

Myerlee Circle Condominium Association

6945 Dog Leg Way Fort Myers FL 33919

Preferred Plants for Landscaping

GENERAL GUIDELINES:

All plantings on the grounds are the responsibility of the condo association. They are maintained by our grounds crew under contract for lawn care and plant trimming/pruning. Page 151 of the articles of incorporation states:

“15. Unit Owners may not, in any manner, install, remove, fertilize, trim, prune or otherwise maintain or tend to outdoor landscaping except with the prior specific written approval of the Board of Directors. When the Board of Directors permits Unit Owners to be involved with exterior landscaping, including installation of plants by Unit Owners, it is understood that such permission is in the nature of a license and is revocable at the will of the Board of Directors, with or without cause. The Association shall not be responsible for any such plantings, including but not limited to their death or disease, nor replacement of plants for any reason whatsoever.”

Unit owners are allowed to modify plantings around their unit with prior approval of the Board of directors (See separate “Guidelines for Updating Plantings Around Your Home”). A diagram and description of the proposed change, including proposed plantings, must be submitted to the board for approval prior to commencement of work. Once plantings are approved and installed, the plants become the property of the association, with all rights for maintenance and potential removal or replacement. It is hoped that this accommodation to owners will lead to improvement of the grounds through unit member investment. However, for the sake of continuity and ease of maintenance, it is imperative that plantings fall within certain guidelines. Some of the physical issues that shape these recommendations are: water requirements of the plants, invasiveness, root growth and its possible effect on irrigation lines, sewer lines, and foundations, leaf litter and other plant droppings including fruit or seeds that may attract vermin, and height of plants possibly allowing animal access to roofs. Florida native plants have inherent drought resistance, so should be considered. Some continuity considerations are spacing of plants, distance from buildings, height of hedges and bushes, and height of trees and accent plants.

General Size Considerations:

1. Planting beds around perimeters of units may extend approximately 5' away from the unit.
2. The 1ft. next to buildings is a clear buffer (no planting or plant overgrowth) to leave space for building maintenance (painting, access to utilities, etc.). If closer than that, they will be trimmed away. Therefore, research your plants' mature diameters. If your plant has a mature diameter of 4 ft., it ought to be planted with a root hole dug 3 ft. away from the building (1 ft. buffer + plant's radius of 2 ft.). Many plants have dwarf varieties which may help keep them within these guidelines as well as reducing the necessity of pruning.



2ft. from lawn/3ft. from wall

3. Hedges and bushes should not grow to a height above the front window sills. If/when they reach this height they will be pruned so as not to grow higher. Plantings behind rear porches should be limited to 1 ft. above height of [low] porch windows.
4. Accent plants (i.e. taller) should be limited to a height from top of windows to roofline.

Watering:

When new plants are installed, there may be a period of increased water requirement that will be the owners' responsibility to help get them established. It is our desire that high water demand plants be avoided so that once established, rain and our irrigation system will keep them healthy. Rainy season is optimal for water needs of new plantings, so the summertime is recommended.

Mulching:

1. Beds may be mulched by owners. The current general trend is for using brown wood mulch, but owners are not limited to this.
2. Keeping mulch ~6in. from building will reduce migration of ants to the structure.

Recommended Plants

(May be updated by Grounds Director after further research):

Many of the plants listed below may be found in different colors, blossoms, leaf patterns, etc. (NOTE: This list is not all-inclusive. If you find a plant that you find attractive to add to your landscaping, submit it for possible acceptance and addition to this list.)

HEDGES

Hedges typically grow 4-8 ft., but will be trimmed 1' away from building, and at a height under front and rear windowsills, and 1' above window bottom for lanais:



1. **Viburnum** (Laurustinus) -not dwarf - 2-30ft. height, 12ft. wide. Most common hedge species on property, small white cluster flowers, dark blue berries. Low maintenance. Florida native.



2. **Hibiscus** - 4-6' tall, 6' wide. Large, showy flowers multi-colors available, year-round. Leaves green to pink/purple. Attracts butterflies. Note: Hibiscus plants flower better if planted as solo plants rather than hedge. Non-native.



3. **Chinese Ixora** (a.k.a. Flame of the woods) - 10-15 tall (or DWARF 4-6'), 4ft. wide. Clusters of red/white/pink/yellow flowers year round. Ixora plants flower better if planted as single shrubs rather than in a hedge (flowers diminish as a shrub ages.) Non-native.



BUSHES/SHRUBS

If you desire the look of individual plants, generally pruned into globe shapes, instead of a hedge where the plants grow together and are then trimmed into a joined, rectangular shape, dwarf varieties should be selected, and SPACING should be maintained so they do not join with their neighbors.



