BABCOCK NATIONAL
GOLF & COUNTRY CLUB

COMMUNITY DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

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COMMUNITY DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

These Community Development Standards and Design Guidelines are intended as an overview of the design and construction process to be followed at Babcock National. Other architectural requirements and restrictions on the use of your Lot are contained in the Declaration of Covenants, Conditions and Restrictions for Babcock National, recorded in the public records of Charlotte County, Florida (the "Declaration") and the Declaration for each neighborhood within Babcock National (the "Neighborhood Declaration"), if any. These Community Development Standards and Design Guidelines should be referred to for the specific requirements of your Lot development. All capitalized terms contained herein shall be as defined in the Declaration unless specifically defined herein.

All Owners in Babcock National are automatically members of the Babcock National Homeowner's Association, Inc. (the "Association") and are required to maintain their membership in this Association and pay their annual dues. The Board of Directors of the Association has appointed an Architectural Review Committee ("ARC"), which reviews each of the home designs, changes and improvements before construction may begin. Plans and specifications for modifications, additions and construction are required to be reviewed by the ARC in accordance with these Community Development Standards and Design Guidelines. All homes, structures and other site improvements made by the Developer and/or Association are exempt from the provisions of these Community Development Standards and Design Guidelines.

In addition to the Community Development Standards and Design Guidelines included herein, Owners shall also be subject to applicable design standards promulgated by the Babcock Ranch Residential Association, Inc. It is noted that the design standards of Babcock National may be more restrictive than those promulgated by the Babcock Ranch Residential Association, Inc.

The Community Development Standards and Design Guidelines cover four aspects of construction:

Site Development Standards: The analysis of your Lot based on its orientation and natural features. Specific recommendations include the proposed landscape and landscape elements.

Landscape and Irrigation Design Standards: Items to consider in designing landscaping and irrigation for your home.

Architectural Standards: Items to consider in designing your home as they relate to the style, building materials, detailing and colors.

Construction Standards: Directions to be followed by your contractor, if any, to assure the quality of construction and the maintenance of a well-kept job construction site.

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ARCHITECTURAL CONTROL PROCEDURES

Residents shall submit plans and material details for all improvements proposed on their homes or Lots in Babcock National for review and approval by the ARC before construction may begin. In addition to the Babcock National ARC review, the proposed improvement shall also be required to be reviewed by Babcock Master ARC, and/or the Founders Design Review, and/or the Babcock Ranch Independent Special District (the "Independent Special District). To assist in this review, application forms, specific guidelines, and checklists are provided by the Association's Manager. These forms furnish the ARC with the basic information it needs to review your plans, and function as a checklist for you. Any questions in reference to the Community Development Standards and Design Guidelines should be submitted to the ARC. The ARC will make every effort to clarify the standards and interpret the instructive covenants and architectural standards.

Step 1: Preliminary Review: A preliminary review of the concept for your home, anticipated alterations and improvements should occur with a representative of the ARC. At this time, conceptual ideas and drawings that you have conceived may be reviewed. This preliminary review is suggested to help avoid approval difficulties at the time of the final review.

Step 2: Final Review: When final drawings for your home, anticipated alterations and improvements are complete, they must be submitted to the ARC for final approval. This information includes:

1. Site Plan showing the sitting of the improvement or structure under consideration on the Lot. Dimensions with relation to existing structures and Lot lines must be shown on the site plan. Site plans are required to be reviewed by the Independent Special District as detailed in the ARC request forms.
2. For permanent structures, plans prepared by an architect and/or professional engineer as evidenced by their seal(s) include:
    a. Floor Plan
    b. Elevations depicting the Front, Rear and side views of the structure.
    c. Roof Plan
3. Drainage Plan
4. Irrigation Plan
5. Landscaping Plan
6. Exterior Lighting Plan (if applicable)
7. Color Sample Boards for Exterior Finishes

The ARC will make every attempt to review the plans at the next scheduled ARC meeting after the submittal. At this time, adjustments to the plans may be required. If the revisions are substantial, the ARC may require that the plans be resubmitted for review. No site clearing or construction work of any kind is permitted on the Lot until final approval is received from the ARC. Construction work must begin within six months of the final approval of the plans or the approval shall be void.

