

Affidavit

State of Florida, County of Saint Lucie

My current legal name is Ted Donaldson, and my current occupation is Vice President. I am presently 68 years old, and my current address of residence is 11152 SW Maple Tree Ln, Port Saint Lucie, Florida 34987.

As Vice President of the Vitalia at Tradition Residents Association, Inc., I have been given the responsibility of presenting the Homeowners Association (HOA) official documents to the Saint Lucie County Clerk's office for recording purposes..

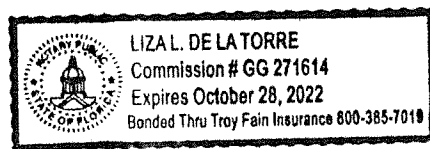
I hereby state that the information above is true, to the best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

Signature of Individual

Ted Donaldson

Date

Mar 10, 2020



Notary Public

Lizal De La Torre

Title And Rank

Commission # GG271614

Date Of Commission Expiry

Oct. 28, 2022

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
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Vitalia at Tradition HOA Landscape Maintenance Standards

(2/26/2021)

The intent of the Vitalia at Tradition Homeowners Association (HOA) Landscape Maintenance Standards document is to provide a clear understanding of the required weekly, monthly, and yearly landscape maintenance standards for both Homeowner lots and common areas. The standards apply to:

- Vitalia landscape contractors
- Homeowners landscape contractors
- Homeowners who maintain their own landscaping

General Information

The following standards go into effect January 1, 2021, and all residents are expected to adhere to these standards.

All landscape modifications must be approved by the Architectural Review Committee (ARC) prior to installation and/or removal. Consult the Vitalia Plant List for approved plants and related information.

Currently all trees, turf, plants, and shrubbery will be maintained by the HOA. Weed control will be performed on residential driveway and HOA common area pavers during the normal weeding schedule.

All debris created by the HOA in maintaining lawns, trees, shrubs, plants, etc. will be disposed of by the HOA landscape contractor. The Resident is responsible for disposal of debris created by the resident or the resident's landscape company. Residential Landscaping debris should be placed curbside no greater than 24 hours prior to scheduled pickup by the City of Port St Lucie.

Homeowners should not communicate with the landscape maintenance crew regarding HOA-provided services. All requests must be directed by the Homeowner to Campbell Management. The preferred method is to call Campbell Management at 772-800-2504 and they will input a work

order for you. The secondary method is to input a work order electronically by visiting www.vitaliaattraditionhoa.com and choosing the "Submit Work Order" tab.

Contact the Taylor Morrison Warranty Department for Homeowner landscape warranty issues (one year or less).

Turf Standards

St. Augustine turf will be utilized in Vitalia. This turf is maintained by the HOA, as described below.

Mowing and Edging

Mowing is scheduled to be completed once a week from March through September and once every two weeks from October 1 through February. During extended rainy or dry periods mowing will take place as conditions dictate. Mowing height will be based on best management practices for the turf variety, taking into account seasons and other climatic variables. All lake banks will be mowed as needed throughout the year to maintain a groomed appearance.

Mowing, Edging, Line Trimming Frequency	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTA
	2	2	4	4	4	5	4	4	5	2	2	2	40

All lake edges and areas around control structures will be trimmed as needed to maintain a consistently groomed appearance while taking special care to keep all clippings out of the body of water being trimmed.

All debris on curbs and concrete/paver areas will be blown off at each visit.

Owners should hand-water turf that has been added or replaced, as needed, until it's established.

Weed Control

Weed control will first focus on the use of proper fertilization, mowing and watering practices to promote the growth of weed-resistant turf. Additionally, applications of pre- and post-emergent weed controls will be applied at times, if warranted, to limit weeds without damaging desirable turf. Effective herbicides for broadleaf weeds and grassy weeds will be used when weed populations warrant and only when weather conditions are favorable for effective results. The Contractor shall remove the weeds and other unwanted vegetation (including cut turf runners) from all beds, driveways, walkways, sidewalks, curbs and concrete joints. Turf weed control is not guaranteed at 100%, as certain invasive weeds such as sedges are difficult to manage and prohibitively expensive to control. Efforts will be made to try to minimize sedge expansion by promoting healthy St. Augustine growth (for instance management of irrigation, mowing height-sharp blade, and fertilization program).

Fertilization

Turf areas are to be fertilized according to best management practices with formulations, frequencies, and rates designed to address site-specific nutritional needs. Fertilization will be performed in accordance with state and local ordinances governing the use of such materials. Saint Lucie County has banned certain types of fertilization from June 1st through September 30th.