1. **Dwarf hibiscus** - (2-4 ft. tall) Large, showy flowers multi-colors available, year-round. Leaves green to pink/purple. Attracts butterflies. Hibiscus plants flower better if planted as solo plant rather than hedges (more sunlight for budding).



2. **Indian Hawthorne** - 3-6ft. tall and wide. Attractive, glossy, dark green foliage, fragrant white or pink spring blooms, and dark blue berries that persist through winter.



3. **Dwarf Firebush** - a.k.a. Scarlet bush - 6-12' tall, 5-8' wide. Orange/red, year-round flowers; susceptible to pests; foliage usually more attractive in shade, but flowers best in sun, attracts butterflies, hummingbirds, other birds. Florida native.

4. **Dwarf Chinese Ixora** (a.k.a. Flame of the woods) -
4-6ft. tall, 4ft. wide. Clusters of red/white/pink/ yellow
flowers year round. Non-native.



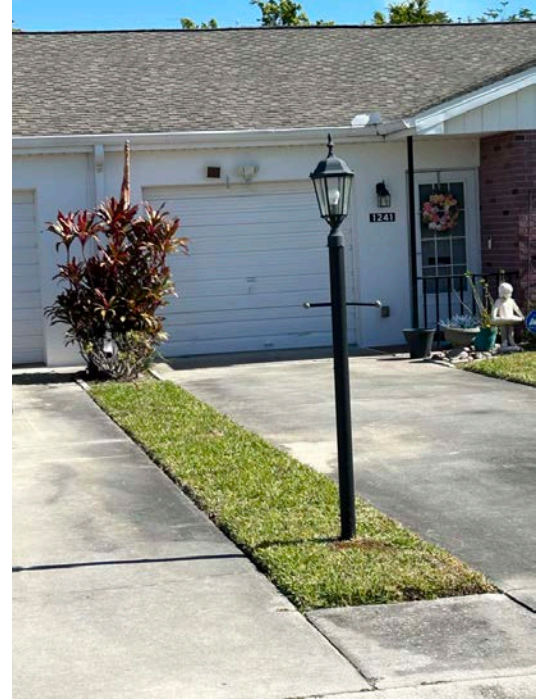
5. **Damiana** - 2-6ft. tall and wide. Drought resistant.



SPECIMEN PLANTS

These fall outside our general parameters due to height. Planting of these must maintain spacing away from any building, but may be taller. Beds where these are allowed are:

1. in the small bed between the driveways (usually found closer to the building in the grass strip),



2. between the front two (typically bedroom) windows,



3. at the front corners of the unit (NOTE: must be planted to maintain 1ft. Clearance from roof WHEN MATURE),



4. centered on the ends of building units.



TALL “SPECIMEN PLANTS” (Taller accents)

Their height should reach a maximum between top of window height to roof line height.

1. **Tree hibiscus** (5-16 ft.) – See hibiscus descriptions above.



2. **Ti plant** – 3-16 ft. tall, 3-8 ft. wide. Dense root balls demand that space be maintained between plants and foundations or concrete. Many colors as well as plain or variegated leaf patterns.



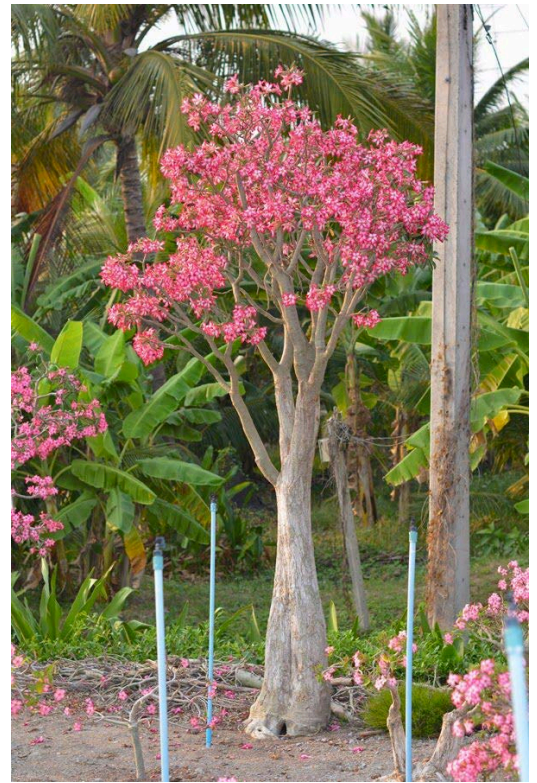
3. **Dracaena** - Form dense root balls that **MUST BE KEPT AWAY FROM FOUNDATIONS**. Very hardy.



