

The Landings Homeowners Checklist: Requirements



Our Property Owners Association (POA) Covenants and Requirements have been condensed into a Checklist for each existing Homeowner's personal use. This checklist is offered as a quick aid organized by topic for quick lookups and familiarization of our key requirements to assist everyone with uniform compliance within our neighborhood. Note: The wording in these items on this checklist is paraphrased from the actual Covenants, Requirements, and Martin County Regulations. Also, this listing is not a full and comprehensive listing of over 60+ pages of all POA Covenants, the Preserve Area Management Plan (PAMP), applicable Martin County Land Development Regulations (LDR), and Upland Preserve Easement area (UPE) requirements. Please refer to the actual governing document for the precise language of the requirement - where you may have more specific questions or concerns.

ARB / POA Board Review & Approval

Structures, Home Exterior, Roof, Patio, Equipment Pad, Driveway:

- ☐ Changes or alterations to Structures, Home Exterior, Roof, Patio, Equipment Pad, Driveway require prior Architectural Review Board (ARB) review and written approval. Adjustments in layout, changes to setbacks, external configuration changes, changes including removal of walls or structures surrounding air conditioners, roof replacement, introduction of different / new materials, addition of temporary or permanent structures, walls, fences, exterior painting are examples of *changes* that require prior ARB review and approval.
- ☐ Submit your ARB Change Requests Forms with supporting documentation to the ARB via the ARB's Point of Contact (POC). Feedback and / or approval occurs typically within 15 days.
- ☐ Certain, specific maintenance activities are not considered *changes* and do not need prior full ARB approval: Refer to the Guidance provided on our Website for Routine Changes which can be approved directly by the ARB POC (Without full ARB and POA Board review and approval).
- ☐ When in doubt, Lot Owners are expected to make a request to the ARB (via the ARB POC).

Landscaping:

- ☐ Changes or alterations to Landscape Plans on any lot area require prior ARB review and written approval.
 - Adjustments in layout, configuration changes, increase in sodded lawn area(s), paver installation, introduction of different / new materials, lot or ground elevation changes, or reduction in living shade variety trees, or work in the subdivision's landscape buffer easements, are examples of changes that require ARB review and approval. Reduction or removal of landscaping requires approval. When in doubt, submit an ARB Request.
 - Activities in areas designated as UPE on your site plan or in the PAMP map such as mulching, planting non-native plants / trees, or introduction of impervious material (rocks, paving stones, etc.), use of heavy or motorized equipment in these areas are examples that shall have prior ARB review and approval. When in doubt, submit a request to the ARB for your UPE scope. Key Point: The POA Board & UPE Owners are required by Martin County to ensure preservation of five acres of native upland habitat designated as UPE within The Landings. Refer to our specific UPE Guidance on website.





- ☐ The following routine lawn and landscape maintenance activities are not considered changes to the landscape plans and do not need prior A.R.B. approval:
 - Areas which are not UPE: Mowing, periodic trimming of shrubbery, mulching, direct shrubbery replacement, planting of annuals, dead limb removal, and tree trimming directly needed for damage mitigation from very high winds / hurricanes.
 - UPE Areas: Maintenance activity preserving native habitat in Upland Preserve Easements is expected to occur. However, Owners shall routinely ensure prior A.R.B. review and approval prior to any landscaping activity impacting Upland Preservation Areas or Easements, with the only *exceptions* of dead tree/limb removal, exotic/invasive plant removal, or direct replanting of oak / native variety shade trees needed to maintain native plants and habitat.

Adherence & Enforcement:

- ☐ Effective January 1, 2023 where Owners self-elected to not to adhere to POA and ARB requirements before proceeding with work or performed work without prior approval, after an initial notification the POA may elect to fine the Lot Owner, require a remediation plan and schedule from the Lot Owner, or if necessary, hire a contractor to directly remediate the deviation. With sound communication and consistent support from each Lot Owner for prior review and approvals, these highly undesirable actions can be easily avoided. Ensure you adhere to the covenants and the initial, first request from either the Property Manager, ARB, or POA Board in a timely manner.

Landscaping – Residential Areas which are not Upland Preservation Easement (UPE) Areas

Lawns:

- ☐ The intent is that all completed dwellings shall be surrounded by a uniform, green, luxuriant and well-kept lawn. Refer to our Information on Landscaping on the website.
- ☐ Automated irrigation shall be required and installed at the time of the construction of a Dwelling and shall be adequate to service all landscape requirements all year.
- ☐ Lawns in front of all Dwellings shall extend to the pavement line. The lawn area on all sides of such Dwelling shall be completely sodded with St. Augustine grass, including swale areas adjacent to a parcel which may be included in dedicated easements or rights of way.
- ☐ Six St. Augustine grass varieties are permitted including: Floratam and the 5 shade tolerant varieties of Bitter Blue, Citra Blue, Seville, Sapphire, or Palmetto.
- ☐ Grass growth shall not exceed a maximum of four inches (4”) above the ground.

