

EAST LAKES IN PEMBROKE PINES

HOMEOWNERS ASSOCIATION, INC.

LANDSCAPING GUIDELINES

Architectural Control Committee (ACC) Standards

Ref: CC&R Article II-A, Section 12; Article VII — Architectural Control Committee

Effective: March 2025 | Revised: 10 SEP 2026

AUTHORITY. These Landscaping Guidelines are adopted by the Board of Directors pursuant to CC&R Article II-A, Section 12 and Article VII, which grant the Architectural Control Committee (ACC) full authority to review and approve or deny all landscaping changes and exterior improvements to Lots and Units within East Lakes in Pembroke Pines. These Guidelines supplement and are subordinate to the CC&Rs. In any conflict, the CC&Rs control.

1. DEFINITIONS

Finger: the narrow strip of property alongside the driveway.

Canopy Trees: Oak, Black Olive, Mahogany, or any other broad leaf variety tree. Palm trees are not canopy trees.

Ground Cover: live plants. Mulch is not ground cover.

Xeriscape: a method of landscape design that conserves water by combining drought-tolerant plants, soil improvement, efficient irrigation, and mulch, so that little or no supplemental watering is required once the planting is established. Rock, gravel, and stone are not components of xeriscape and are not permitted in fingers.

2. ACC APPROVAL — WHEN REQUIRED

Prior written ACC approval is required for any change from the existing approved landscape, including any change to the existing finger treatment. Owners must submit a written ACC request with plans and specifications before any work begins. Work begun without approval is subject to fines, stop-work orders, and a requirement to restore the Lot at the Owner's expense. ACC approvals are based on a case-by-case basis.

Permission is NOT required to plant grass, or for routine maintenance that does not change the appearance, materials, or layout of the landscape. Permission IS required to remove grass and replace it with any other material.

[See ACC Guidelines Section 1 for the ACC review process, and Section 2, Item 8 for the approval requirement applicable to finger and landscape treatment. ACC forms are available at the HOA office, 9732 NW 16th CT, Pembroke Pines, FL 33024 (M–F, 9 AM–2:30 PM) and at <https://eastlakeshoa.com/>]

3. FINGER LANDSCAPING

A finger is the narrow strip of property alongside the driveway. Any change from the existing finger landscaping requires prior written ACC approval. The general requirements below apply to every finger. Subsections A and B then set the standards for fingers without and with a canopy tree. All finger standards appear in this Section and are not repeated elsewhere in these Guidelines.

- a. The ground must be always covered. No bare dirt is permitted.
- b. Any non-grass material placed in a finger must be contained within a border edging material. The edging must be neat, uniform, and always maintained in good condition. See Section 4 for approved border styles.
- c. Rock, river rock, gravel, stone, pebbles, and similar loose or decorative stone materials are NOT permitted in fingers.
- d. Artificial turf is not permitted in fingers.
- e. Hedges are permitted in fingers provided they are maintained at a height of no more than five (5) feet.
- f. Water fountains and bird baths are not permitted in fingers. Permitted locations are in front of the unit between the driveway and front wall, or in flower beds behind the unit.
- g. All pots used in a finger must be decorative containers. Nursery pots and growing containers are not permitted to remain visible.
- h. Trees and their roots must be trimmed on a regular basis.

A. Fingers Without a Canopy Tree

Grass is preferred. The finger must be maintained with one of the following:

- (1) Maintained St. Augustine or Bahia grass; or
- (2) Board-approved live ground cover such as Asian Jasmine, Mondo Grass, or Liriope.

A border, with or without ground cover, may be placed around a non-canopy tree. An Owner who prefers to landscape rather than maintain grass must meet the ground cover coverage standards in Subsection B below.

B. Fingers With a Canopy Tree

Due to shade and root conditions, grass is not required. Live ground cover is recommended. At a minimum, the following apply:

- (1) **Mulch:** Natural mulch may be used to fill in the areas between plants.
- (2) **Potted Plants:** Potted plants are permitted only where significant tree roots make it difficult or impossible to maintain grass, and only in the immediate area of the tree — not for the whole finger.
- (3) Borders around the finger itself are optional but are recommended where the finger level is much higher than the driveway.

4. BORDER STYLES

The appearance of borders must be neat and orderly. Wood borders must be secured together and must be secured to the ground.

