

**Rules & Regulations** Board Adopted October 20, 2014  
Noticed January 2, 2017 and re-adopted by Board, January 16, 2017



*A Good Place to Live*

## Landscape Maintenance of Developed Lots

Section 10.7 (a) of Amelia Park's Declaration authorizes the Association to adopt or amend previously adopted rules and regulations governing the operation, use, maintenance and control of the Lots.

**Section 10.3 (a) requires that each Owner shall keep all parts of his Lot in good order and repair and free of debris, and authorizes the Association regulate matters affecting the attractiveness or safety of Lots or Units.**

Initial landscaping of developed lots was approved by the Amelia Park Builders' Architectural Review Board. Changes to your existing landscape of a permanent nature including tree removal must be reviewed and approved in advance by the Peer Architectural Review Board (PARB).

Each Lot owner is responsible also for maintenance (watering, mowing, weeding, etc.) of landscaped areas immediately abutting your property, including right-of-ways and easements (of adjacent streets and alleyways). If a lot's sprinkler-irrigation system was designed to water the area, the area is to be maintained by the Lot owner.

**The Association has adopted by resolution at its October 20, 2014 Board of Directors meeting the following regulations and requirements for the maintenance of developed lots, i.e., those with houses.**

- 1) Grassed areas to be kept mowed, edged and irrigated.
- 2) Lawns that have been damaged by chinch bugs, disease, etc. must be repaired or replaced. If to be replaced with another material, PARB approval is needed.
- 3) Edging must be performed as required at all sidewalks, walkways, driveways, curbs, foundation planting beds, yard planting beds and areas under street trees.
- 4) Landscaped bedding areas to be kept groomed, irrigated, weeded debris-free and mulched with either pine straw or pine bark.

**Only natural-color pine bark (nuggets or mulch) or pine straw may be used as mulch. Cypress, rubber, colored or other mulch materials may not be used.**

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**Landscape Maintenance of Developed Lots, continued**

5) Shrubs to be kept trimmed and free of vines.

6) Tree branches, bushes, and vines must be kept trimmed to prevent intrusion into sidewalks, streets and service alleys. Fallen tree limbs and branches are to be removed promptly.

The City of Fernandina Beach requires a minimum seven-foot clearance for tree branches overhanging a sidewalk and a clearance of 13.5 feet for tree branches overhanging a street.

The Lot owner is required to maintain these minimum clearances for trees and other vegetation located on the Lot. A clearance of 13.5 feet is required for tree branches and other vegetation overhanging a service alley.

[Note: The Association has undertaken to maintain the City's clearances for street trees, *i.e.*, those trees located in the right-of-way immediately abutting but not on a Lot.]

7) Dead vegetation and dead trees visible from streets, alleys or adjacent properties are to be cut at their base and removed from the Lot.

8) Vegetation on a Lot at vehicular entrances and exits must provide a clear line-of-sight for pedestrian, alleyway and street traffic.

9) Sidewalks immediately abutting a Lot must be pressure washed when needed for safety and aesthetics.

Note: Removal of trees on Lot four inches dbh (diameter at breast height) or greater must be in accordance with both City requirements and Amelia Park Tree policy, described elsewhere.

**Watering:** The St. John Water Management District governs the use of water in northeast Florida. Mandatory restrictions specify watering days and time. These days depend on whether you have an odd or even numbered address, and the time of year. Daylight Saving Time is the second Sunday in March until the first Sunday in November. Water only when needed; sprinkler use mid-day (between 10 am and 4 pm) is not permitted. Water no more than one hour per zone.

	<b>Daylight Saving Time</b>	<b>Eastern Standard Time</b>
Odd numbered addresses	Wednesday & Saturday	Saturday only
Even numbered addresses	Thursday & Sunday	Sunday only

In times of drought further restrictions may be imposed.

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**Landscape Maintenance Guidelines for Developed Lots, continued**

You may find the District's most recent information on their website: <http://www.sjrwmd.com/wateringrestrictions/>

For information, contact the St. Johns River Water Management District at 800-232-0904 or access <http://sjr.state.fl.us/>.

Information on how to maintain your lawn can be obtained from a local nursery or the Florida University Agricultural Extension Service in Yulee.  
([http://solutionsforyourlife.ufl.edu/lawn\\_and\\_garden/](http://solutionsforyourlife.ufl.edu/lawn_and_garden/))

For more information contact: Peter Mallory at Amelia Island Management (904) 277-5141 or [pmallory@omnihotels.com](mailto:pmallory@omnihotels.com)