, and archived by the Landscape Review Committee.
4. Due to the attraction from rats and squirrels, birdfeeders are not permissible.
5. All exterior decorations including sculptures, flags and similar items must be approved in accordance with Venetia Community standards.
 - a. Christmas decorations are to be displayed between the day after Thanksgiving through January 6.
 - b. All other holiday decorations should be displayed one week prior to the holiday and removed the day after that holiday.
6. Residents who experience rodent issues in landscaping (rats, squirrels, raccoons, etc.) need to immediately refer to their personal pest control contractor. Our management company, Sunstate, can recommend a specialist who has experience with our villas and Venetia.
7. There are three separate waste pickups for Sarasota County: Bags with weeds/garden waste; garbage cans; and recycling containers.
 - a. Garden bags with yard waste must not be left outside due to their attraction from wildlife. They must be kept inside the garage until being set out for early morning pickup by Sarasota County weekly yard waste pickup no earlier than 5:00 pm the night before the day of pickup.
 - b. Garbage cans must remain in the garage until putting out early the day of pickup. Please do not lay out garbage bags which can be ripped open by animals from the preserve.
 - c. Recycling containers, which should never include food waste, can be placed out no earlier than 5:00 pm the night before the day of pickup.
 - d. Sarasota County typically picks up in our area on Fridays. Note: holidays will normally delay the Friday schedule, typically one day. Pick ups can also be delayed due to weather and volume of debris due to weather and/or season.
8. Wildlife and Preserve. Villa Paradiso, along with all other residents within Venetia, has a strong commitment to wildlife as indicated by our Preserve areas that have been developed

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throughout Venetia; this is an initiative throughout the State of Florida. We are responsible for having policies that support the wellbeing of the wildlife that surrounds us. Our Preserves are also a natural water system that allows heavy rains to disperse throughout our community rather than flooding that could come from our rainy season, including hurricanes. We've all experienced how well this system works. Sarasota County, as do all counties in Florida, controls our Preserve areas to ensure our compliance.

1. Venetia's Preserve areas are nature preserves that allow the much-needed natural environment for our tropical animal and bird life to have free-range areas to enjoy. Consequently, residents must allow the Preserve to exist without interference. Residents cannot toss food scraps, bird seed, or vegetation into the Preserve. Residents cannot plant in the Preserve.
2. Villa Paradiso and Venetia overall does not allow fruit trees of any kind due to the attraction of fruit rats which then move into homes' attics, causing serious damage.
3. Landscapers throughout our communities continually use fertilizer and weed treatments which can be absorbed into food and seed which when left outside for wildlife can cause illness. The Preserve Buffer zone which surrounds us acts as a filter system to ensure that chemicals don't contaminate the Preserve vegetation and water system.
4. Within the boundaries of homes, villas, and condominiums, we do not feed wildlife. Feeding wildlife (alligators, rabbits, racoons, birds, sandhill cranes, hawks, etc.) causes unnatural and dangerous dependency which is not healthy for the animal or bird or residents and their pets. The below list the primary high-points and is not all-inclusive:
 - a. Alligators become very aggressive and venture out when presented with food scraps. Once fed, they will continue to demand and search for food at your detriment.
 - b. Birds that eat seed fallen from a bird feeder, that has then absorbed chemicals from fertilizers, can become ill and attract rats or hawks which, in turn, become ill from eating a contaminated animal. Therefore, we allow no bird feeders in Villa Paradiso, either on residents' property; nor can they be placed in the Preserve.
 - c. Throwing water, cleaning liquids of any kind from paver cleaning, car washing, etc. into a pond is absolutely prohibited. This can very likely kill fish, otters, birds, turtles, and other wildlife.
 - d. It's important that all residents have contract services for internal pest control to prevent the occasional rat or squirrel family from taking up residence in attics, especially during cooler months. Villa Paradiso is not responsible for the inside of your villa. We do seasonal spraying of outside plants.

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- e. Should an animal appear ill or become aggressive, please notify the Villa Paradiso Board and the information will be passed on to the wildlife team here in Venetia who work with Sarasota County. They will aid the animal. In no instance should a resident take these situations into their own hands to resolve.
- f. Needless to say, all pets must be on a leash and never be allowed to roam or run free, even if they are accompanied by their owner.
- g. In review, we do not attempt to domesticate our wildlife, we must all work to keep the natural environment within the preserve so that we can cohabit and enjoy our wildlife.
- h. Further details from Sarasota County concerning our Preserves is included below.

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Resident Information for Homes that Border on the Preserve.

Our community is unique! We have an abundance of Conservation lands Buffer lands, Sump (drainage) Ponds, and drainage cache areas. With two exceptions these areas all depend upon surface water drainage for a water supply. In that our waters come and go on a seasonal basis; we are subject to near drought conditions in the dry season and near flood conditions during the wet season.

Buffer Zones

Buffers generally do not need to be cleaned up. Instead, buffers should be left in their natural state because they are an important element for protecting the interior habitats. Leaving the buffer in its natural state encourages the decomposition cycle, which is an important biological process that creates microhabitats, food sources, nesting areas, denning areas and returns nutrients to the soil.

Residents may walk through the Preserves for enjoyment of these habitats; however, please be aware that no chopping trails, removal of natural litter or wildlife is allowed.

If a tree limb or other vegetation from a Preservation Area encroaches into your property, please discuss your problem with your homeowner's association or environmental committee. They will direct you as to what can be done and how it can be done.

Residents may not plant vegetation in the Preservation Areas. The planting of exotic, ornamental landscape plants is not allowed within Preservation Areas. It is important to know exactly where your property line is, because all lots are not equal.

Only licensed professionals are permitted to use herbicides in these areas. Our Aquatic consultants deal these problems. Please be aware that most home store (Home Depot, Lowes, etc.) chemicals are oil based with restrictions and are not permitted within or near natural areas that retain water, such as wetland or mesic hammocks. Homeowners applying herbicides adjacent to Preservation Areas may use water soluble herbicides.

Vegetative debris, yard waste, and any other materials, waste, or trash, MAY NOT be dumped, thrown, buried, or burned within a Preservation Area. All materials must be disposed of properly at an off-site location or by your community's scheduled waste collection.

The possibility of a natural fire in a Preservation Area is considered low because most of the preserved habitats located in subdivisions are wetlands or mesic hammocks. Both systems hold water in their soils and rarely become a fire hazard.

Where there are signs posted, there is not to be any cutting beyond these posts. They have already been flagged by the county for violations and must not be violated.

It is always a good idea to ask for permission concerning the buffer or preserve behind your house, as to what you can do. Violations that the county finds will be addressed, and the cost passed to the association and then passed on to the homeowners who committed the encroachment into the buffer or preserve.

BETTER TO ASK FOR PERMISSION THAN FORGIVENESS.