



COUNTRY CLUB EAST
AT LAKEWOOD RANCH

Guideline Number 6
Landscape Modification
Street Tree/Canopy Tree Removal or Replacement

Objective

One of the objectives of Country Club East is to establish a visual sense of community while allowing for the expression of individual taste and style. The landscape guidelines establish a single-family ambience by maintaining open views of ponds, lakes, and other natural areas, and the use of large canopy trees in a uniform planting palette. The guideline creates and enhances the desired landscape character of the community.

General Guidelines

1. Homeowners are permitted to change shrubs in the original beds without Modifications Committee approval if:
 - a. The shrubs are from the approved planting palette and
 - b. The number of shrubs remains the same or increases.
2. Modifications Committee approval is required if there is a reduction in the number of plants or shrubs.
3. Modifying existing beds, creating new beds and using shrubs or perennial flowers not on the approved palette require Modifications Committee approval.
4. White marble chips and white stones are not permitted in lieu of mulch.
5. When changing, adding or removing trees, Modifications Committee approval is required.
6. Cocoa Brown Mulch is required in all maintenance free neighborhoods. Flora, Pine Bark and Cocoa Brown Mulch are approved for use in other neighborhoods.
7. Artificial vegetation, artificial grass, artificial plants and artificial rocks shall not be placed or maintained upon the exterior portion of any lot without the approval of the Modifications Committee.

Choosing the Right Plants

1. All plants, trees and shrubs must be selected from the list of approved landscape materials for Country Club East (CCE). The approved landscape materials are listed in the CCE Design Criteria Manual (DCM).
2. The key to landscape changes is using the “Right Plant-Right Place.” Lakewood Ranch is in Hardiness Zone 9B. The soil is mostly alkaline. Plants suited for warmer zones and acid soils have been grown successfully here; however, they usually require more maintenance. There are several sources of valuable information to help you choose for the widest varieties of new plants for your yards and to provide the best care possible for the plants and grass you currently have.

Maintenance-free Neighborhoods

If you live in a maintenance-free neighborhood and increase the size of your plant beds or require additional mulch, the cost of the mulch is the responsibility of the homeowner.

Landscape Modification Requests must include the following:

1. Completed *Modification Request*.
2. Current and proposed landscape plan.
3. Site plan showing the size of the new planting beds if they are being changed including the size of the plants being installed.
4. Name, size and number of shrubs, plants and/or trees being removed on the *Plant/Tree Inventory Table* (page 9).
5. Name, size and number of shrubs, plants and/or trees being planted on the *Plant/Tree Inventory Table* (page 9).
6. Color photographs of the proposed areas to be changed are recommended but not required.
7. Dated and signed Maintenance Free or Non-Maintenance Free Agreement Form.

Street Tree Policy

The Street Tree Policy was amended, restated and approved by the Board of Directors on April 28, 2022. The Street Tree Policy includes the following requirements:

1. Every lot in Country Club East must have the tree count specified in the Design criteria Manual (DCM).
2. Manatee County Land Development Code, Chapter 7 (LDC) requires the planting of street trees which are desirable to provide vertical scale as well as shade on sidewalks and roads. However not all these conditions apply fully within Country Club East (CCE), as our roads and sidewalks are not county maintained.
3. Manatee County (LDC) also states that Street tree removal is subject to Homeowners Association (HOA) approval for removal. The Country Club East Declarations, Article VIII, Section(s) 5 (1) (2) and Exhibit "J" requires approval of the Modifications Committee (MC) for any street tree Removal or replacement. The CCE Declaration and Design Criteria Manual (DCM) defines a street tree as a tree species that produces one (1) main trunk and normally reaches a height of thirty feet (30') or more upon maturity.
4. The Homeowner's Association is the main governing body of street tree removal or replacement within Country Club East and has the authority to deny any request for removal and replacement. The Homeowner's Association requires homeowners who want to remove or replace a street tree to obtain the approval of the Modifications Committee before the commencement of any work. All costs associated with the removal, including arborist or landscape architect are the sole responsibility of the homeowner.
5. House Bill 1159 (Florida Statute 163.045) was enacted by the State of Florida. This property bill of rights, allows homeowners to obtain a tree report from an arborist, certified by the International Society of Arboriculture (ISA), or a licensed Landscape Architect (LA). The report must state that the tree on their property is dangerous and should be removed. If the ISA arborist cannot declare a tree dangerous then the removal is still held to the requirements set forth by Manatee County (LDC) and our HOA.
6. Homeowner's may request to replace a street tree with a substitute street tree such as a smaller maturing canopy tree or understory tree if the designated street tree count per lot is met. A list of approved street trees/canopy trees and understory trees/shade trees is included in this guideline.
7. Replacement trees may not be located within 25' of the right of way and must not be planted within any public or private utility easements or setbacks, common areas or within any conservation buffers.