This ARC Review Procedure must be followed to insure that the Contractor follows the Community Development Standards and Design Guidelines. The ARC may require inspection of the staking plan for your home and Lot improvements before construction may begin. Intermediate

inspections may also be done by the ARC at any time during construction to verify compliance with the approved construction drawings.

The scope of any review and approval of the ARC is limited solely to whether the respective plans or work meet certain requirements, standards and guidelines relating to aesthetics and the harmony and compatibility of proposed improvements in Babcock National. The ARC reviews plans and specifications solely for the Association and the Developer, and shall have no liability of any kind to any other party for any matter whatsoever, including but not limited to the conformance or non-conformance by any party with respect to these Community Development Standards and Design Guidelines. The ARC reserves the right to waive or modify any conditions of these Community Development Standards and Design Guidelines and no person shall have any claim as a result hereof. Any waiver or modification shall be considered a waiver of modification with respect to any other similar or different matter. The ARC may withhold or grant its consent in its sole and reasonable discretion.

SITE DEVELOPMENT STANDARDS

Babcock National occupies a beautiful area in the Babcock Ranch area community. It is the intent of these Community Development Standards and Design Guidelines to preserve and enhance the natural and man-made amenities of Babcock National. The siting of your home should emphasize these amenities and strive to preserve as much of the natural vegetation and existing trees as possible.

SITE ENGINEERING

Many Lots border areas of native vegetation which must be carefully preserved in compliance with local, state and federal environmental regulations. In addition to the natural characteristics of your site, the developers of Babcock National require that setbacks and other restrictions be observed to preserve the appeal of the community. The homes constructed within Babcock National must all meet the minimum finished floor elevation requirements of the local government authority. Berms and other obstructions that create water pockets or allow water runoff to adjacent Lots will not be permitted. All utility service within Babcock National is required to be underground and connect to your home in Accordance with the local government regulations.

SITE IMPROVEMENTS

SETBACKS: The homes and all structure improvements at Babcock National shall satisfy the below listed minimum setbacks from property boundary lines:

	Single Family
1. Front Yard	10 feet
2. Side Yard	5 feet*
3. Rear Yard – Accessory Structure	4 feet*
4. Rear Yard – Waterfront – Accessory Structure	20 feet*

*No structure may encroach on any easement as depicted on the individual Lot survey.

DRIVEWAYS: Driveways must be designed to avoid fire hydrants, transformers, and other site utilities. All driveways are to have a minimum width of 16 feet unless site conditions necessitate a narrower driveway. Deviations from the standard 16 foot width must be approved by the ARC. Driveways may not extend past the edge of the home.

The layout and materials used for the driveway and entry walk create first impressions of your home. Paver bricks in warm earth tones must be used for your driveway. Driveways and sidewalks in condominium neighborhoods may only be plain broom finished concrete or paver brick. Asphalt driveways are not acceptable. The use of exposed aggregate as a paving surface is prohibited because these materials tend to deteriorate. The entry walkway to your home should be wide enough to provide an entry statement to your front door. Walkway materials must be the same as, or compatible with, the driveway or structure material. No epoxy coatings, elastomeric concrete finishes, painted, imprinted, colored or other similar concrete finishes will be allowed to driveways or walkways in the front of houses. Concrete aprons and sidewalks are required and may not be converted to any other material.

POOLS AND SPAS: Pools, spas and decks shall not encroach upon utility, drainage or other easements located on Lots. Above-ground pools and pools constructed of vinyl or other synthetic materials are not permitted. Spas may be constructed of concrete or synthetic materials; additionally, above ground manufactured spas are permissible but shall be placed in the covered lanai at the rear of the home. All decking around pool and spa areas must be finished concrete, aggregate, elastomeric concrete finish, wood decking, stamped concrete, tile, brick or concrete pavers. Plans for in-ground pool shall also show any additional facilities such as slides, waterfalls, grottos and the location of all pool equipment. The ARC may require additional landscape to screen the pool and its related facilities from view of adjoining properties.