Trees & Shrubbery:

- ☐ Each existing home in The Landings is expected to have and maintain luxuriant landscaping in accordance with a Landscape Plan for the lot with a value greater than or equal to \$20,000 (inclusive of landscape installation costs and exclusive of the costs of sod and automated irrigation systems). One third of this value is expected be shade variety trees. Each lot shall retain shade variety trees. Refer to our Information on Landscaping on the website. If you are a new homeowner, assess your landscaping and address any shortfalls.
- ☐ Natural, native vegetation consistent with the local ecosystems of this area should be retained as much as possible. Landscape plans may include non-native species when approved by the A.R.B (except in UPE with width > 50' – new plants are native only).



- ☐ All trees and shrubbery shall be appropriately maintained and trimmed as needed.
- ☐ Dead trees should be removed. Replacement of dead tree(s) is expected in bare locations to ensure presence of shade variety trees on each lot.
- ☐ Invasive species plants are expected to be removed from lots periodically. Common examples of invasive plants include carrotwood tree, brazilian peppertree, old world climbing fern, sword fern, and invasive varieties of vines such as skunk or potato vine.

✉ Landscaping – Residential Areas which are designated Upland Preservation Easement (UPE) Areas (Applicable Lots: 2 – 19, 21, 22, and 27)

Lots with UPE Areas – Upland Preserve Easement Areas (Lots 2 – 19, 21, 22, and 27):

- ☐ The upland preserve area easements areas an essential and valued part of the subdivision. The UPE configuration in The Landings is unique within Martin County and is a distinguishing and protected feature of this neighborhood. The POA and UPE Owners are required to preserve and maintain Upland Preservation Easement (UPE) area on Lots 2-19, 21, 22, and 27. Note: Lots 8, 9, 10, 11, 14, 15, 16 have additional requirements for management of their UPE on the north portions of these lots (Ref: PAMP).
- ☐ Changes to approved UPE area boundaries shown on your approved site plan or landscape plan are not permitted – requires review by POA Board, Martin County Growth Management Department, and formal Board of County Commissioners approval.
- ☐ Lawn grass, sodded grass varieties, or turf shall not be introduced into UPE designated areas.
- ☐ UPE Owners shall not abandon preserving these native areas by letting invasive, exotic, or dead plant material promulgate on their lot. Periodic removal of this plant material is an expected maintenance activity necessary to preserve native area and habitat.
- ☐ Mulch introduced shall be a natural material and native in appearance.
- ☐ Dead trees and limbs are expected to be removed. Tree replacement is expected in UPE areas where shade trees have been lost.
- ☐ Tree trimming needed to assure roadway is clear, driveway access, or prevent direct hurricane wind damage to the home may be performed.
- ☐ Contractors are expected to be familiar with plant variety designations sufficient to ensure retention of native plants and removal of invasive / exotic plants.
- ☐ For the seven Lots with UPE Area with widths > 50' (*Northern* portions of Lots 8, 9, 10, 11, 14, 15, 16), the following additional requirements shall be met for these areas: Only native trees or plants may be introduced within these areas (after Jan 1, 2023). The retention of native trees is critical for UPE preservation in these areas. Adherence to Martin County LDR Preserve Area Management Plan (PAMP) guidelines is expected to be followed and managed by The Landings POA Board. Note: After December 15, 2022, prior review and approval of work by Martin County in these areas is no longer required, the management of these UPE guidelines is delegated to The Landing's POA Board of Directors. See UPE Guidance on our website.
- ☐ Owners who are not familiar with the additional requirements for upland preservation easements on their lots are obligated to know and understand the boundaries on their lots and the UPE requirements for their UPE - OR - consult directly with the A.R.B. or Property Manager in order to assure cognizance of the boundaries and requirements.



✉ Structures, Home Exterior, Roof, Patio, Equipment Pad, Driveway

- ☐ Roofing materials are as specified in the covenants: Tile, Slate, Metal, or as approved by POA Board. Roofs are to be free from mold and stains.
- ☐ Home exterior painting requires prior ARB review and approval.
- ☐ Driveway materials required are Pavers, Concrete, or stamped Concrete. Driveways are to be free from mold, stains, or dirt.
- ☐ AC equipment outside of home shall have a barrier surrounding it removing it from view and mitigating noise reduction. The barrier shall be either a wall structure, fencing, or a dense hedge completely hiding the equipment from view and mitigating noise.
- ☐ Structural additions (temporary or permanent) to any lot including fences, walls, patios, hedges, walkways, shall not be made without prior ARB review and approval. Similar for exterior structural alterations planned to be made to any home.
- ☐ Use of new, special materials on homes or lots are strictly controlled and must be pre-screened and pre-approved directly by the POA Board. Examples which fall under this strictly controlled category include Photovoltaic solar roofing panels, unique impervious ground material, non-natural turf, etc. Prior review and approval by the POA Board of installation of these type materials is mandatory.