Street tree/canopy tree removal and/or replacement requests must include the following:

1. Completed *Modification Request*
2. Reason the street tree/canopy tree needs to be removed and details of the replacement or the reason(s) why the tree cannot be replaced.
3. A survey, landscape plan, or legible drawing with the location of the current street tree/canopy tree, and where the replacement tree will be placed. (Lots with less than 62' of frontage or less, may be allowed to have the street tree/canopy tree replaced with an understory tree/shade tree with the approval of the Modifications Committee).
4. The species name of the proposed tree replacement. The Modifications Committee will not make a recommendation for a replacement tree. It is recommended that the homeowner select a replacement tree from the approved list that has one main taproot and is not prone to disease. The replacement tree shall be Florida Grade #1 or better and must have at least a 3" caliper (diameter) and a height of 14 feet.

Approved Trees

1. **Street Trees/Canopy Trees** - Produce one main trunk and normally reaches a height of 30'(ft) or more upon maturity. **Trees must have at least a 3" caliper (diameter) trunk (diameter), a minimum height of 14 feet and a 4 foot clear trunk.**
2. **Shade Trees/Understory Trees** – Produces a single trunk or multiple trunks and normally reaches a height of less than 30'(ft) upon maturity. **Trees must have at least a 3" caliper (diameter), a height of 14 feet and a 4 foot clear trunk.**

3. List of Approved Street trees/canopy trees- Trees must have at least a 3” caliper (diameter), a minimum height of 14 feet and a 4-foot clear trunk..

Bracken Brown Beauty Magnolia
Elm (Florida)
Highrise Live oak
Japanese Blueberry
Muskogee Crepe Myrtle
Red Maple
Shady Black Olive
Silver Buttonwood
Sweet Gum
Weeping Podocarpus
Weeping Yapon Holly

4. List of Approved shade trees/understory trees - Trees must have at least a 3” caliper (diameter), a minimum height of 14 feet and a 4-foot clear trunk.

Cypress, pond	Magnolia, Little Gem*
Cypress, bald	Magnolia, Southern
Eagleston Holly	Mahogany
Eucalyptus	Oak, Live
Fiddlewood	Oak, Myrtle
Floss-silk Tree	Oak, Sand live
Fringe tree	Pine, long leaf
Golden Shower	Pine, Sand
Gumbo limbo	Pine, South Florida slash
Holly, American	Royal Poinciana
Holly, Nellie Stevens	Shady Lady Black Olive
Lychee	

* *Magnolia Little Gem can be used as a street tree for lots less than 62’ (ft) frontage.*

Landscape Modification Request Submittal Checklist

- Completed *Modification Request*.
- Current and Proposed Landscape Plan
- Completed *Plant/Tree Inventory Table* (page 9). Include size of replacement plants/trees.
- If changing size of plant beds, include site plan showing size and location.
- Color photos of the area of the proposed changes are recommended but required.
- Completed and signed appropriate *Homeowner Agreement*.

Requests submitted without all the above information are incomplete and will be deferred until the information is submitted.

Street tree/canopy tree Removal/Replacement Request Submittal Checklist

- Completed *Modification Request*.
- Provide valid reason for the removal of the street Tree.
- Current and Proposed Landscape Plan
- Completed *Plant/Tree Inventory Table* (page 11). Include size of replacement plants/trees.
- Completed and signed appropriate *Homeowner Agreement*.

Requests submitted without all the above information are incomplete and will be deferred until the information is submitted.

Homeowner Agreement Maintenance Free Neighborhood

I live in a maintenance free neighborhood, and I acknowledge that I will be responsible for the cost of any additional mulch if I increase the size of my planting beds.

I hereby agree to follow the requirements of Guideline Number 6 for any approved landscape modifications.

Print Name

Date

Signature

Homeowner Agreement Non-Maintenance Free Neighborhood

I do not live in a maintenance free neighborhood and hereby agree to follow the requirements of Guideline Number 6 for any approved landscape modifications.

Print Name

Date

Signature

Homeowner Agreement Street Tree Removal/Replacement

I hereby agree to follow the requirements of Guideline Number 6 for any approved landscape modifications and/or the removal and/or replacement of any Street Trees. **Trees must have at least a 3” caliper(diameter), a height of 14 feet and a 4 foot clear trunk.**

I have read and understand the current Street Tree Policy for Residential Property which is on page 2 of this guideline.

Print Name

Date

Signature

Plant and Tree Inventory

	Plants/Trees Being Removed. Name	No.	Location Front, Back, Left or Right Side	Replacing? Yes or No	Replacement Plants/Trees Name and Size	No.	Location Front, Back, Left or Right Side	Plants/Trees Being Added Name and Size	No.	Location Front, Back, Left or Right Side
	<i>American Holly</i>	<i>1</i>	<i>front</i>	<i>yes</i>	<i>Royal Palms - minimum 12'</i>	<i>3</i>	<i>Front</i>	<i>Ponytail palms, 3 gal Hibiscus, 3 gallon</i>	<i>3 6</i>	<i>Back Left</i>
<i>1</i>										
<i>2</i>										
<i>3</i>										
<i>4</i>										
<i>5</i>										
<i>6</i>										
<i>7</i>										
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<i>9</i>										