Disease and Insect Control

Turf disease and insect control is provided through proper fertilization, mowing, and water management. In the event that disease problems occur, treatments will be used to stop or slow the progression of disease. The base program does not include the prevention of disease with applications of disease control products; however, such protection will be used if deemed necessary. Insect control of turf-damaging populations of insects is provided using Federal and State registered insect control products, as needed, to prevent or mitigate damage. These treatments do not include the prevention of fire ant infestations but does include the control of fire ants once mounds are detected. Control of non-turf damaging insects like ants, spiders, termites, and roaches are considered a home pest control issue that is to be handled by the individual Homeowners at their discretion.

Shrub Standards

Pruning

All shrubs will be pruned, as needed, throughout the year according to Vitalia landscape standards. The appropriate plant heights for pruning are detailed in the following chart.

Area	Planting	Description of Plant Location	Pruning Height Requirement
All	Ornamental grasses	All locations	1' – 1.5'
All	Shrub	Driveway border	2'
All	Shrub	Entrance walkway	2'
All	Shrub	Front beds	3' maximum
All	Shrub	Front of window	even with windowsill
All	Shrub	Next to building	3'
All	Shrub	Next to fence	1" above top of fence
All	Shrub	Mechanical/electrical equipment	4" above equipment
Common Area	Shrub	Common area berms	8'
Amenity Center	Shrub	Amenity Center	6'
Residence	Shrub	Next to screened enclosure	6' maximum
Residence	Shrub	Property boundary, front sides	3' maximum
Residence	Shrub	Property boundary, house sides	3' maximum
Residence	Shrub	Property boundary, rear sides	6' maximum

Shrubs and groundcovers shall be evaluated and pruned monthly (if needed) during the growing season and every other month (if needed) during the winter season, according to the following pruning standards:

- Uniformity must be maintained throughout the community
- The natural form of the plant should be preserved (rounded or squared)
- Every effort will be made to prune flowering plants only at the end of their flowering cycle
- Eliminate damaged or diseased plant components (due to storms, negligence, winterkill, etc.)
- Maintain growth according to space limitations and standards (especially applicable for dense areas)
- For situations when slightly different heights are in use within a planting bed, make every effort to maintain the established “flow”
- Pruning exceptions may be necessary upon evaluation of the plant species: for example, “major pruning” is required for the Copperleaf, Crepe Myrtles, Hibiscus, etc. Pruning will be done according to industry standards for each species

Pruning will not address individual Homeowner preferences regarding size and shape. Homeowners have the option of filling out the proper paperwork to receive a red reflector from Campbell Management. The red reflector indicates that the Homeowner will take responsibility for the pruning of all shrubs on the property at their own expense and according to Vitalia Landscape Standards.

Weed Control

Weeds will be removed from all plant, tree, and flower beds twice a month. Manual (hand-pulling) and chemicals (post-emergent herbicides) will be used as control methods. Any plants damaged by the HOA landscape contractor herbicides will be replaced. While the HOA will attempt to make your yard as weed-free as possible, weed management is an ongoing process that can be very challenging, especially during times of the year when environmental conditions stimulate rapid weed development. The Contractor shall remove the weeds and other unwanted vegetation (including cut turf runners) from all beds, driveways, walkways, sidewalks, curbs and concrete joints. Weather conditions such as high winds and rain can also prevent effective herbicide applications.

Fertilization

All shrubbery will be fertilized according to established fertilization schedules.

Shrubs and groundcovers are to be fertilized according to best management practices at rates designed to address the site-specific nutritional needs for each species maintained. Other nutritional supplements will be added if a deficiency exists.

Disease and Insect Control

Legally approved fungicides will be applied when appropriate, and all shrubs and groundcovers will be monitored for disease. Disease and insect control techniques will ensure minimal harm to shrubs and ground covers. Homeowners are encouraged to report any suspected disease and insect issues to the HOA. Related treatments will be performed on an as-needed basis. These treatments do not include the prevention of fire ant infestations but does include the control of fire ants once mounds are detected. Control of damaging insects like ants, spiders, termites, and roaches are considered a home pest control issue that is to be handled by the individual Homeowners at their discretion.

Plant Replacement Standards

If they were part of the original developer-planted landscape, plants that are dead, diseased, and wind damaged beyond the point of recovery will be considered for replacement by the HOA. Plant replacement is also dependent on the density of the remaining plantings as over-planted areas can weaken existing plantings and make them vulnerable to disease.

Plants will be replaced with the same plant variety or another variety that is less problematic yet still compatible with the remaining landscape. The replacement's variety decision is an HOA responsibility. The HOA retains the right to modify plants on the Vitalia Plant List and to modify plant arrangement in beds whenever certain plants become overly problematic to maintain, given specific site conditions. Replacement plant size will generally be 3-gallon plants for shrubs and landscape plants, and 25-gallon plants for trees. If a larger specimen is requested, the Homeowner will be responsible for all extra costs incurred.