✉ Safety

- ☐ Drive Safely: Residents shall adhere to the posted Speed Limit of 15 MPH.
- ☐ Safe Roadways: Resident's vehicles shall be parked overnight in a garage or on driveway. Refer to our Parking Guidance posted on our website for clarification.
- ☐ Security and Gate Codes: Do not provide your Residential Gate Code or Clickers to Contractors or Guests. Rather, grant temporary or periodic gate access using the gate keypad system (2026).

✉ Other Key Requirements

- ☐ Contractor Hours are limited to 7:30 AM to 5 PM Monday – Saturday.
- ☐ Nuisances or excessive noise which disturbs the peace, quiet, and comfort of your neighbors is prohibited.
- ☐ Resident's commercial vehicles, vehicles with signs / lettering, RV's, boats, trailers shall be parked in the homeowner's garage. Owner's well maintained pickup truck may be parked on driveway.
- ☐ Screening of stored Garbage Cans from the street and adjacent homes is required. Keep garbage cans stored in your garage, behind a wall, fence, screen, or dense hedge.
- ☐ Short Term Rentals of less than six months are prohibited. Owner shall submit lease 15 days prior.
- ☐ Signs are prohibited other than Open House (up for < 24 hours) and required Construction signs.
- ☐ A Formal Request made by the POA Board, ARB, or Property Manager to Lot Owners, Homeowners, and/or Resident's - shall be followed.

Note: The wording above provides a summary of key requirements in checklist format for your ease of use. For the actual wording and full text of all requirements you should refer to the "Declaration of Covenants and Restrictions", the "Bylaws of The Landings POA", our "Preserve Area Management Plan" (PAMP), and "Martin County Land Development Regulations" (LDR) applicable to our unique micro-sited subdivision. Numerous Info Briefs are posted on website.



Additional Requests

Our Property Owners Association and our Resident Document Update Committee have provided an added summary of recommendations and requests deemed important enough to list & communicate, yet not critical enough to be invoked as a *strict covenant* or *requirement*. In some cases, the request is one where inclusion as a formal requirement presents undesirable outcomes or complications should strict enforcement by the POA be uniformly invoked. Each Resident is politely requested to adhere to these additional neighborhood requests.

✉ Requests & Recommendations

- ☐ Friendly, neighborly communication is an important and highly valued behavior in our community.
- ☐ Homeowners are requested to sustain maintenance of their homes and landscaping to a consistently high quality necessary to support elevated property value(s) over time.
- ☐ Garbage Can & Landscape Debris - Place your garbage cans and landscaping debris curbside, off the roadway no more than the day before pickup day. Similarly, retrieve your empty garbage cans no more than the next day after pickup.
- ☐ Mailboxes are expected to be the standard design, maintained in very good condition with the standard paint color, and have quality numbering displayed.
- ☐ Parking on the street should be minimized to common sense needs such as short-term guests, contractor rigs with trailers, deliveries, etc. Minimize repeated overnight parking along the roadway without an approved project or activity underway. Frequent, repetitive parking on the roadways constitutes a safety issue for the neighborhood and is undesirable. Lot Owners, Residents, and Guests are asked to adhere to our posted Parking Guidance.
- ☐ Pets should always be under the control of the Homeowner. Dogs being walked are expected to be on a leash. Promptly pick up all pet deposits.
- ☐ Debris on the roadway should be promptly removed.
- ☐ Pre-Hurricane preparations should include securing any loose materials or dead limbs which may become missiles in high winds.
- ☐ Following an emergency declaration such as major hurricane, the POA President may invoke emergency actions appropriate to recover from the event.
- ☐ Retain a Site Plan(s) for your Home including your current Landscape Plan for the Lot in your records. Turn over these plans to the new Homeowner before you relocate.
- ☐ Beginning in 2026, Homeowners shall adhere to instructions for registration and use of the new myQ Gate Keypad Entry system. Abuse of HOA requirements by a Homeowner including abuse of the gate security system may result in loss of advanced convenience features and certain web based functionality and convenience features available to the homeowner for daily gate use.
- ☐ When there is any doubt or possible interpretation regarding future adherence by a Homeowner to covenants or intent of requirements, homeowner to ensure up front communication, and early submittal of an ARB Request or Question for POA Board. Please work together as good neighbors.

Website Link: <https://www.thelandingsatasp.com/>