AMENDMENT TO HAILE PLANTATION WEST
PLANNING, CONSTRUCTION AND DEVELOPMENT CRITERIA

The following amendments are made to the HAILE PLANTATION WEST PLANNING, CONSTRUCTION AND DEVELOPMENT CRITERIA, recorded in Official Records Book 4318, Page 691, *et. seq.*, of the Public Records of Alachua County, Florida (additions are indicated by underlining, deletions are indicated by ~~strikethrough,~~ and omitted but unaltered provisions are indicated by ellipses):

…

Page 2:

General Comments
OPENING STATEMENTS:

…

Page 5: Third Paragraph:

Saint Augustine Sod and Zoysia Sod ~~is~~ are the only turf grasses approvable in Haile Plantation West Association. The amount of shade on the property should be considered for the correct variety of Saint Augustine or Zoysia sod.

- Saint Augustine and Zoysia **grass plugs** shall not be installed and are not approvable.

…

Page 8:

DESIGN APPROVAL PROCESS

…

Page 11:

J) Resident Request for Change to Landscapes

…

8. Saint Augustine or Zoysia sod shall be required as a perimeter along all walkways and driveways.

…

Page 11: Last Paragraph:

The required Haile style streetscape is required featuring multiple tiers of plantings and in groupings, with shrub hedge plants designed in a curvilinear manner and taller growing shrubs on each side of the property (not where street corners join.) Street trees shall be required approximately 40 to 50 feet apart. The streetscape is required up to each adjoining side property line and up the both sides of an entrance sidewalk and driveway.

- Saint Augustine and Zoysia sod ~~is~~ are the only approvable turfs.
- Turf grass plugs are not approvable.

…

Page 14:

KEY DESIGN GUIDELINES

…

13) Streetscape

…

13.7 Saint Augustine or Zoysia sod shall be required as a perimeter along all walkways and drive ways except in areas where the streetscape is located.

…

Page 38:

Haile Plantation West Association
Policy on Trees, Grass
and Common Area Invasive Removals

…

Page 38, Third Paragraph:

The developers required trees and also required St. Augustine grass and there has been no priority assigned to either. It is that intent of the Haile Plantation West Association Board of Directors and the Architectural Review Board to have both trees and St. Augustine or Zoysia sod simultaneously.

…

Page 38, Sixth Paragraph (continues to Page 39):

In situations where an Owner requests permission to replace St. Augustine or Zoysia sod with ground cover on the basis of horticultural considerations, the Association shall first conduct a site investigation to determine whether the St. Augustine or Zoysia sod has been submitted to conditions which compromised its survival. The conditions to be considered shall include (1) mowing height [St. Augustine and Zoysia sod demands a much higher mowing in HPW: 4 inches in sun and 5 inches in shade.]; (2) an automatic underground sprinkler system employed so as to keep all vegetation in excellent condition as required by Article X, Section 2; (3) pest control measures; (4) fertilization; (5) mower wheel-track damage; (6) extent of owner knowledge of the critical necessities of St. Augustine and Zoysia sod horticulture and irrigation system operation; and (7) any other pertinent issues such as, but not limited to, options for increasing natural light. If issue(s) compromising survival enumerated as (1) through (6) above are found and are judged to be material, the owner's request shall be denied until such deficiencies have been corrected, including sodding where necessary, for a period of time needed to give the St. Augustine or Zoysia sod a fair chance. Regarding issue number (7), the investigator shall simply point out any light admitting options that, in his opinion, may be available to the Owner. The owner shall be responsible to have replacement sod installed that is a variety conducive to the available amount of sunlight on the parcel. Saint Augustine and Zoysia grass requires properly installed, adjusted and maintained irrigation.

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Page 39, First Full Paragraph:

The installation of Saint Augustine or Zoysia plugs shall not be approvable except in situations where there is a very small (1 square foot) area needing repair or replacement.

…

Page 51:

TURF GRASS: Saint Augustine or Zoysia – choose a variety appropriate to available sunlight.
Total sod coverage required.
Turf grass "plugs" are not approvable.

…

Page 53:

STREETSCAPE EXAMPLE DRAWING

This page is an example of a curvilinear, meandering, undulating Multi-Tier Haile style streetscape.

At the curb or street side: Saint Augustine or Zoysia sod

…

Page 53, Last Paragraph Before Drawing:

Below is an example of a Multi-Tier Haile style Streetscape Design. St. Augustine Sod and Zoysia Sod are allowed for use on parcels or properties, and the drawing as shown below has been deemed to be amended to allow Zoysia Sod to substitute for Saint Augustine Sod.

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Page 59, Last Paragraph:

For these reasons, the streetscape is required to be maintained and provide Saint Augustine or Zoysia sod between the streetscape and the edge of road unless otherwise approved by the Architectural Review Board.

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Saint Augustine and Zoysia Sod Pg 5

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