

# Cascades Residents Association (CRA) Rules for Village Landscape ARC'S and CRA ARB

August 2021 - B

## ARC/ARB APPROVAL PROCESS

No landscaping or structure of any kind, including but not limited to any building, fence, wall, swimming pool, driveway, sidewalk, tennis court, screen enclosure, sewer, drain, disposal system, decorative building, landscape device generator, pavers, paint on the exterior of the home or object, lighting or other improvement, shall be commenced, erected, placed or maintained upon any Lot unless plans, specifications and location of the same, or any other information requested is provided, in writing, to the Architectural Review Committee (ARC) of your village on the forms promulgated by your village and any application fees, if any, paid. Application forms may be obtained in the Clubhouse Office or Managers' Office. The following procedure must be followed for approval or denial.

1. Once completed plans are submitted, the ARC will meet upon at least 48 hours' notice to the residents in the community by giving the date, time and place of the meeting along with the agenda (i.e., application(s) to be considered. The applicant has the right to attend and make a presentation to the committee.
2. This meeting must take place, a decision made and the applicant advised of the decision, in writing, within thirty (30) days of the completion of the application.
3. Should the ARC fail to meet, decide and advise the applicant within said 30 days, the application shall be deemed approved.
4. If the application is denied by the Village ARC, the matter is dead. There is no right of appeal to anybody.
5. If the application is approved, the Village shall immediately provide written notice to the President of the Master Board and the Property Manager. The Architectural Review Board (ARB) of the Master Board shall then have an additional thirty (30) days to meet and consider the approval upon 48 hours' notice of the meeting to the community who may attend but has no right to be heard.
6. The ARB has the right to confirm the approval or deny the approval. The decision of the ARB shall be given in writing to the applicant and President of the Village to which the application was made and the Property Manager. There is no appeal from the decision of the ARB.

In no event shall an applicant have the right to rely upon anything other than the procedure outlined above. Any oral representation or written representation from any board member or member of an ARC or ARB shall not be relied upon unless it is authorized by the appropriate ARC or ARB following the meetings set forth above.

*If you are uncertain as to how any of these regulations affect you and your property, check with the  
Cascades Property Manager*

1. Owners are responsible for the following:
  - a. Replacing dead shrubs, rocks, and mulch on their property.
  - b. Once the homeowner changes shrubs they are then responsible for the trimming and maintenance of this foliage.
  - c. Many of the homes have hard wood trees on either the front or back of their property. No trees except for **diseased** or **dead** trees shall be removed without the prior approval of the Association. If such trees are

approved for removal and a new tree is requested, the cost of the removal and the new tree, and its planting is at the cost of the **Homeowner**.

- d. No trees or rock beds of any kind can be placed on the swales between the homes.
- e. The following plants are **NOT** allowed if putting in new plantings: Fruit trees, Agave, Cactus, Crown of Thorn, Gold Mound, Hawaiian Ti, large leaf Philodendron, Oleander, Sago, Spanish Bayonete, Century plant, and any plastic or fabric trees or shrubs. Any of the above plantings can be requested to be removed by the Association. Plastic or ceramic pots are limited to four pots in the front yard of a home. If a homeowner wishes to have additional pots, they must request permission in writing from the landscape liaison in your village. The following shrubs have been **APPROVED** by the landscaping committee: Arboricola, Trinettes, Bird of Paradise, Bougainvillea, Coco Plum, Dwarf Ixora, Eugenia, Firebush, Firecracker plant, Gardenia, Hibiscus, Ginger, Jatropha, Large Leaf Ixora, Philodendron Xanadu, Podocarpus, Rose of Sharon, Snow Bush, Scarlet Star or air plants, Cape Plumbago, Urn plants, Desert Rose, Shell Ginger, Bayberry, Brazilian Jasmine, Chinese Fringe flower, Ti plant, Donkey Ears, Flame of the Woods, all species of Crotons, Joseph Coat, African Lily, Mexican Tulip, Bleeding Heart, Golden Trumpet, Spider Wort, among many other. Check with the Landscape Committee for approval of any plant not mentioned.