ARC approval must be obtained for cases when the Homeowner exercises their right to add, remove, or replace plants in all or portions of their beds at their own expense. In cases where a homeowner is removing and replacing an identical plant, no ARC approval is required. For any improved landscape areas that had prior ARC approval, it is the Homeowner's responsibility to remove and replace dead plantings based on the standards contained in this document and after obtaining a new ARC approval for the removal/replacements.

Homeowners should hand water new replacement plantings, as needed, until they are established.

Annual Standards

Annuals are the responsibility of the Homeowner to maintain and remove at the end of the planting season. Only plants that will not exceed the height of the surrounding bushes shall be used. Annuals installed must not interfere in any way with weekly Landscape Maintenance, irrigation coverage, or other infrastructure. Homeowners are fully responsible for the replacement of any disturbed mulch materials.

Neither the HOA nor the HOA landscape contractor is responsible for Homeowner-installed annuals.

Vegetable and Fruit Plant Standards

Vegetable and fruit plants are only permitted within a permanent screen-enclosed lanai.

Tree Standards

Unless there is ARC approval, no additional trees shall be planted anywhere on a Homeowner's property. Any replacement trees will be of an HOA-approved species, which takes into consideration mature tree width, height, root growth, disease and wind resistance, and leaf drop. Tree pruning will be provided for all trees, based on the tree pruning schedule in this document. Homeowners should hand water new replacement trees, as needed, until they are established. No resident plantings are allowed in common areas, e.g. curbside trees and along the community walls.

Trimming/Pruning

Hardwoods: Hardwood trees should be allowed to form a natural canopy. For most trees, a clear trunk of approximately six (6) feet in height will be provided to allow good visibility and to facilitate maintenance. Trees in pedestrian walkway areas and common areas will be maintained with a clearance of eight (8') feet in height over the walkway throughout the year. Sucker growth, considered to be all new shoots that appear at the base of tree trunks or limbs below the foliage canopy, will be removed when trees are trimmed. Tree crowns/canopies up to but not over 16 feet above ground level will be pruned when appropriate. All tree pruning will be done observing the highest standards of arbor care and under the direction of a certified arborist. Trees are typically scheduled to be pruned in the winter months except for safety-related pruning, which will be done whenever necessary (see tree pruning schedule). For developer-installed trees, established trees that are overturned, damaged, or lost due to extreme weather will be straightened, replaced, or removed by the HOA. For red reflector homes, trimming or pruning by individual Homeowners or their designees must adhere to community standards described in this document. Ornamental trees that exceed 16 feet above ground level are the responsibility of the homeowner for pruning. Residential HOA planted ornamental trees which are below 16 feet will be evaluated for pruning monthly.

Palms: Palms will be trimmed as needed to keep clear of all obstacles and in accordance with standard industry practices. For Homeowner lots, dead fronds will be removed when appropriate. For common areas, dead fronds from larger palms will be removed on a semi-annual basis. When applicable, residential palm trees in excess of 16 feet will be pruned once per year in April.

Palm and Ornamental Tree Pruning Standards by Type of Tree

Palm/Tree	Trim Standard
PALM - FOXTAIL SINGLE	Self-cleaning palm, meaning the spent fronds just fall off by themselves/ no trimming
PALM - FOXTAIL DOUBLE	Self-cleaning palm, meaning the spent fronds just fall off by themselves/ no trimming

PALM - FOXTAIL TRIPLE	Self-cleaning palm, meaning the spent fronds just fall off by themselves/ no trimming
PALM - BOTTLE	Not self-cleaning but due to slow growth rate, seldom have to trim off old frond
PALM - ALEXANDER SINGLE	Self-cleaning palm, meaning the spent fronds just fall off by themselves/ no trimming
PALM - ALEXANDER DOUBLE	Self-cleaning palm, meaning the spent fronds just fall off by themselves/ no trimming
PALM - CHRISTMAS SINGLE	Self-cleaning palm, meaning the spent fronds just fall off by themselves/ no trimming
PALM - CHRISTMAS DOUBLE	Self-cleaning palm, meaning the spent fronds just fall off by themselves/ no trimming
PALM - QUEENPALM	Common Areas Trim April/November / Residential Home Area Trim April
PALM - SABAL	Common Areas Trim April/November / Residential Home Area Trim April
PALM - CUBAN ROYAL	Self-cleaning palm, meaning the spent fronds just fall off by themselves/ no trimming
PALM - ROEBELENII SINGLE	Old fronds and occasional seed pods will form a brown "petticoat" under greenery; trim off as needed
PALM - ROEBELENII DOUBLE	Old fronds and occasional seed pods will form a brown "petticoat" under greenery; trim off as needed
PALM - ROEBELENII TRIPLE	Old fronds and occasional seed pods will form a brown "petticoat" under greenery; trim off as needed
PALM - CARDBOARD	Trim and shape monthly as needed/ not a true palm
Tree - Hibiscus	Trim/Shape monthly in growing season/ hard prune in spring (April/March)/ Maintain <12 feet in height
Tree - Hibiscus Weeping	Trim/Shape occasionally in growing season/ hard prune in spring (April/March)/ Maintain <12 feet in height
Tree - Bougainvillea	Trim/Shape monthly in growing season/ cut back in spring/ maintain <8 feet in height
Tree - Bottle Brush Weeping	No trimming needed, except to maintain skirt cut/look
Tree - Buttonwood (Silver)	Trim/shape as needed growing season/ avoid removing more than 1/3 /Cut back to desirable size in March or April/ Maintain <15 feet in height
Tree - Crepe Myrtle	Remove sprouts or suckers monthly/Cut back or tip prune in winter (Jan/Feb)
Tree - Geiger Tree	Trim/shape monthly in growing season/ Cut back to desirable size in March or April/ Maintain <10-12 feet in height
Tree - Jatropha Dwarf	Trim/Shape occasionally in growing season/ hard prune in spring (April/March)/ Maintain < 8 feet in height
Tree - Oleander	Trim/Shape occasionally in growing season/ hard prune in spring (April/March)/ Maintain <12 feet in height

