

Approved & Recommended Plant Options

The Lakes at Tradition HOA

Following the recent freeze, homeowners may replace plant material at their own expense using the plant options below. All replacements should be consistent with the community's existing landscape style.

Maintenance replacement (without ACC approval):

- Notify the office HOA that maintenance will be performed (replacement of dead plants)
Use the online form: <https://forms.gle/b7TQay3Nzx23tzuY8>
Available at the community website lathoa.org
- Replace plants **like-for-like or similar in size and purpose**
- Do not **expand or reduce planting beds**
- **All planting beds must have at least 50 % planting.** (may require more plants that you currently have)
- An irrigation inspection is mandatory to mark irrigation heads (a fee may apply)
- Must contact 811, a free service that notifies utility companies to mark underground lines (pipes, cables) before you dig.

Core Plant Options

(Existing in Community or HOA-Friendly) (Other options available)

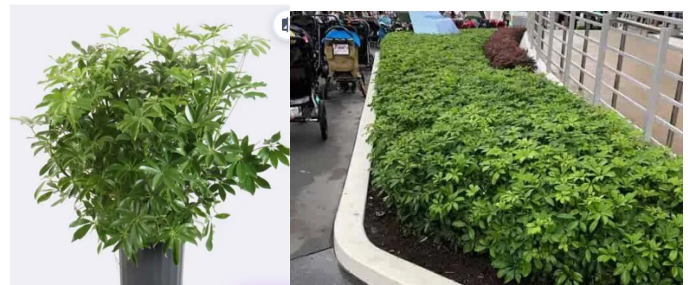
Dwarf Ixora



Compact flowering shrub, great for front beds and color.

Care: Full sun, moderate watering, protect from cold.

Green Arboricola



Hardy shrub used for low hedges or foundation planting.

Care: Partial sun preferred, moderate watering.

Cocoplum (Hedge)



Dense, salt-tolerant hedge commonly used for privacy.

Care: Sun to partial shade, low maintenance once established.

Trinette Arboricola (Variegated)



Similar to green arboricola with lighter, variegated leaves.

Care: Partial sun, avoid overwatering.

Podocarpus (Hedge)



Upright, clean hedge ideal for screening.
Care: Full sun to partial shade, drought tolerant when mature.

Clusia (Small Leaf)



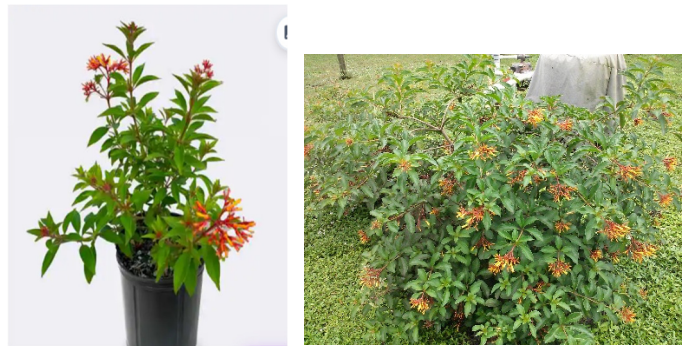
Very popular hedge, thick and uniform appearance.
Care: Full sun, drought tolerant, excellent for privacy.

Ligustrum (Wax Leaf Privet)



Common hedge in the community, dense and easy to shape.
Care: Full sun to partial shade, fast growing.

Dwarf Firebush **WARNING FAST GROWING**



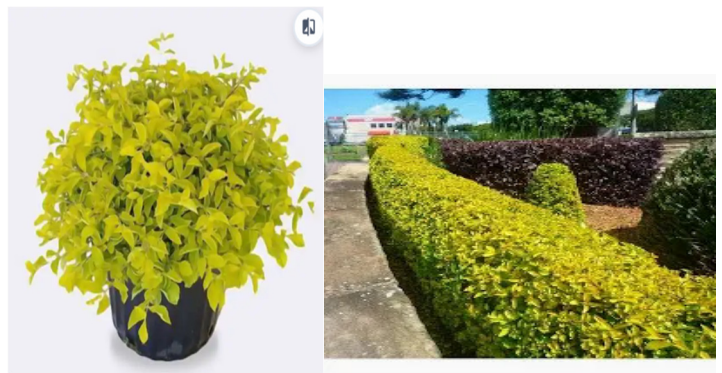
Adds color and attracts butterflies.
Care: Full sun, low maintenance, drought tolerant once established. But it's fast growing, require additional trimming that may result in additional expenses the owner .

