

Palm Colony at Pelican Landing

Procedures and Specifications For Adding Decorative Rock, Mulch, Grass and/or Splash Guards Outside of a Unit

1. From time-to-time, Palm Colony will, as part of its annual operating budget, add mulch, grass and/or decorative rock in selected areas surrounding buildings on Association property.
2. By adhering to the following procedures, Unit owners may also make arrangements to add (a) mulch, grass and decorative rock in the area located immediately outside of their lanai; (b) stepping stones from their lanai screen door across the mulch or decorative rock outside of their lanai; and (c) an attractive border along the edge of the mulch or decorative rock outside of their lanai.
3. Any mulch, grass or decorative rock being added by a unit owner must be done through arrangements made directly with the Association's contracted landscaping company (currently Greenscapes). They can be reached at 239-643-4471. In this regard:
 - Unless otherwise agreed-upon in writing, the only type of decorative rock that may be used is a brown "egg rock", applied directly outside of the unit's lanai.
 - The mulch, grass or decorative rock being added outside of a lanai must be in an area the width of the lanai and may not exceed 30 inches in depth.
 - Mulch being added along the unit's lanai must be consistent with the type of mulch being used throughout the Association property.
4. Unit owners who wish to install stepping stones and/or borders along the edge of the mulch or decorative rock outside of their lanai may do this themselves or contract with Greenscapes for this service. A maximum of two stepping stones is allowable.

Splash Guards

5. By adhering to the following procedures, owners of lower level units may also make arrangements to add "splash guards" along the bottom of their lanai screens to help prevent water and dirt from splashing into the lanai.
6. Splash guards should be made of rust-proof aluminum or other similar metal that is painted white to match the existing frame of the lanai screen; must be securely attached outside of the screen itself, and must not exceed 12 inches in height.
7. Unit owners adding splash guards should have this work performed by a qualified, licensed contractor.

By signing, dating and submitting the Architectural Review Request Form (ARRF) to the Association's property manager (Alliant Property Management), the unit owner(s) may proceed with their landscaping project in manner consistent with the specifications outlined above.