Tree - Sea Grape	Trim/shape monthly in growing season/ Cut back to desirable size in March or April/ Maintain <8 feet in height
Tree - Ligustrum	Trim/shape monthly in growing season/ Cut back to desirable size in March or April/ Maintain <8-10 feet in height
Tree - Powder Puff	Trim/shape monthly in growing season/ Cut back to desirable size in March or April/ Maintain <8-10 feet in height

Fertilization

Trees and palms will be fertilized according to best horticultural practices for each maintained species. Other nutritional supplements will be added if a deficiency exists.

Stakes

Stakes and guides for HOA newly planted trees will be adjusted for the appropriate time period and removed as soon as trees have developed to the point when they're able to withstand normal winds without falling.

Mulch Standards

Currently, Cocoa Brown hardwood mulch is the only approved mulch for the Vitalia community. The HOA will refresh the mulch once per year in the fall. Homeowners have the option to refresh the mulch at their own expense and must not exceed the height standard of 2-3 inches.

Irrigation and Swale Standards

Irrigation

Year-round irrigation will be provided as dictated by weather conditions and within governing rules established by the state and county. Owners must not adjust, damage, or make additions or deletions to the HOA provided irrigation systems. Resident activation and or adjustments of the irrigation system is prohibited and will result in a Violation.

The entire irrigation system is checked for proper operation on a regular basis, but issues can arise in between these checks. Irrigation issues such as all pipe leaks, broken or malfunctioning sprinklers leaking onto paved surfaces and adjacent waterways or running should be reported to Campbell Management for review and resolution. If this is an emergency such as a main water line break or a manifold issue, call the Campbell Management Emergency phone number (800-709-6441).

All watering is scheduled to run during the late afternoon, evening, and early morning hours (except on Fridays) in accordance with the County and South Florida Water Management District water restrictions. Residents must not adjust the programming of controllers mounted at each home as the programming has been set with consideration for plant and turf health as well as water restrictions and pressure throughout the entire community. In addition, excessive watering affects the water bill that the HOA pays for the non-potable water used by the community.

The HOA is responsible for replacing any irrigation rotors, spray heads, controllers, valves, or drip tubing that becomes defective due to the normal operation of the irrigation system as well as leaks or breaks of lateral and mainline piping. Anticipated response time for non-emergency outage repairs is 2 business days.

Swales

Each home is designed with side yard swales that move excessive run-off from rainfall events either to the street or to a lake or swale system in the back yard of each home. Swales, by necessity, are graded with minimal slope and covered with turf (acts like a sponge) which makes them prone to having small depressions that may hold water after heavy rainfall events. All home sites in Vitalia are significantly elevated above control elevations for lakes and constructed of soils which allow water to flow towards drainage retention ponds, which are favorable for drainage. Water observed in the swales immediately following a significant rainfall event does not mean there is a grading problem with the yard. South Florida Water Management District guidelines allow for areas of water to stand in swales, common areas, even roadways for 72 hours following a heavy rainfall event before receding.

Landscape Modification Standard

All landscape modifications require approval from the Architectural Review Committee (ARC). There are no exceptions to exempt any prior landscape modification from first having ARC approval: no prior implied approval (as with the sale of a home), no prior verbal approval, and no grandfather clause. Unapproved landscape modifications may impact future projects and/or result in a Violation. The Violation process often ends with the removal of the modification, at the Homeowner's expense. An ARC Application for landscape modifications can be found at www.vitaliaattraditionhoa.com and choosing the "Forms" tab. When considering plants for your landscape project, consult the Vitalia Plant List posted on Vitalia's web site. Potted plants or yard art are also an example of modifications requiring ARC approval.