Croton (Accent Only)



Colorful plant for visual interest (not for hedges).
Care: Full sun for best color, sensitive to cold.

Duranta (Gold or Green) **WARNING FAST GROWING**



Bright accent plant or informal hedge.
Care: Full sun, regular trimming to maintain shape. But it's fast growing, require additional trimming that may result in additional expenses the owner .

Sweet Viburnum



Fast-growing hedge, fills in quickly.

Care: Full sun, requires regular watering when establishing.

Indian Hawthorn



Low hedge with seasonal flowers.

Care: Full sun, minimal pruning required.

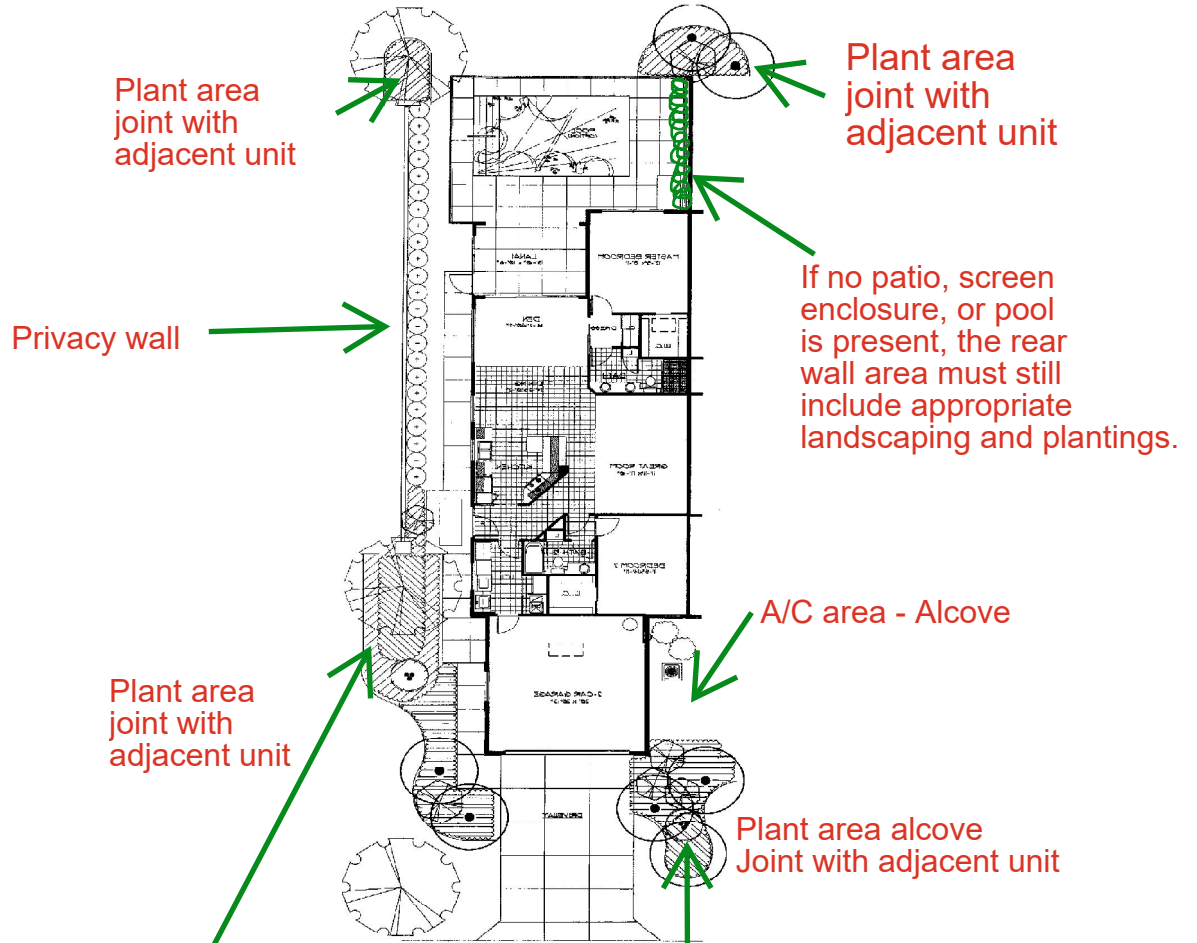
! General Planting & Care Recommendations

