

RiverPlace at Summer Beach Property Owners Association, Inc.

Policies and Procedures

Name of Policy: RiverPlace Landscape Policy

Policy Number: RP3

Date: 9 11 2011

Reference to CCR's: II E 1, IV H, VI B 3 b;

General:

In accordance with the RiverPlace Declaration of Covenants, Conditions, Restrictions and Easements ("CCR's") the Architectural Review Board of RiverPlace at Summer Beach ("ARB") has been delegated authority to deal with all landscape issues on behalf of the RiverPlace at Summer Beach Board of Directors ("Board").

It is not the business of the ARB to enforce any law or regulation relevant to landscaping, and this Landscape Policy shall not override same. It is the intent of the ARB that all of its activities shall be in compliance with applicable sunshine laws.

The ARB has invested in consulting advice concerning erosion of homeowners' and common property and remains concerned and vigilant over erosion issues.

Trees and other vegetation within individual parcels are the property of the Homeowner. If any tree or other plant, including grass, that was planted by the developer or at the behest of the Board needs to be removed or replaced, that shall be done at the expense of the Association, except where the need for replacement or removal is occasioned by the negligence or direct action of the parcel owner, in which case the parcel owner shall bear the expense. In the case of large trees that were present at the time of turnover of the property to the owners, the expense of removal or replacement shall be at the expense of the Association, and no replacement shall be made unless the ARB decides to do so.

The Property Manager will conduct monthly inspections of condition of the landscaping of the Property. On a quarterly basis, these inspections will be combined with an inspection of the condition of the infrastructure of the Property. To the extent possible, an ARB member will accompany the Property Manager on these inspections. These inspections will be included on the Board's calendar of events.

Owners are hereby informed of the existence and importance of rainwater drainage conduits on front and back of each unit and the need for periodic maintenance. The landscape contractor will keep vegetation clear of the drains and remove material they find at the drain exit points in the areas they maintain, however the maintenance of the drainage conduits and exit points shall be the responsibility of the owners, including cost. Owners must request approval of the ARB to have any work done to clean out, repair, or relocate such equipment because of the potential effects of such actions on the landscaping in general, including erosion and interaction with the common drainage system elements.

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A. Flower and Shrub Beds:

1. Front of units

The RiverPlace lawn service contractors (the "Contractor") will install and maintain "standard" beds in the front of homeowners' property.

The ARB does not object to homeowners' addition of flower pots and other tasteful garden objects to the front of units provided that they are generally consistent with the overall landscaping scheme and esthetics of the property.

2. Other areas

The ARB does not object to the "personalization" of other flower and shrub beds by homeowners provided that: i) the result is generally consistent with the overall landscaping scheme and esthetics of the property; ii) planting of any species that will exceed a height of four feet at maturity, trimming of any plant or shrub to a height of less-than 24" or any significant change to the footprint of the beds, is subject to prior written approval of the ARB and iii) maintenance of "personalizations" becomes the responsibility of the homeowner.

Each owner will be given an option to decide whether the landscaper is to maintain the landscaping within the patio area or not, and this decision will be communicated to the landscaper in summary by the ARB. For those parcels where the landscaper is to provide maintenance, the landscaper will maintain items planted in the ground but none that are in pots.

The Contractor will maintain all plantings that have not been made by owners, unless an owner requests the Contractor not to do so.

B. Trees:

The Contractor is responsible for all maintenance of trees on homeowners' and common property, and for all endangered or unsafe trees.

Requests for tree trimming or removal should be referred to the ARB in writing, by email or otherwise.

Any removal or major pruning of large trees will be reviewed with the respective parcel owner before work is done.

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C. Lawns:

All lawn care and maintenance is the responsibility of the Contractor.

D. Wetland Issues

The ARB has noted that certain Homeowners have, at their expense, removed invasive vines, poison ivy and other plants that were noxious or that threatened trees.

To the extent that such activities are undertaken, homeowners are encouraged to seek prior guidance from the proper authorities, and in any event the plants removed must be replaced with native plants of a selection and in a manner that effectively combat erosion, as verified by the Contractor.

No material addition or removal of soil, mulch, or other landscaping materials or structures, such as bulwarks, are to be made by owners without the express prior written approval of the ARB.

Homeowners are encouraged to familiarize themselves with property lines, upland buffer zones and jurisdictional wetlands which overlap with or abut their properties, and pertinent laws and regulations, and if needed, to seek guidance on related issues from the proper authorities. The principal resources are:

St Johns River Management District ("SJRWMD"):

<http://www.sjrwmd.com/waterbodies/wetlands.html>

Nassau County Growth Management Department:

<http://fl-nassaucounty.civicplus.com/index.aspx?NID=126>

Florida Department of Environmental Protection:

<http://www.blr.com/Environmental/Water/Wetlands-in-Florida>

http://www.sfrc.ufl.edu/Extension/florida_forestry_information/planning_and_assistance/wetlands_regulations.html