Border Style	Size	Color	Max. Height	Restrictions
Decorative Bricks	Various	Earth Tones or White	8 inches	—
Landscaping Timbers	Four inches thick	Natural	—	2 boards
Wood Posts	Various	Natural	6 inches	—

5. GRASS, GROUND COVER, AND ARTIFICIAL TURF

a. Grass

Permission is NOT required to plant grass. However, permission IS required to remove grass and replace it with another material.

b. Artificial Turf

Artificial turf is not permitted on any Lot except in the following locations: (1) flower beds located beneath the front windows of the unit; and (2) backyard areas that are fully enclosed by an approved private fence. Artificial turf is prohibited in fingers, and open front yards. Installation of artificial turf in any permitted location requires prior ACC approval.

c. Rock, Gravel, and Stone

Rock, river rock, gravel, stone, pebbles, and similar loose or decorative stone materials are not permitted in fingers.

6. POTTED PLANTS

Nursery pots and growing containers are not permitted to remain visible outside.

7. HEDGING HEIGHTS

The following hedge height limits always apply:

- a. **Fingers: hedges** may not exceed five (5) feet in height.
- b. **A/C units: screening** of A/C units, including permitted hedge height and required airflow clearance, is governed by the Rules & Regulations.

No ACC submission is required for routine hedging maintenance within these height limits.

8. XERISCAPE

Xeriscape is a method of landscape design that conserves water by combining drought-tolerant plants, soil improvement, efficient irrigation, and mulch, so that little or no supplemental watering is required once the planting is established. It is a planting method.

Xeriscape installations are permitted subject to prior written ACC approval. Plans and specifications showing the location, plant material, and any border or edging must be submitted with the ACC request. Earth colors are preferred for all edging and container materials.

- a. Rock, river rock, gravel, stone, pebbles, and similar loose or decorative stone materials are NOT permitted in fingers, whether they are described as part of a xeriscape installation.
- b. Drought-tolerant plant material from the approved ground cover list in Section 10, and Florida native species listed by Broward County, are encouraged.

9. TREES, TREE ROOTS, AND REPLACEMENT

The following guidelines from the City of Pembroke Pines have been adopted by the Board of Directors for East Lakes HOA. They are relevant for maintaining areas where trees are growing and the fingers in front yards where roots are often a problem.

a. Tree Replacement

The city approves the removal and replacement of trees on a limited basis. To acquire permission to remove a problem tree, submit an ACC. You will receive back an application to submit to the City of Pembroke Pines for a permit and an Arborist approval before tree removal. The current fee for permits is \$25, and Arborist inspection is \$25. The permit and the Arborist's approval go hand in hand. City of Pembroke Pines Public Works / Urban Forestry (954) 431-4000.

b. Types of Trees

The city will generally advise what type of tree must be used as a replacement. Contact the City’s landscape department at 954-392-2100.

c. Tree Roots

- (i) Trees and their roots must be trimmed back on a regular basis to prevent access to driveways, sidewalks, etc.
- (ii) The city recommends a product called “Bio Barrier I,” which stops roots and controls their direction. There are quite a few YouTube videos on installation of Bio Barrier I. Contact the City’s landscape department at 954-392-2100 for any questions regarding Bio Barrier I.

10. APPROVED GROUND COVER

The following are suggested ground covers. Once established, these require little or no maintenance:

Wart Fern	Boston Fern	Foxtail Fern	Polypodium
Liriope	Ground Orchids	Rain Lilies	Portulaca
Pothos	Bromeliads	Dwarf Sansevieria	Fishtail Fern

Additional approved options include Asian Jasmine and Mondo Grass. Check the City website under “Landscape Information and Resources” for the Broward County list of Florida Natives.

BOARD ADOPTION

These Landscaping Guidelines were reviewed and adopted by the Board of Directors of East Lakes in Pembroke Pines Homeowners Association, Inc. on the date set forth below.

Board President — Signature
Print Name / Title

Date

ACC Director — Signature
Print Name / Title

Date

DISCLAIMER: These Landscaping Guidelines do not constitute legal advice. The Association recommends that all Owners consult with a licensed Florida attorney regarding their rights and obligations. For architectural review and approval requirements, see the separate ACC Guidelines. For day-to-day conduct rules, see the separate Rules & Regulations document.

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