Screen enclosures shall be required and be designed to complement the architecture of your house and may not exceed the height of the house. Swimming pool screen enclosures must be built within the side and rear yard setbacks and must provide adequate room for landscape buffering. All aluminum enclosures must be painted a dark bronze color, the screen must have a charcoal color, and have a mansard style roof line. No mill or white finish aluminum is permitted. Composite roofs and flat roofs of any type are not permitted.

ACCESSORY STRUCTURES: Permanent or portable basketball hoops are not allowed. Permanent backyard courts, such as basketball, volleyball, tennis, badminton, shall not be permitted. Playground equipment (swing sets, etc.) shall not be permitted. Trampolines are not permitted.

EXTERIOR DECORATIONS: Front yard decorations are limited to landscape planters. Landscape planters must be generally in "earth tones" and must be appropriately located within a Lot, as further described herein. For the purposes of this Section, earth tones are deemed to be dark greens, grays, tans and various shades of brown. Decorative items in bright colors or which might otherwise be deemed offensive or an "eyesore" in the Community in the sole opinion and discretion of the ARC or Board of Directors are prohibited. No more than four (4) Decorative items may be

located on a Lot. All Decorative Items must be located within planting beds on a Lot and may not be taller than two (2) feet in height. Hose reels are permitted so long as they are screened from view with appropriate landscaping material. Exceptions to the above restrictions may be granted by the ARC in their sole and absolute discretion. Prohibited decorative items include, but are not limited to, decorative landscaping flags, birdbaths, statues in front yards, decorative fountains, star décor, hanging baskets, and/or iron décor. Park benches or chairs will be allowed under a covered porch, patio, or at a front entry or directly adjacent to the front door (along entry).

SCREENING: The use of landscape materials to provide screening and privacy within your yard is preferred. Tall shrub materials must be carefully considered in your landscape plan so that they do not block your neighbors' views of the water and/or golf course. Service yard areas for the storage location of A/C compressors, pump equipment, pool equipment, etc., must be screened by a 4-foot high dense hedgerow. A list of permitted plant material is included in these Community Development Standards and Design Guidelines.

FENCES OR WALLS: Walls and/or fences may not be constructed on any Lot.

ACCESS RAMPS: Any Owner may construct an access ramp on or to his home, if the resident or occupant of the home has a medical necessity or disability that requires a ramp for egress and ingress, under the following conditions: 1) the ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practical, and be reasonably sized to fit the intended use; 2) Plans for the ramp must be submitted in advance to the ARC, which may make reasonable request to modify the design to achieve architectural consistency with the home and surrounding structures; 3) The Owner shall at the time of the application include an affidavit from a physician attesting to the medical necessity or disability of a resident or occupant of the applicable home.

TRASH: All areas of your Lot are to be maintained in a neat and orderly appearance. Lawns and shrubs are to be trimmed and dead plant material and branches are to be removed. All trash, garbage and recyclables must be kept in covered containers which must be kept in the garage and placed at curbside not sooner than the morning of collection.

ENTRY SCREENS: Front entries on certain elevations may be screened. Elevation specific design standards are included in the Entry Screening Request Package.

ARCHITECTURAL STANDARDS

It is important that you work closely with your architect, designer and/or builder to insure that a home and any proposed improvements are designed to both meet your needs and comply with community standards. A preliminary review of your design with the ARC is suggested before construction drawings for any addition are prepared. This will avoid costly changes to the design once the final drawings have been completed.

GARAGES: Garages may not be converted for any other use. Garage doors shall be equipped with automatic garage door openers and the doors shall be kept closed (down), except when being used to access the garage. Garage screens are not permitted. Any windows in the garage shall have curtains, blinds or other suitable covering.

EXTERIOR FINISHES: All homes within the Babcock National are to have a stucco, stacked stone, and/or siding finish or finishes that are compatible with the home finishes on homes constructed by the Developer. All exterior walls must be painted or have approved color impregnation. Door and window trim must be finished to match or complement the materials of the elevations. Windows with tinting are acceptable, but reflective film or glass is prohibited. Fascias, gutters, and downspouts are to be designed as integral parts of the architecture and finished to complement the house. Unfinished metal is not permitted except for copper. Doors with glass inserts must meet all criteria of the current building code and inserts may be either frosted, translucent, or clear glass. Door glass muntins are required on the front of the home. Leaded glass is prohibited. Front door screens (rigid frame or "phantom style") shall be permitted.