The following trees have been approved by the Landscape Committee: Bottlebrush, Bougainvillea, Crepe Myrtle, Geiger, Hibiscus. The following Palm trees have been approved by the Landscape Committee: Cat, Christmas, Roebellini, Foxtail, Queen, Saw Palmetto, Cabbage and Sago. Any additional trees must be approved by the Landscape Committee before planting.

- f. Private gardeners must remove their own clippings or cuttings **before** leaving the community.
- g. All front beds must have ground cover around the plants and trees, either mulch or colored rocks. **NO BARE DIRT** is permitted.
- h. It should be noted that all Contractors are required to perform 100% of the clean-up both during and upon completion of the project. Contractors agree that any damage done by the Contractor or their employees, to the resident's property, the Village and/or common properties will be corrected at the Contractor's expense, including but not limited to: tire and tar marks, damage to structure and hard surfaces, damage to private and/or public landscaping. The Homeowner will be held responsible if the contractor does not follow the rules of the Cascades Residents Association (CRA), and will be required to pay for any necessary repairs for damage done by their Contractor. This in no way means that a Homeowner cannot seek such payments from their Contractor, notwithstanding, Homeowner shall be responsible to the CRA for the enforcement of this provision.
- i. If you are a snowbird or simply leave Florida for vacation during hurricane season, please be sure to remove all small objects from both your front and rear yards. This includes outdoor lawn furniture, flower pots, and ornaments, since these items can become flying objects that do damage to your or your neighbor's home.

2. The Association is responsible for the following:

- a. If two of three large Palm trees should die the Association will remove the third palm and replace the palms with a triple Fox Tail Palm, at the cost of the Association. Trimming of palm fronds, hard wood trees and removal of seedpods over 12 ft. off the ground will be done at the Association's expense once a year.
- b. The Association's contracted landscaper will maintain original shrubs and trees planted by the builder on a monthly basis. If your original shrub or tree dies and is replaced with the same type the Association will still maintain the shrub or tree.

3. You may **NOT** begin any work on the site prior to the approval of both the Village ARC and the CRA ARB.

4. If you use a Contractor, the homeowner will be held responsible if the contractor does not follow the rules of the Cascades Residents Association.

5. Unless there is negligence on the part of landscaper or its employees, the Association's contracted landscaper is **NOT** responsible for damages when the following situations occur:

- a. Garden hoses or other appliances are not rolled up or put in a storage mechanism.
- b. Gardening equipment comes in contact with plastic edging.
- c. Residences have screens and/or screen enclosures without a border of landscape material, e.g. rocks, mulch, hedge, etc. with a minimum width of twelve inches.

- d. Residents have landscape lighting, ornaments, or other personal items that are placed within the landscaping work areas.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*By signing this form, you have read and understood the Rules and Regulations of the Landscape Committee*

### **CASCADES LANDSCAPING REQUEST FORM**

Date: \_\_\_\_\_

Homeowner's Name: \_\_\_\_\_ Phone(day): \_\_\_\_\_

Address: \_\_\_\_\_ Phone(eve): \_\_\_\_\_

**Community** (*Circle Village*)      **Lalique / Limoge / Waterford / Wedgewood**

(*Circle work area(s)*)      Front of Home: (yes) (no)      Rear of Home: (yes) (no)

List of Plants/Trees \_\_\_\_\_

\_\_\_\_\_

Color and Type of Bed Edging \_\_\_\_\_

Color of Mulch \_\_\_\_\_ Color of Rocks \_\_\_\_\_

Type of Pots and/or Ornaments \_\_\_\_\_

**Please attach a drawing of your project, and sign the Rules and Regulations page after you have read and understand your responsibilities.**

Signature of Homeowner: \_\_\_\_\_

Signature of Village ARC Representative: \_\_\_\_\_

Signature of Master ARB Representative: \_\_\_\_\_