

PLANTINGS, SOLAR LIGHTS, & POTTED PLANTS APPLICATION

Southampton POA, DBA Hampton Cay Homeowners Association
c/o Triton Property Management
900 E. Indiantown Rd., Suite 210, Jupiter, FL 33477
(561) 250-6565 Fax (561) 277-2535

Name of Applicant / Homeowner

Address of Unit

Address of Applicant (if Different)

Date of Application

Telephone Number- Daytime

Telephone Number- Evening

WHAT ITEMS WOULD YOU LIKE TO INSTALL?

Please allow 30 business days for the ARC review process and decision from the date stamp received.

- ☐ Asian Jasmine Ground Cover
- ☐ Parsons Juniper
- ☐ Flax Lily (Blueberry Dianella Tasmanica)
- ☐ Petra Croton (Codiaeum Variegatum Petra)
- ☐ Mammy Croton/Fire Croton (Codiaeum Variegatum)
- ☐ Green Island Ficus (Ficus Microcarpa)
- ☐ Dwarf Boxwood Ilex (Ilex Stokes)
- ☐ TRinette (Variegated Arboricola)
- ☐ Red Ti (Florida Dracaena)
- ☐ Durant/Gold Mound (Durant Repens)
- ☐ White Babywing Begonia
- ☐ Bubble Ground Cover (Bulbine Flutenscens)
- ☐ Dwarf Red Bouganvillea
- ☐ Orange Bird of Paradise (Strelitzia Reginae)
- ☐ Dwarf Chenille/Trailing Chenille (Acalypha Pendula)
- ☐ Solar Lights
- ☐ Potted Plants

If all required information (see also conditions of approval) is not received with this completed application, the Board or Committee will automatically REJECT the application until all requested information is received.

Where do you wish to install your plantings, solar lights, or potted plants? _____

There are 5 landscape plans that are related to each building number and are labeled as "Townhouse Types". What is your Townhouse Type: _____

On the 5 landscape plans below, there are front door crevices on each building type. Indicate which front door crevice would be yours, and where you wish to install your plantings, or solar lights, or potted plants relative to your front door.

The undersigned acknowledges that they have read and understand this application. I also understand that submission of the application does not guarantee approval and that any approval must be received, in writing, prior to making the alterations sought in this application. I further understand that I may not deviate from the plans submitted and that any variation will require re-application.

Applicants Signature_____

Date _____

Additional Comments/Conditions: _____

This Application is Approved/Rejected: _____

Member's Signature _____

[] Approved [] Rejected

Date _____

Member's Signature _____

[] Approved [] Rejected

Date _____

Member's Signature _____

[] Approved [] Rejected

Date _____

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Homeowner Plantings

All homeowners are allowed to plant on the approval list in existing beds adjacent to their townhouse as depicted on the approved maps, subject to the restrictions listed with each plant.

Homeowners must identify the areas to be planted on the maps provided the ARC and must identify their unit on the map.

Homeowners must register their intent to plant with management company by completing the approved forms and submitting the completed forms to the management company prior to planting. Properly submitted forms will constitute the HOA's approval to plant the plants listed in the forms and in the areas designated on the maps.

No other plantings shall be allowed.

Plants may not be removed nor moved from their current location. The HOA reserves the right to remove any plants not planted according to these rules, at the homeowner's expense.

Homeowner's may mulch their planted areas with the same mulch used by the HOA. Mulching is subject to the same registration requirements as planting. Non-conforming mulch will be removed at the home owner's expense.

Homeowners are responsible for any and all damage caused by planting diseased plants, including any damage to other plants. The HOA will be responsible to maintain the new plants after a period of 12 months or until such time as the new plants are considered robust and able to be maintained in the normal course of landscape maintenance whichever comes first.

