



Balintore Homeowners Association
800 Tarpon Woods Boulevard – Palm Harbor, Florida 34685

This three (3) page document details the “Revised Grounds Standards, Rules and Procedures” Please file this document with your other Balintore documents and refer to these updated revisions for Grounds issues. Any previous copy of the” Balintore Grounds Rules and Procedures” dated prior to 9-23-2013 should be discarded.

BALINTORE GROUNDS RULES AND PROCEDURES	
1.	A Chairperson will head the Grounds Committee consisting of the Chairperson and two other members. The chairperson can select his/her own committee members to assist his/her efforts; however the chairperson is the sole authorizing person in any approval process required.
2.	The committee’s primary function is to assure homeowner’s compliance with community landscaping/grounds deed restrictions. The grounds Committee will act as the main oversight arm for the community’s contract with our lawn and grounds maintenance provider. The Chairperson of this committee will communicate all concerns on job performance to the provider of these services and our Board of Directors.
3.	The committee will make one Annual General Inspection during the first quarter of each year to evaluate the turf and mulch conditions of each home in the community. While this responsibility encompasses the total property boundaries of all homes, the committee will pay particular attention to the front and side lawns where curb appeal weighs heavily on property values. In addition to the Annual Inspection, periodic walk through(s) are held with the lawn maintenance contractor and any deficiency will be noted and the homeowner will be advised in writing the corrective action that must be taken.
4.	All inspection reports and recommendations for violation action will be referred to the Board of Directors. Violators of lawn, tree, shrub, mulch, or general ground issues will receive a letter to correct the situation. Details of acceptable lawn and mulch issues are contained in the Grounds Standards of Balintore.
5.	The committee will handle all interface issues for the community’s common areas with our lawn and grounds maintenance provider. This responsibility includes the mulch, flowers and landscaping, and the scheduled maintenance at the Front Entrance and the Bulletin Board areas. In addition to the areas mentioned, the committee also oversees the condition of the conservation area fence located behind Sawgrass Drive and Rain Tree Court.
6.	The committee is responsible for the landscaping and proper irrigation and sprinkler maintenance at the Front Entrance and Bulletin Board Areas and will serve as our main interface with the community’s irrigation provider.

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EFFECTIVE 09-23-2013**



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7.	<p>The committee will insure that each homeowner’s lot (front and side yards as visible from the street) is sodded with Floratam St. Augustine sod in all areas not mulched and planted with other landscaping or ground cover. In addition to the use of Floratam St. Augustine sod, Bahia sod is permitted in the rear and side of property if not visible from the street.</p> <p>In accordance with state and county guidance it is suggested that you minimize the area of lawn by planning and designing landscaping utilizing Florida friendly plants along with mulch within bedding relative to future water conservation. The key is to select the right plant for the right location to minimize the use of water, fertilizer, and insect control. There are state and county web sites available that can assist you in making determinations.</p> <p>Perennial Peanut Grass is approved as a replacement to Floratam St. Augustine sod in the median area between the sidewalk and street. Specifications for using this ground cover in this area are as follows: The existing sod must be fully sprayed and killed prior to removal of the sod. Plants are to be 4” pot size plants and spaced at 4” center to center. A sod form of this ground cover is available and approved for large orders. Perennial Peanut Grass will be mowed and maintained at 4 inches in height by our community lawn service and mowed as determined necessary.</p> <p>Prior to installing new sod (other than patching), the homeowner is to specify in writing by completing the Balintore Sod Replacement Form confirming that they are in compliance with the above, ascertaining the type of sod that will be used and where it will be provided on their property (i.e.front, rear, left side, right side). The replacement of any patched sod should be the same sod type as the existing sod in place. This document is to be provided to anyone on the grounds committee and can be approved by any grounds committee member. THE BALINTORE SOD REPLACEMENT FORM CAN BE DOWNLOADED FROM THE BALINTORE WEB SITE OR UPON REQUEST FROM ANY BOARD MEMBER</p>
8.	<p>The committee will insure that all trees, hedges, and plants other than sod must be in mulched beds. In the interest of water conservation, plant health, weed control and environmental concerns, it is suggested that landscaping beds are mulched, utilizing an organic matter such as pine bark, wood chips, cypress mulch, etc.</p>

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9.	Although not recommended, as a replacement for organic matter cover within landscaping beds, should you elect, you may use decorative stone, lava rock, etc. under the following conditions. The area using decorative stone, lava rock, etc. must be limited to an area of less than 50% of the front yard area measured from the front of the home, including side yards, across property to the street, and must have written approval from the Grounds Committee. The written request is placed on an Alteration Application by the homeowner showing the area to be covered with this material. After the committee ascertains the exact location and size of the bed, they will give final disposition on the request. Final disposition is signed off on the Alteration Application with the original placed with the Association's Community files and a photocopy of final disposition to the homeowner.
10.	Side yard and back yard landscaping beds can be mulched with bark chips or organic mulching material. If preferred, you may also use decorative stone, lava rock, etc. in planting beds only. Any use of these materials other than for landscaping beds must use the Alteration Application process for final approval.

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