- Replace plants **like-for-like** or **similar in size and purpose**
- Do not **expand or reduce planting beds**
- **All planting beds must have at least 50 % planting.** (may require more plants that you currently have)
- Use **consistent plant types** within each bed for a clean look
- Water regularly during the **first 2–4 weeks after planting**
- Avoid overwatering—most plants prefer **well-drained soil**
- Trim and maintain plants to keep a **neat, uniform appearance**
- Mulch is permitted (earthtone color)
- Capri Owner must agree on alcove replacements

📌 Important Reminder

Like-for-like replacements do not require ACC approval; however, they must be reported to the management office. Please provide photos of the current condition, along with a replacement plan that includes the plant name and quantity. If more than one plant is being replaced, please provide details for each planting bed.

- Any changes to the landscape design **require ACC approval prior to installation**



Unit planting bed adjacent to the driveway



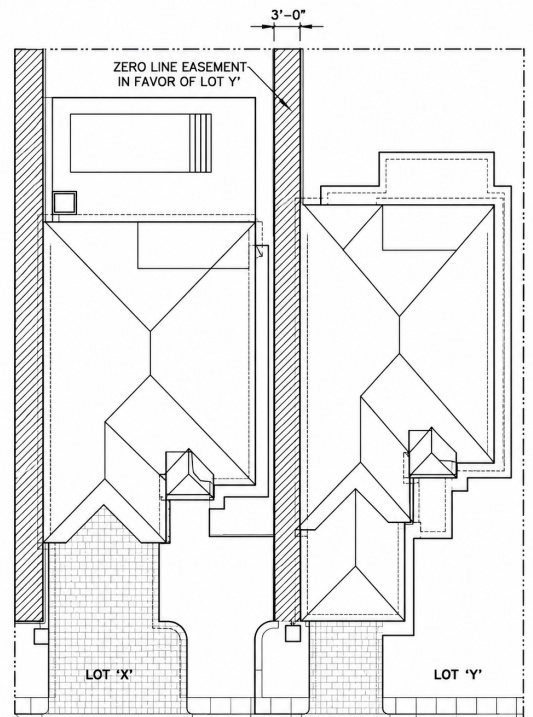
Typical example of front and side garage landscape samples for an Oakmont model home at The Lakes at Tradition. The design reflects the community's original developer landscape concept, including foundation plantings, hedges, palms, and maintained planting beds intended to preserve community-wide standards



CARLYLE MODEL



Keep in mind the Zero lot eastment .



NOT TO SCALE

Banned Trees, Fruit Trees, Plants & Vines Policy

The Lakes at Tradition HOA

To help preserve the appearance, safety, and environmental quality of our community, the following trees, plants, and vines are prohibited within The Lakes at Tradition.

This list incorporates species identified by the City of Port St. Lucie and the State of Florida as invasive, nuisance, or otherwise undesirable for residential community planting. In addition, all fruit-bearing trees are prohibited.

Prohibited Trees

- Norfolk Island Pine
- Melaleuca
- Brazilian Pepper
- Australian Pine
- Earleaf Acacia
- Women's Tongue Tree
- Bishofia / Toog Tree
- Queensland Umbrella Tree
- Ear Pod Tree
- Eucalyptus
- Silk Oak
- Chinese Tallow
- Java Plum
- Chinaberry
- Rosewood
- Carrotwood
- Mimosa / Silk Tree
- Camphor Tree
- Banyan Tree
- Benjamin Ficus
- Royal Poinciana
- Indian Rubber Tree
- Southern Magnolia
- Bottlebrush Tree
- Live Oak

Prohibited Fruit-Bearing Trees

All fruit-bearing trees are prohibited, including but not limited to:

- Loquat
- Mango
- Avocado
- Sapodilla
- Guava
- Strawberry Guava
- Apple Trees (all varieties)
- Citrus Trees (all varieties), including:
 - Orange
 - Tangerine
 - Lemon
 - Lime
 - Grapefruit
- Banana Trees that produce fruit

Note: Non-fruit-bearing ornamental banana plants may be permitted with ACC approval.