Homeowners who submit the proper forms as described above shall be granted a limited easement solely for the purpose of planting the identified plants and only for as long as necessary to properly plant the plants, in no event longer than one week. The limited easement expires upon completion of the plantings or one week after submitting the forms, whichever comes first. The homeowner has a continuing duty to maintain the plants until the HOA assumes responsibility. The homeowner's duty to maintain the plants is not to be considered an easement to enter upon or modify the existing planted areas, however the homeowner shall be responsible for providing adequate water and fertilizer, if needed, to allow the plants to become robust and independent.

Prior to planting, the homeowner must determine the location of all irrigation, electric, gas, water, cable TV and other utilities and shall be held responsible for any and all damaged. Homeowners who damage any of the foregoing utilities shall not repair the damage, the HOA will commission the repair at the homeowner's expense.

Planting areas depicted on the maps mentioned herein are the only areas in which a homeowner may plant under these rules and the plants depicted in the planting's areas are the only plants allowed in those areas.

If a homeowner wants to plant in a planted area that bordered two townhomes, the homeowner must obtain the permission of the adjacent townhome owner prior to submitting the forms and must indicate on the forms that the adjacent owner has given their permission.

Solar Lights

Homeowners may install Solar Lights in the Mulched Areas adjacent to their townhomes with the following restrictions:

Solar lights must be BLACK and no taller than 18" above ground when installed.

Solar lights must always be properly maintained and kept straight and vertical. Solar lights that are leaning over or falling must be immediately corrected or removed.

Solar lights are limited to a maximum of 12 per townhouse. A total of 6 in the front and 6 in the rear of the home.

Solar lights cannot be installed along the sidewalks or walkways along Southampton Square North, Southampton Square South, Cambridge, Hamilton, Oxford or Kensington.

Solar lights are not to be installed in the mulched areas adjacent to the swale areas behind Lots. Solar lights must not be installed in the sodded or grass areas or in mulched areas around trees. Solar lights must not impede the landscapers from performing their regular duties.

Solar lights must be maintained by the homeowner. If solar lights are not properly maintained by the homeowner, the Association may remove them and charge the homeowner any fees or costs associated with such removal. The Association shall issue a warning or reminder to homeowners prior to removal of the lights and provide a reasonable time frame for the homeowner to remedy the situation prior to the Association removing the lights.

Potted Plants

Homeowners may place or install potted plants in the mulched areas adjacent to their townhomes or on walkways with the following restrictions:

Pots must not be larger than 19" in diameter and 15" in height and must be earth tone colors only. Plants in the pots must not be vegetables or other plants that attract pests or other animals.

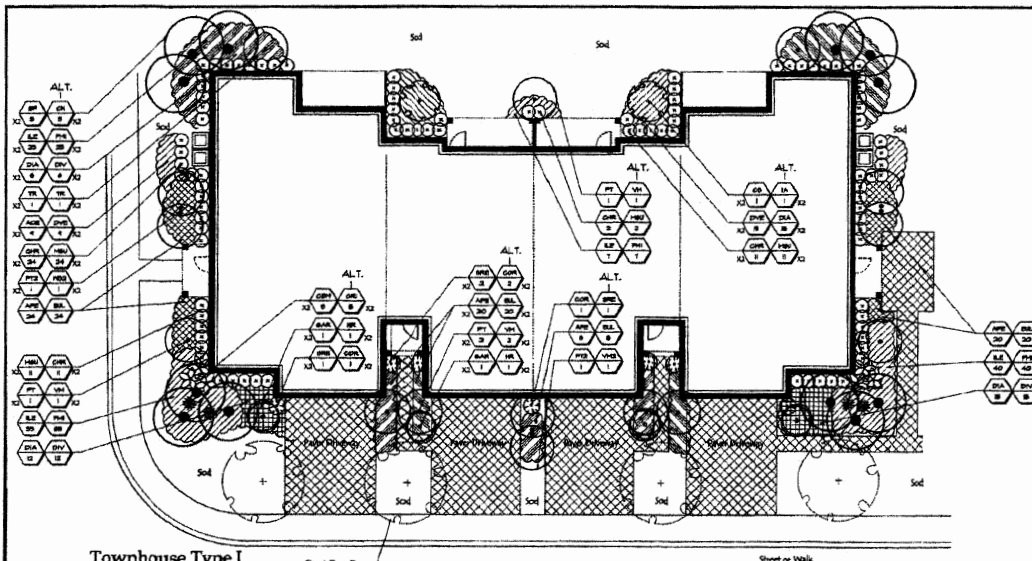
Pots may be placed in mulched area adjacent to the townhome but not along Southampton Square North or South or Cambridge, Hamilton, Oxford or Kensington.

