

## **Fairfax ARC Landscaping Guidelines**

In developing the landscaping guidelines for Fairfax Village, the ARC Committee used Chapter 15, Articles I-VI from the Code of Ordinances Village of Royal Palm Beach as a guideline.

At our ARC meeting on June 19, 2007 (revised on November 5, 2012), the Committee adopted the following guidelines.

The guidelines are primarily for front yard landscaping. As Minto originally put in three (3) palm trees in everyone's front yard, the Committee proposes continuing this policy with the following clarifications and modifications:

1. Any and all landscaping changes must receive ARC approval from Fairfax Village and Madison Green Master ARC before any changes can be made. To assist with the approval process, the homeowner must include a diagram including the location and name and number of plants. Homeowners can include photos of plants and also photos of the area on their lot to be changed.
2. Each front yard must have at least three (3) palm trees, with each of the three (3) palms having a minimum of 10 feet of clear trunk (soil line to the top of the crown shaft where the fronds break away). The clear wood on the three (3) palms must be at least 20 feet, with each of those three (3) palms having no less than 4 feet of clear wood (soil line to the base of the crown shaft). The palm trees may be staggered in height and variety for maximum visual appeal.
3. Each front yard must have at least ten (10) smaller plants, which may be of the flowering variety or ground cover. To further preserve water resources, the use of native plant material in landscape design through xeriscape techniques is highly encouraged (but not required). The water requirements of native plant materials adjust to local weather cycles and result in lower water usage than that of non-native plant materials. Homeowners can check with the local nurseries for materials that fit these criteria.
4. Trees and/or shrubs may not at any time extend on to, or drop branches, leaves, or fruit on adjacent properties.
5. No trees may be removed from the swale area between the sidewalk and the street.
6. No trees and/or landscaping may be placed in the swale area between the sidewalk and the street. Homeowners may plant short, well trimmed native plant material around the base of the trees (with ARC approval).
7. No trees and /or landscaping may be planted in the drainage easement or the force main easement in the rear of the lot.
8. The Committee is recommending organic mulch, but will allow other filler. Organic mulch will further preserve water resources.
9. Homeowners planting in utility easements (12 feet from the closer edge of the sidewalk, must have ARC approval and sign-off on a utility easement disclaimer.
10. All lawns and landscaping must be properly maintained in a healthy growing condition and free from refuse, debris, harmful insects, and disease. Maintenance shall include watering, except during declared drought conditions, weeding, mowing, fertilizing, treating, mulching, pruning, removal/replacement of dead or diseased landscaping and removal of refuse and debris on a regular basis so as to provide a neat, trim, and well-kept appearance at all times.
11. Any dead material must be removed and replaced with ARC approval.

See the attached list from Chapter 15, Articles I, part 8 and 9 of the Code of Ordinances Village of Royal Palm Beach for prohibited vegetation and restricted species.

These guidelines have been established to increase "curb appeal" and to avoid confusion.

**All ARC application regulations must be adhered to when applying for this approval.**

Respectfully submitted,

Fairfax ARC Committee

June 19, 2007

# 2 revised for clarification and compliance with Master ARC Rules and Guidelines - November 2012

**Sec. 15-8. Prohibited vegetation. The following species of plant material are prohibited and shall not be planted or installed in the village:**

TABLE INSET:

SPECIES:	COMMONLY KNOWN AS:
<i>Acacia Auriculiformis</i>	Earleaf Acacia
<i>Albizia Lebbeck</i>	Woman's Tongue Tree
<i>Alternanthera philoxeroides</i>	Alligator Weed
<i>Araucaria heterophylla</i>	Norfolk Island Pine
<i>Bambusa Vulgaris</i>	Tree Bamboo
<i>Bischofia Javanica</i>	Bischofia
<i>Brassaia Actinophylla</i>	Schefflera
<i>Casuarina cunninghamiana</i>	Australian Pine
<i>Casuarina glauca</i>	Suckering Australian Pine
<i>Casuarina equisetifolia</i>	Australian Pine
<i>Casuarina glauca</i>	Suckering Australian Pine
<i>Cupaniopsis anacardioides</i>	Carrotwood
<i>Dioscorea alata</i>	Winged Yam
<i>Dioscorea bulbifera</i>	Air-potato
<i>Eichhornia crassipes</i>	Water -Hyacinth
<i>Enterolobium cyclocarpum</i>	Ear Tree
<i>Eucalyptus spp.</i>	Eucalyptus
<i>Ficus Altissima</i>	Loft Fig
<i>Ficus Aurea</i>	Florida Strangler Fig
<i>Ficus Elastica</i>	Indiarubber Fig
<i>Grevillea robusta</i>	Silk Oak
<i>Hibiscus tiliaceus</i>	Mahoe
<i>Hydrilla verticillata</i>	Hydrilla
<i>Hygrophila polysperma</i>	Green Hygro
<i>Imperata cylindrica (I. brasiliensis)</i>	Cogon grass
<i>Ipomoea aquatica</i>	Waterspinach
<i>Lygodium japonicum</i>	Japanese Climbing Fern
<i>Lygodium microphyllum</i>	Old World Climbing Fern
<i>Melaleuca quinquenervia</i>	Melaleuca, Paper Bark
<i>Melia azedarach</i>	Chinaberry
<i>Mimosa pigra</i>	Catclaw Mimosa
<i>Myriophyllum spicatum</i>	Eurasian Water-Milfoil
<i>Neyraudia reynaudiana</i>	Burma Reed; Cane Grass
<i>Paederia cruddasiana</i>	Sewer Vine, Onion Vine
<i>Paederia foetida</i>	Skunk Vine
<i>Pistia stratiotes</i>	Water Lettuce
<i>Pueraria montana (=P. lobata)</i>	Kudzu
<i>Rhodomyrtus tomentosa</i>	Downy Rose-Myrtle
<i>Sapium sebiferum</i>	Popcorn Tree, Chinese Tallow Tree
<i>Schinus terebinthifolius</i>	Brazilian Pepper
<i>Solanum tampicense (=S. houstonii)</i>	Wetland Night Shade, Aquatic

<i>Solanum torvum</i>	Susumber, Turkey Berry
<i>Solanum via rum</i>	Tropical Soda Apple
<i>Syzygium cumini</i>	Java Plum
<i>Thespesia Populnea</i>	Cork Tree

(Ord. No. 617, § 1, 11-29-01)

**Sec. 15-9. Restricted species list.**

Those trees and plant materials referenced in this section shall constitute a list of plant species which are restricted but which may be permitted for use in selected areas as determined by the department under certain conditions. Restricted plants may not be used to satisfy any landscaping requirements.b1 ;The following species of plant material are restricted:

TABLE INSET:

Ficus Benjamina	Benjamin Fig
Ficus Nitida	Cuban Laurel

(Ord. No. 617, § 1,11-29-01)

<http://libraryl.municode.com/mcc/Doc View/11518/1/92/93>

MATRIX A PALM

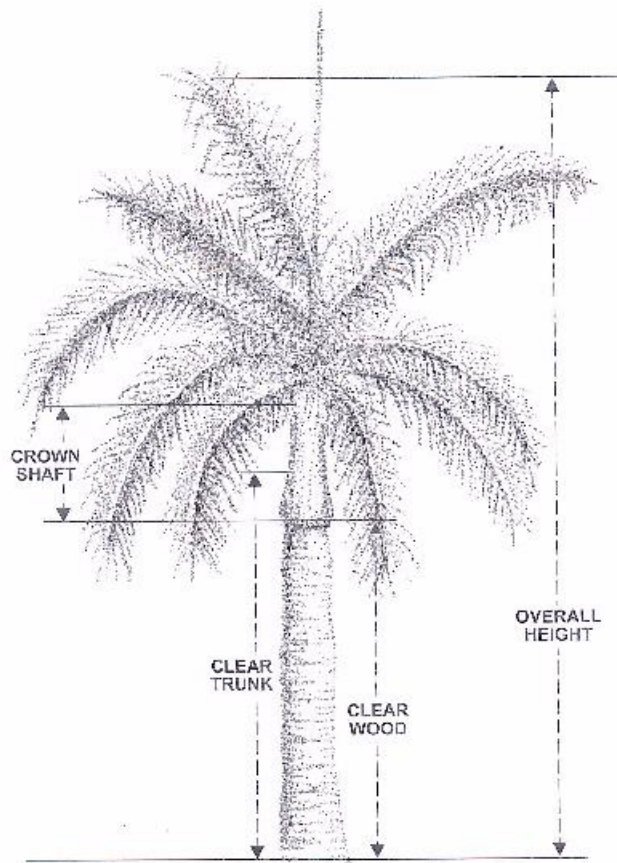


Fig. 1. SINGLE TRUNK, PINNATE  
ROYAL PALM (WITH CROWNSHAFT)