4. **Indian Hawthorne Tree** - attractive foliage, and Spring flowers. Some varieties up to 20ft. tall and 15ft. wide.



5. **Desert Rose** - Max. 10ft. Tall, 6ft. Wide. Succulent (low water need). Yellow, orange, red, or pink blossoms up to 3in. Dia.. Cooler winter temperatures trigger dormancy where they drop their leaves and look quite barren. Blossoms both in spring as well as late summer/early fall.



6. **DWARF palm trees** - Christmas palm and other DWARFS (see palms below).



BORDER PLANTS

These may be planted on edges of beds, in-between parking lanes, around other plantings, or around trees. If annuals are chosen, owner must replace annually.

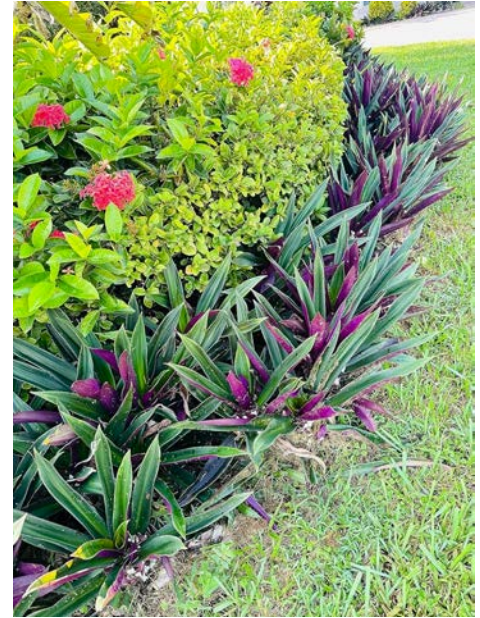
1. **DWARF Coreopsis** (Tickseed) (6-15 inches x 2 ft max)



2. **Sunpatiens** - Can be perennial here, but cold temperatures may make them annuals.



3. **Dwarf Oyster Plant** (Moses in the Cradle) - Partial shade to full sun. Must control their spread. Will become "leggy" after 2-3 seasons, so may need to be cut back or replaced.



4. **Bromeliads** - Wide range of colors, textures, & forms. Prefer bright, indirect light. Avoid direct afternoon sun which may scorch their leaves. Some are drought tolerant. Some require water in their central cup regularly. Typically bloom once only when they reach maturity. The bloom can last for months, even up to a year. Parent plant will produce "pups" (offsets) that can be separated and will bloom themselves, ensuring continued flowering.



5. **Dwarf Bee Balm** - Growth may be 12-18 inches. Drought tolerant. Great pollinator. Blossoms summer to fall. Space 18-24in. May become spindly and "weedy," it also can spread by underground rhizomes, potentially requiring division every few years to keep it in check.



6. **Dwarf Croton** - Some species require partial shade. Variety of sizes.



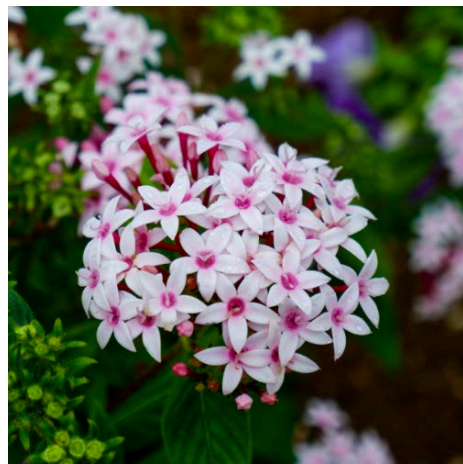
7. **Salvia** (Mealy Sage) - Heat and drought tolerant. Full sun to part shade. Cut back in late winter to early spring for optimal health. Self-seeding, so may spread.



8. **Vinca** (Periwinkle)- Space 12-18in. Apart. Versatile ground cover. Growth must be monitored, as it likes to spread and may become invasive. Blue, white, & red varieties.



9. **Pentas** (Egyptian star cluster) - 15in. wide x 2-3ft. tall. Vibrant blooms, low maintenance. Attract pollinators. Drought resistant. Can become leggy if not pruned periodically.



