

**LANDSCAPING PLAN FOR REAR LANAI AND SIDE LANAI ENTRANCE  
AREAS OF CAPPELLO II BUILDINGS .**

The Cappello II Landscape Committee requested for the discussion and approval by the Cappello II HOA board of the following plan that allowed for the flexibility and change to the existing landscape around the lanai side entrances and along the back areas of the buildings located on Bella Vista Terrace. The plan was approved by the HOA board at their May 2020 meeting.

This request will follow a plan that would allow the HOA and/or the homeowner to plant, replace, or remove dead or diseased plants and shrubs and replace them with flowering or new plants or shrubs. This plan will follow the guidelines of the Venetian ACC and must be approved by both the Landscape Committee and the Cappello II HOA board.

This plan will give the present owners and the HOA the flexibility to remove dead/ diseased plants and overgrown and underdeveloped shrubs as well as to add native flowering plants only to the lanai back and lanai side entrance of each building.

Futhermore, the replaced plants and shrubs will provide needed color to the rear lanai and side lanai entrances areas of each building . It will also provide visibility to the golf course or lake areas of the buildings where applicable.

**The following rules will apply:**

1. Any landscaping project must be drawn-up and submitted to the Cappello II Landscape Committee and then to the Cappello II HOA Board for approval.
2. Plants and shrubs from the ACC pre-approved online listing are to be used.
3. Projects are to be small in size with minimal changes to the original landscape plan.
4. Owners are responsible for maintenance during the initial planting period so that proper watering is provided for growth and survival.
5. Dead shrubs or plants that are removed will require photos and may be requested for reimbursement from the Cappello II Home Owners Association. If unit owners wish to plant and are willing to absorb the costs then they may do so only after getting prior approvals. The Landscape Committee must approve the licensed and insured contractor. If in doubt, contact the Landscape Committee for approved vendors. A copy of the Landscape contract and Certificate of Insurance must be provided to the Cappello II Board.
6. Care must be taken to avoid any damage to existing drip and electrical lines and must be marked before digging. If repairs are needed thru negligence in digging/planting then it is the owners responsibility to cover those expenses if the plants were put in originally at the

owners request and expense.

7. Since all building landscapes are not exactly the same, all units will be handled on an individual basis.

8. Once the landscape is planted, no alterations can be made without resubmission of those alterations to be made to the Cappello II Landscape Committee and Cappello II HOA board.

**9. ADDENDUM FOR ODD NUMBERED BUILDINGS:**

The following statement applies specifically to the lanais that back up to the common pond in the center area of Bella Vista Terrace. In specific, buildings numbered 137, 141, 145, 157, 165, 169, 181, 189, 193, and 201.

In order to maintain a uniform and consistent visual planting plan, it is recommended that the following guidelines be used:

- a.) If healthy, use existing plants and shrubs. Otherwise, replace with similar or approved plants or shrubs. Approved shrubs are to be selected from the ACC approved listing. Suggested shrubs are Ixora, Variegated Schefflera, and Croton.
- b.) Limit the total number of shrilling due to overcrowding and also providing a place for hiding of burrowing pest animals. Selectively remove shrillings but keep a border at the grass edging.
- c.) Trim existing shrubs (hedge) at lanai screens to lower heights of no more than 30".
- d.) Allow planting for replacement of removed shrubs from the ACC plan approved listing replacement shrubs at each lanai. Dwarf replacement shrubs are recommended with planting on 4' centers.
- e.) Allow planting of low flowering plants from the ACC plan approved listing. Total not to exceed 12 plants.
- f.) A proposed planting template will be provided as to guidance when applying for approval by the condo owner. Two example plans will also be included as a guideline for proposed planting.
- g.) Dead shrubs or plants that are removed will require photos and may be requested for reimbursement from the Cappello II Home Owners Association. If unit owners wish to plant and are willing to absorb the costs then they may do so only after getting prior approvals.

**Note:** This is not a mandatory project. It is being offered for those who wish to add some visual color and attractiveness to their landscape. It is an attempt to plant the "right plant in the right location" so that the plants have a chance to grow, remain healthy and thrive. It will also allow the owner to exercise some creative choices while staying within the structured guidelines.

**Submitted by Cappello II Landscape Committee on 05/30/2020.**

**Revised: 10/20/2020**

**Contacts on Landscape Committee; Jim Walker, Chair**

**Liz Williams, Co-chair**