REPAINTING: If an Owner intends to repaint the home in its original colors, the ARC must be notified. The notice must include pictures of the home prior to being painted and the color sheet provided by Sherwin Williams or other evidence that shows the original colors of the home when it was built and painted by the Builder.

If an Owner wishes to change the color of a home, the Owner must use another original and complete color scheme created by the Developer that is used on an existing home as approved by the ARC or the Developer. The entire exterior must match the proposed color scheme. The Owner may not choose the color scheme of a home immediately to the right or immediately to the left of his home, nor that of the home across the street. Any change in the colors of your doors, window trim, or home during repaint is subject to ARC approval. Color swatches and/or paint formulas are to be submitted with the ARC request for approval, as well as the address of the home whose color scheme is being duplicated.

ROOFING: Roof pitches and the width of overhangs may vary as required by the individual design of your home. A flat roof is not permitted. Houses may not exceed a maximum height of thirty-five (35) feet. The height of the house is measured from the minimum finished floor elevation to the peak of the roof. Roof materials of flat concrete or clay tile is required throughout Babcock National. Barrel tile is prohibited. Prefinished metal roofing, asphalt shingle, and wood shingles are not permitted unless originally installed by the developer.

ANTENNAE AND SATELLITE DISHES: Antennae or satellite dishes (which broadcast a signal) must be concealed and installed inside the residence. Because satellite dishes require an

unrestricted "line of sight" to the transmitting satellite, a satellite dish may be mounted on the exterior of the residence, in the rear or rear 1/3rd of the home and below the roof line and shall not be visible from the street. The location and size of any such satellite dish must be approved by the ARC before it is installed. Only antennae, aerials and satellite dishes which are designed to receive television signals shall be permitted. Antennae and satellite dishes which broadcast a signal are prohibited.

HVAC EQUIPMENT: Window or wall air-conditioning units are prohibited. Exterior equipment, such as condensers, must be screened from view. To the maximum extent possible, solar heaters are not to be visible from any streets within the community.

SOLAR PANELS: Solar panels may be installed, subject to approved designs from the ARC. Applications to install solar panels on one's home must include the following items: Pipes on the roof and going down the wall of the home must be painted to match the color of the roof and wall, respectively. Solar panels must be installed on the sides or the rear of the home. Panels may not be installed on the front of the home. A sketch and plat showing the orientation of the home on the Lot and North direction duly noted, must be submitted with the application, illustrating where the solar panels will be installed.

HURRICANE SHUTTERS: Temporary hurricane shutters may be installed on the outside of a Unit only after an official tropical storm watch or warning or hurricane watch or warning has been issued for the local vicinity by the National Hurricane Center. Said temporary hurricane shutters must be removed no more than ten (10) days after cessation of severe weather.

Permanently installed hurricane shutters must match the color of the Unit and except as provided below, must remain in the open or stored positions until a tropical storm watch or warning or hurricane watch or warning has been issued for local vicinity by the National Hurricane Center and must be returned to the open or stored position no more than ten (10) days after cessation of severe weather. Within the covered lanai area only, roll down, accordion style, clear or metal panels or fabric screening may be left in the closed or deployed positions during the entire official Atlantic hurricane season as designated by the National Hurricane Center, at times when a Unit is unoccupied to protect lanai furniture, provided that: 1) the color of the shutters matches the color of the Unit; 2) the shutters are not visible from the street; and 3) the shutters are returned to the open or stored position upon the Owner's return to the Unit.

Accordion style shutters are not permitted on the front of any home.

EMERGENCY GENERATORS: Emergency electric generators, to be permanently installed, must conform to all regulatory and local government codes, and be screened with landscape material from street view.

CONSTRUCTION STANDARDS

PRE-CONSTRUCTION: Prior to any work on your Lot, the final site layout, landscaping, and/or architectural plans must be completed and approved by all applicable ARCs. The completed plans must also include any revisions required by the Board. In addition to the approval by the Board, the plans for your home must also meet the requirements of all applicable governmental and Independent Special District codes and regulations. All Owners and their respective contractors must review all of the Community Development Standards and Design Guidelines enforced by the ARC.