Pots may be placed on walkways leading from front porch areas to driveways of Bonaire and Aurora models.

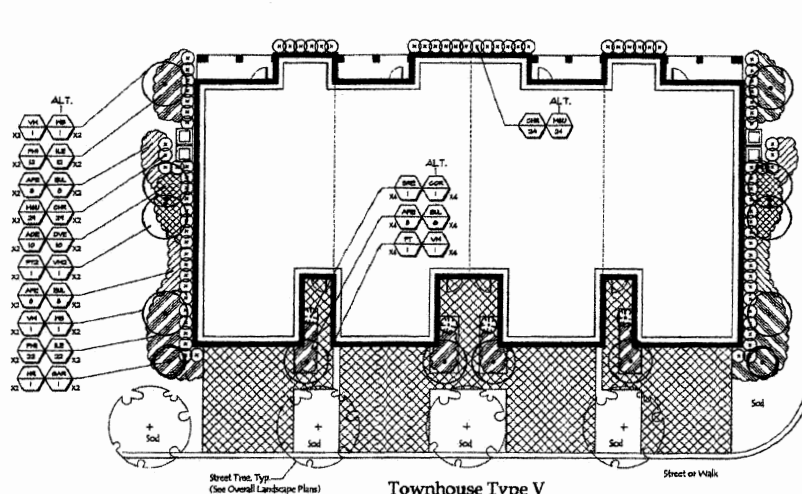
Potted plants must be maintained by the homeowner. If Potted Plants are not properly maintained by the homeowner, the Association may remove them and charge the homeowner any fees or costs associated with such removal. The Association shall issue a warning or reminder to homeowners prior to removal of the potted plants and provide a reasonable time frame for the homeowner to remedy the situation prior to the Association removing the potted plants.

A total of 8 pots are permitted per townhome. A total of 4 in the front, and 4 in the back of the home.

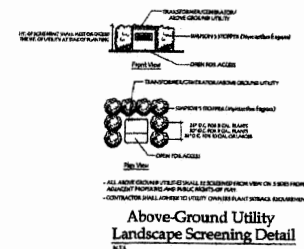
Solar Lights and Potted Plants must not damage or modify the common area plantings. No plantings, mulch or other material may be moved or removed. The Association reserves the right to remove any Solar Lights or Potted Plants that are deemed, in its sole discretion, to be an eyesore or otherwise not in compliance with the beauty of the community. Removal fees and costs will be charge to the homeowner. The Association is not responsible for damage to or theft of Solar Lights or Potted Plants installed pursuant to this Rule.



Townhouse Type I
Typical Unit Landscape Plan
(Units 2,8,13,20,29,36,40,47)



Townhouse Type V
Typical Unit Landscape Plan
(Unit 46 - Central Boulevard)



ALTERNATE PLANT LIST (MULTI-FAMILY TYPICAL UNITS)

PLANT	SIZE	SPACING	REMARKS
1. ACACIA GUMMI	3'-4' DIA.	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
2. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
3. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
4. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
5. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
6. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
7. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
8. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
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13. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
14. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
15. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
16. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
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20. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
21. COCCO PALM	6' DIA. x 1' WIDE	12' x 12'	PLANT 1 THICK, HEAVY TRUNK
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