Prohibited Plants & Vines

- Bamboo
- Air Potato Vine
- Water Hyacinth
- Hydrilla
- West Indian Marsh Grass
- Cogongrass
- White-Flowered Mangrove
- American Water Grass
- Japanese Climbing Fern
- Old World Climbing Fern
- Cat's Claw Vine
- Onion Vine
- Torpedo Grass
- Serpent Fern
- Water Lettuce
- Kudzu
- Arrowhead Vine
- Para Grass
- Caesar's Weed
- Sawah Flowering Rush
- Alligatorweed
- Tropical Pickerelweed
- Hippo Grass
- Hygro
- Ambulia



The Lakes at Tradition HOA

Private Lots – Landscape Replacement FAQ

Do I need ACC approval to replace dead plants?

Not always. “Like-for-like” replacements, or replacements similar in size and purpose, generally do not require ACC approval, its considered maintenance of your home. However, homeowners should notify the HOA office before performing the work. It is always better to document exterior changes, so they are properly recorded in your property file for future reference.

Examples of maintenance replacements:

- Replacing dead ixoras with similar ixoras
 - Replacing a hedge with a similar hedge type
 - Replacing plants without changing the planting bed design
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How do I notify the HOA?

Use the online landscape notification form available on the community website: LATHOA.ORG

What information should I provide?

This should be a simple request for the information to be placed on your file. Please provide: Photos of the current condition, the proposed replacement plant names, Quantity of plants and simple details for each planting bed if multiple areas are involved.

Can I mix plants in planting beds and around the property? The answer depends.

Within the Same Planting Bed

All plants within the same hedge-style planting bed should generally remain consistent.

For example:

- If you have 15 ixoras and only 2 are dead, the replacement plants should also be ixoras.
- If you are replacing the entire bed, you may select a different approved hedge plant.

Separate Planting Beds

You may install different approved plant materials in separate planting beds around the property.

For example:

- One bed may contain ixoras and another bed may contain podocarpus
- The goal is to maintain a clean, harmonious, and uniform appearance throughout the community.
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When is ACC approval required? ACC approval is required if:

- You change the landscape design
 - You expand or reduce planting beds
 - You install new landscape features
 - You use plant material substantially different from the existing design
 - If your plan to add rocks, or borders, etc.
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Is there a minimum planting requirement?

Yes. All planting beds must maintain at least 50% live planting coverage. Flowers, potted plants and or annuals do not count for 50%.

Please note: A fixed number of plants may not always be appropriate because planting beds vary in size. Some areas may require more plants, while others may require fewer, depending on the dimensions and layout of the bed.

Can I reduce or increase the size of my planting beds?

No. Planting beds may not be expanded or reduced without ACC approval.

🌿 Are plantings in the backyard or side of the house required?

Yes. Landscaping throughout the property, including the rear and side areas of the home, is intended to maintain the original landscape design concept established by the developer and preserve the community-wide standards of appearance and harmony throughout The Lakes at Tradition.

Removal of required plant material without proper replacement may result in the area appearing inconsistent with surrounding homes and may require corrective action.

What happens if my backyard or side yard has been without plants for years and the HOA never said anything?

Historically, the Association handled much of the landscape replacement responsibility, so these conditions may not previously have been treated as homeowner violations. As maintenance responsibilities have evolved, homeowners are now responsible for maintaining required landscaping in accordance with the governing documents and community standards.

Do I need an irrigation inspection? Do I need to call 811 before digging?

Yes. An irrigation inspection is mandatory before digging to identify irrigation heads and avoid damage. A fee may apply.

Yes. Homeowners must contact 811 before digging so underground utility lines can be marked. This is a free service and is required for safety.

Please keep in mind that irrigation lines, electrical lines, TV cables, and internet fiber optic lines are often located near planting beds.

What plants are recommended by the HOA?

The Approved Plant List is available on the community website or may be requested from the onsite office. A list of prohibited trees and plants is also available.

Are some plants considered high maintenance?

Yes. Certain plants grow very quickly and may require additional trimming and maintenance at the homeowner's expense.

Examples include: Dwarf Firebush & Duranta

Do Capri owners need neighbor approval for alcove replacements?

Yes. Capri owners sharing alcove planting areas should coordinate and agree on replacements together. The same applies to shared planting beds located in the front or rear of adjoining units.

Can I use mulch?

Yes. Earth-tone mulch colors are permitted without ACC approval.

However:

- Decorative pebbles/stones require ACC approval
 - Landscape borders and edging require ACC approval
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NEED HELP?

For questions regarding landscaping requirements, replacement guidance, or ACC applications, please contact the management office or visit:

LATHOA.ORG