Signs and permit boards posted on the construction site must be approved by the ARC. A single 24" x 24" sign that includes the name of the contractor may be permitted on the Lot during construction. The design of the sign shall be approved by the ARC and used consistently on all Lots. Subcontractor signs are not permitted. Signs shall not be posted on any trees. Only "House for Sale" and "House for Rent" signs as approved or promulgated by the Board or ARC are permitted on any Lot.

Once all applicable agencies (ARCs, Independent Special District, County, etc.) have approved the plans for your improvements, construction may begin. A local government building permit must be obtained and posted at the site as applicable. The foundation staking and location must be reviewed with the ARC. Trees and natural areas to be preserved must be barricaded and the removal of existing trees must be approved by the ARC.

The ARC reserves the right to perform periodic construction observations at any time during construction to help insure compliance with the plans.

CONSTRUCTION SITE CONDUCT: The contractor for your improvements is responsible for the conduct of the workers on the job and the condition of the site. To ensure quality and safety of all workers, drugs and intoxicants are not permitted on any construction sites. The contractor is responsible for trash and debris that might litter the streets throughout Babcock National from the construction activity. Trash should be stored in a dumpster on the job site and be emptied on a regular basis. Construction sites are to be cleaned daily. Fires are not permitted on construction sites. At the end of each day, workers must clean up the trash at the site and keep construction materials neatly stored. Construction trailers or storing of materials are not permitted on any adjoining vacant Lots or common areas. The ARC may require contractors to enter into agreements to assure compliance with safety, insurance and other requirements. Sufficient portable toilet facilities must be located in a manner to least disturb other residents, the aesthetic appearance of the community or other construction.

To preserve the natural areas of the Lot or any preservation areas, barricades or silt fence shall be installed as necessary. Additionally, all vehicular traffic should be kept away from the area within the drip line of existing trees to prevent soil compaction of the root zones. Damaged limbs and dead vegetation shall be removed from all sites.

FINAL INSPECTION: Upon construction completion, the Owner or builder must give written notice to the ARC that the home is complete and ready for inspection. All trash and building materials must be removed from the site and the house shall be connected to all permanent utility systems. The landscape contractor must have all of the landscaping installed and the sod in place. The irrigation system shall be completely tested and fully operational.

A final survey and a copy of the Certificate of Occupancy from a local government authority for the home improvement must be submitted to the ARC. At that time, the ARC shall notify the Owner whether or not the home complies with the approved plans. Any unauthorized changes to the actual construction which vary from the approved plans must be rectified with the ARC.

APPEAL: If final construction approval is denied by the ARC and the Owner feels that the decision is unfair, the Owner may appeal to the Board. The decision by the Board is final and binding.

LANDSCAPING AND IRRIGATION DESIGN

Landscaping is an essential element of your home. The ARC requires that your design be completed by a registered landscape architect who will provide expertise for siting your home and the proposed site improvements. All proposed landscapes must meet the minimum requirements as outlined by promulgated design standards.

TREES: Existing trees that occur on a few of the Lots within Babcock National should be retained to the greatest extent possible. Trees add significantly to the value of your property and create a sense of permanence and maturity. The landscape plans submitted for your Lot must show existing trees of four inches diameter or greater and whether the trees will be preserved or removed. Removing any existing tree must be approved by the ARC. One (1) canopy tree is required to be planted in the landscape verge (area between the sidewalk and the road). A minimum of seventy-five (75) percent of the total number of trees on a lot shall be native to Florida.

PLANS: Landscape plans must be completed at a scale no smaller than 1 inch = 20 feet and show all natural areas, proposed planting beds, sodded lawn, and all tree locations. The plans must also include a plant list with common and botanical names, plant sizes, and material spacing. Your landscape architect can best advise you of plant materials that are appropriate to the soils and drainage conditions of your Lot. Tree and shrub masses should be designed to moderate the climate of the living environments within and surrounding your home. Breezes may be directed or buffered by the materials and trees planted to provide shade in the heat of the day. Shrub masses should be located so that your neighbor's views of the water or golf course are not inhibited. Natural areas may be enhanced with the addition of understory materials to create islands of landscaping in your yard. Native plant species must be preserved in these areas and various setbacks from these buffers to any site construction must be observed as regulated by pertinent government agencies.