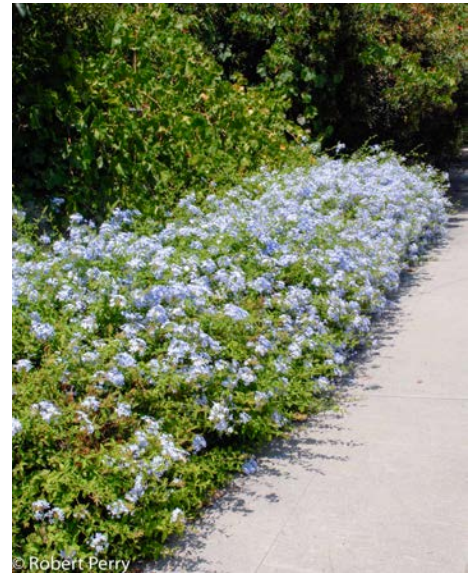
10. **Tulip Ginger** (Lotus Ginger, Thai Tulip Ginger, Siam Tulip) – 1-2.5 tall, 1-1.5 spread (rhizome/bulb creates offspring). Goes dormant during winter. Hardy. Partial to full sun (leaves may burn with too much sun). Bloom spring to fall. Long lasting blossoms.



COMMUNITY PLANTINGS FOR COMMON GROUNDS, NOT INDIVIDUAL UNIT PLANTINGS

Due to size, these plants may be used for community areas, but not in small beds around individual units.

1. **Blue Plumbago** (Cape leadwort) – for around palms and low hedge applications. Need minimal pruning, best if left in natural mound shape.





2. **Panama-rose** (not actually a rose) - 3-5ft. tall. Low maintenance. Full sun to part shade. Moderately drought tolerant.

3. **Song of India** (Variegated Dracaena) - can be bush, shrub, or tree. 3-20 ft. tall, 3 ft. wide. Partial sun or indirect light. . Low maintenance. As with all dracaenas, plant away from foundations as it will form a large root ball.



4. **Peregrina Jatropha** (Spicy Jatophra) - 10-15' tall, 10-15 wide. Moderate growth rate. Full sun to partial shade. interesting lobed leaves, pink to red flower clusters. Flowers year round. Non native

5. **Perennial Copperleaf** - 10ft. tall and 8ft. Wide. Some species drop leaves during dry season.

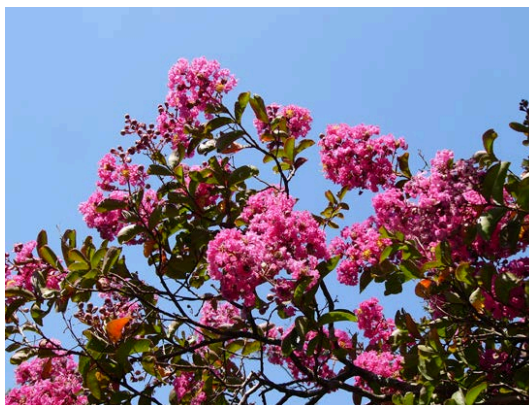


4. **Jacaranda Tree** - Beautiful purple flowers and dense shade beneath. Can be messy due to fallen flowers, leaves, and seed pods.



5. **Golden Trumpet Tree** - 15-25ft. tall. Stunning yellow blossoms. Roots are more vertical than horizontal, so less damage occurs to sidewalks, driveways, etc.

6. **Pride of India** (Queen's Crape Myrtle) - 19ft. Stunning blooms late spring to early autumn. Drought tolerant. Pruning to maintain shape is preferred. Some larger varieties may have invasive roots.



7. **PALMS** - We are moving toward shorter, lower maintenance plants, often to be planted in a cluster of 2 or 3.

- a. **Buccaneer Palm** -
Slow growth, low maintenance.
Drought tolerant.
Max. height 15ft.
Endangered species. Florida Native.



- b. **Foxtail Palm** - 30ft. Tall, 20ft. canopy. Low maintenance. Drought tolerant. Quick growing.



- c. **Spindle Palm** - Up to 20-25ft. Spindle-shaped trunks & bright green fronds. Slow growing. Drought-tolerant. Drought tolerant. Infrequent pruning. May require potassium and magnesium supplements when young.



- d. **Christmas Palm** - Up to 25ft. x 8ft. Small size, self pruning, red fruit. Cold sensitive, Fruit drop may be messy and attract wildlife.



- e. **Ponytail Palm** - Drought tolerant. Full sun to partial shade. Low maintenance. UP TO 20ft. May flower 2-3x/yr. Drought tolerant. Slow growth.



- f. *Ravenala madagascariensis* (Travelers' Tree) - Up to 30' tall with up to 25' spread. Large, fan-shaped leaves that will grow in one plane if pruned regularly.



PROHIBITED Plants

(We've researched them already):

- Sabal/Cabbage/Palmetto Palm-messy
- Lantana - invasive
- Mexican Petunia - invasive.
- Asparagus Fern - invasive
- Bouganvillea - thorns