PLANT MATERIAL: The use of not less than seventy-five (75) percent native plant materials is required because of their inherent adaptability to the area and low maintenance requirements. A

list of suggested plant materials is included in the back of these Community Development Standards and Design Guidelines.

Exotic plants listed in Category I and II of the Florida Exotic Pest Plan Council Invasive Plant Species List are prohibited in Babcock National. Most of these plants are prohibited because of their invasive tendencies and their ability to destroy native plant systems. For the most current EPPC list visit: www.fleppc.org.

LAWNS: Lawn areas of your Lot are to be sodded with Floratam sod due to its chinch bug resistance. The total amount of sod may not exceed fifty (50) percent of the total lot area and thirty (30) percent in the front yard. Landscape verges may not contain sod. All areas which are not sodded, paved, or left in natural vegetation, must be covered with three inches of mulch to maintain soil moisture and to keep weeds out of planted beds. Mulch must match that as originally installed. Cypress mulch is prohibited. Rock of any variety shall not be used in place of mulch. There shall be no hard edging (i.e. curbing, brick, metal, pvc) permitted around any planting/shrub beds.

LIGHTING: Site lighting must comply with the requirements of the Internal Dark Sky Association.(www.darksky.org). Lighting layout and product specifications must be included with the landscape plans. All lighting should be directed within your Lot, with no spillover onto adjacent Lots. No lighting that emit light above ninety (90) degrees (up lighting), in comparison to the ground, is permitted. Lighting sources may not exceed 3000K in color. The use of colored lenses is prohibited, except when used in holiday displays. Site lighting must be placed on a timer set to shut off at 10:00 p.m.

IRRIGATION: To help insure a thriving lawn and plant materials, an automatic underground irrigation system is required. Irrigation plans for your home must be furnished at the same scale as your landscape plan and are part of your Final Review. To insure continuous expanse of healthy landscaping and irrigation, coverage is required from the back of the curb at the street to the property line or adjacent conservation easements. The irrigation systems must be tied into the community water reuse system and may be metered by the Association. Rain sensors on automatic irrigation systems are required. It is desirable to have only similar irrigation spray heads on the irrigation zone and not to mix different heads in a zone, such as drip irrigation with rotor type irrigation.

Areas of native vegetation shall not be irrigated because doing so will encourage undesirable weed growth. Irrigation heads must be placed to prevent spraying onto walks, driveways, and the walls of your home. No irrigation heads may be placed within two (2) feet of the walls of your home. Your system must be designed with an automatic time clock so that watering may be completed during early morning hours. This feature is especially critical when local governments require watering restrictions during seasons of inadequate rainfall.

LANDSCAPE MATERIALS: The following is a list of recommended plant materials that may be used for the landscaping of your home at Babcock National. All plant material shall be Florida Fancy or Florida Grade #1 as defined in Grades and Standards for Nursery Plants, State Plant Board of Florida. A minimum of seventy-five (75) percent of all plant materials used on a lot must be native to Florida. The applicant must take into consideration the specific growing conditions of their home site when choosing planting materials. Drainage, lighting and soil conditions may vary within the community. Under extreme winter weather conditions, some of the listed plants will be susceptible to varying cold or freeze damage.

(N) – Indicates native Florida plants.
* - Indicates plants susceptible to cold or freeze damage.

Canopy Trees & Palms

Botanical Name	**Common Name**
Acer rubrum	Red Maple (N)
Pinus elliotti densa	Slash Pine (N)
Quercus virginiana	Live Oak (N)
Quercus laurifolia	Laurel Oak (N)
Magnolia grandiflora	Southern Magnolia (N)
Peltophorum pterocarpum	*Yellow Poinciana
Jacaranda mimosifolia	*Jacaranda
Gardonia lasianthus	Loblolly Bay (N)
Juniperus silicicola	Southern Red Cedar (N)
Magnolia virginiana	Sweet Bay
Keolreuteria elegans	*Golden Rain Tree
Sabal palmetto	Cabbage Palm (N)
Conocarpus erectus	*Buttonwood (N)
Taxodium distichum	Bald Cypress (N)
Washingtonia robusta	Washington Palm
Wodyetia biforcata	*Foxtail Palm
Cocos nucifera	*Coconut Palm
Roystonea regina	*Cuban Royal Palm (N)
Chrysalidocarpus lutescens	*Areca Palm
Vietchia merillii	*Christmas Palm
Ravenea glauca	*Majesty Palm
Bucida buceras	*Black Olive

Sub-Canopy Trees

Botanical Name	**Common Name**
Podocarpus macrophyllus	Japanese Yew
Nerium oleander	*Oleander
Myrica cerifera	Wax Myrtle (N)
Ligustrum japonica	Ligustrum tree
Psidium littorale	*Cattley Guava
Lagerstroemia indica	Crape Myrtle
Myrsine guianensis	*Myrsine (N)
Ilex cornuta 'burfordii'	Burford Holly
Ilex cassine	Dahoon Holly (N)
Illex opaca 'East Palatka'	East Palatka Holly (N)
Lagerstroemia indica	Crape Myrtle
Podocarpus gracilior	Weeping Podocarpus
Thrynax radiata	Thatch Palm (N)
Phoenix roebellinii	*Pygmy Date Palm

Shrubs

Botanical Name	**Common Name**
Plumbago spp.	*Plumbago
Stelitzia reginae	*Bird of Paradise
Agapantus africanus	*Lily of The Nile
Hamelia patens	*Firebush (N)
Myrcianthes fragrans	Simsons Stopper (N)
Ligustrum spp.	Ligustrum
Podocarpus macrophylla	Podocarpus
Philodendron selloum	*Split Leaf Philodendron
Schefflera arboricola	*Dwarf Schefflera
Ixora coccinea 'Nora Grant'	*Nora Grant Ixora
Hibiscus rosa-sinensis	*Hibiscus
Podocarpus macrophylla 'maki'	Japanese Yew
Dracaena spp.	*Dracaena
Syzgium paniculata 'compacta'	*Eugenia

Myrica cerifera	Wax Myrtle (N)
Nerium oleander 'Petite Pink'	*Dwarf Oleander
Ilex glabra	Gallberry (N)
Myrsine guianensis	Myrsine (N)
Tripsacum dactylodies	Fakahatchee Grass (N)
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Leucophyllum frutescens	Texas Sage
Senna seurattensis	*Glaucus Cassia
Ilex cornuta	Dwarf Burford Holly
Serenoa repens	Saw Palmetto (N)
Carissa 'Emerald Blanket'	*Dwarf Carissa
Gardenia spp.	*Gardenia
Schefflera actinophylla	Umbrella Tree
Chrysobalanus icaco	*cocoplum (N)
Cocoloba unifeya	*Seagrape (N)
Zamia pumila	Coontie (N)
Spartina bakerii	Cord grass (N)

Ground Cover/Vines

Botanical Name	**Common Name**
Ilex vomitoria 'schillings'	Dwarf Yaupon Holly
Nephrolepis exaltata	Boston Fern
Ophiopogon japonicus	Mondo Grass
Hemerocallis flava	*Day Lily
Lantana sellowiana	*Lantana
Allamanda cathartica	*Allamanda
Bougainvillea spp.	*Bougainvillea
Mandevilla grandiflora	Mandevilla
Senecio confuses	Mexican Flame Vine
Raphiolepsis indica	Indian Hawthorn
Juniper spp.	Juniper
Pentas lanceolata	*Egyptian Star Clusters
Asparagus sprengen	Asparagus Fern

Liriope muscari (Evergreen Giant)	Liriope, Emerald Goddess
Trachelospermum jasmin.	Confederate Jasmine
Pyrostergia ignea	Flame Vine
Lonicera japonica	Honeysuckle
Stenotaphrum secundatum	Floratam (Sand grown)
Pennisetum setaceum	Fountain Grass
Dianella tasmanica	*Flax lilly
Jasminum simplicifolium	*Wax Jasmine