

Mayfair @ Wellington Condominium Association
C/o Banyan Property Management Services, Inc.
2328 S. Congress Ave, Suite 1C, West Palm Beach, FL 33406
(561)649-8585 FAX: (561)649-0188

ARCHITECTURAL AND LANDSCAPING REVIEW FORM
Application for Plan Review, Additions or Modifications Request for Approval

The community and each lot are governed by the declarations of restrictions of the Association. The design and use of the properties must be in harmony with the nature of the community as determined by the Board of Directors.

Owner Name: _____

Address: _____

Phone Number (Home): _____ (Work or Cell) _____

Proposed Modification: _____

Location: _____

Materials: _____

Color(s): _____

Size: _____

PLEASE ATTACH COPY OF SURVEY WHICH MAY BE FOUND WITH YOUR CLOSING PAPERS, OR A HOMEOWNER'S DRAWING ALONG WITH A PHOTO OF AREA BEING RE-LANDSCAPED OR ENHANCED.
Have contractor or homeowner show on survey where modifications will be made.
Contractors, name, address, phone:

PLEASE ATTACH COPY OF CONTRACTORS LICENSE AND INSURANCE INFORMATION TO THIS FORM.
By my signature below, I _____, understand that all applicable federal, state, county and local laws, regulations and requirements must be adhered to. Any applicable permits and/or governmental authority approvals must be secured prior to commencement of any work and attached to this application form. In addition, I accept the responsibility for and will repair, at my own expense any damage to the Association's property.

Signature: _____ Date: _____

Print Name: _____

*****For Board Use Only*****

ARCHITECTURAL REVIEW COMMITTEE DECISION

THE ABOVE REQUEST HAS BEEN APPROVED AS SUBMITTED

THE ABOVE REQUEST HAS BEEN APPROVED WITH THE FOLLOWING CONDITIONS:

THE ABOVE REQUEST HAS BEEN DENIED FOR THE FOLLOWING REASON:

AUTHORIZED BY: _____ DATE: _____

15. EXTERIOR APPEARANCE: No improvements may be made or placed upon the exterior of any unit, or on any of the common elements of the condominium without the prior written consent of the Architectural Review Board (ARB). An Architectural and Landscaping Review Form is available from our property management company and must be filled out, along with the required supporting documentation, for review by the ARB before any work can proceed. The ARB may request a meeting with the applicant if needed. Any consent of the Board to any improvement to be made in or on the exterior of any unit, or to anything to be placed therein or thereon, may be withheld in the sole discretion of the Board.

33. PASSAGEWAYS: Sidewalks, entranceways, passageways, vestibules, and all other portions of the common elements must allow unobstructed ingress and egress. However, as long as a side-to-side clearance of 46 inches is maintained for safety, entranceway stairs may have one (1) potted plant or decoration per stair, in a single row. The height of decorations cannot exceed the height of the railing. Decorations or potted plants are permitted on entrance landings (the area immediately surrounding the door frame). Clearance equal to the doorway must be maintained. Nothing is permitted on driveways or walkways as defined by the brick pavers.

39. PLANTINGS: Plantings are permitted in limited common areas. However, an ARCHITECTURAL AND LANDSCAPING REVIEW FORM must be filled out and submitted to the Architectural Review Board (ARB) for approval prior to work commencing. Plantings MUST ALSO CONFORM to the Landscaping Planting Recommendations for Mayfair. A copy of this list of approved plantings is available from our property management company.

Landscape Planting Recommendations For Mayfair

The purpose of these recommendations is to improve the aesthetic appearance of the development while staying with low maintenance, drought tolerant, non-invasive varieties.

In-ground planting recommendations are consistent with the Village of Wellington Land Development Regulations, Chapter 3, Landscaping and Buffering, Section 7 – 31 through 7 – 62. Other recommendations are consistent with good horticultural practices promoted by the University of Florida Cooperative Extension Service's Master Gardener Program. Replacement with the same variety and of similar size and spacing to the missing or dead plant is desirable.

No sodded areas shall be removed.

In-ground plantings must be in already existing beds. Care should be taken to avoid damaging underground irrigation pipes, tree roots, etc.

The resident is responsible for reporting and paying for any repairs related to planting.

HOW TO PLANT – 1) Dig a hole slightly wider and shallower than the pot. 2) Take the plant out of the pot. If any roots are circling, cut them slightly so they can grow straight into the soil and not in a circle. 3) Place the plant in the hole. Fill in the sides with the same soil. Do not put any additional soil on the top of the root ball. It should be slightly out of the ground. The major cause of plant death after planting is planting too deep. 4) Water the plant so that the soil is well settled in the hole. Water thoroughly so that no air pockets remain around the root ball.

Landscape material shall not be planted within 1 foot of the building foundation.

Mulch should be a minimum of 3 inches deep to protect the plant roots from drying, heat, cold, and weed infestation.

Pebbles and rock and sand may be used in a limited amount as ground treatment in areas needed to accommodate limited roof runoff and where drainage is a problem.

Hand watering using a self-canceling nozzle is recommended during establishment of new plantings unless prohibited by watering restrictions at that time.

The resident must maintain their individual plantings in a way that presents a healthy, neat, and orderly appearance.

At no time should a resident's pots or plantings interfere with the work of the landscape maintenance professionals hired by the Mayfair Development.

THE PLANTS RECOMMENDED THRIVE IN A WIDE RANGE OF LIGHT, FROM FULL SUN TO PARTIAL SHADE, UNLESS OTHERWISE SPECIFIED.

PERENNIAL SHRUBS APPROPRIATE FOR PLANTING IN HEDGE ROWS WHICH RECEIVE REGULAR PRUNING:

Purchase hedge-row shrubs in 3 gallon size pots, and plant them in holes spaced 2 feet between their centers.

Ficus species may be maintained as a hedge only, not exceeding 6 feet height, as a perimeter landscape buffer, no closer than 30 feet to any structure or utility

Wax Jasmine, *Jasminum volubile*, small white flowers, 2' x 3', FULL SUN ONLY

Wax Myrtle, *Myrica cerifera*, NATIVE

Hendersonii Dwarf Allamanda, Allamanda cathartica, yellow flowers, planted as understory to Wax Privet (Ligustrum) trees.
 Natal-plum, Carissa grandiflora, dwarf clones available, thorns, white flower
 Nora Grant Ixora, red flowers
 Sweet Viburnum, Viburnum odoratissimum
 Variegated Dwarf Schefflera, Schefflera arboricola 'Variegata'. Do not install the houseplant – Schefflera actinophylla – which can grow to 40 FEET!
 Red Tip Cocoplum, Chrysobalanus icaco 'Red Tip', FULL SUN ONLY, NATIVE
 Spanish Stopper, Eugenia foetida (Fl's substitute for the boxwood), NATIVE
 Simpson's stopper, Myrcianthes fragrans, NATIVE
 Buttonwood, Conocarpus erecta, NATIVE

MISCELLANEOUS LARGE PERENNIAL SHRUBS:

Firebush, Hamelia patens, tubular red flowers, 10' x 6', NATIVE, attracts birds
 Jatropa hastate, red flowers, 15' x 8-9'
 Barbados pride, Caesalpinia pulcherrima, red flowers, short-lived, 8'
 Star jasmine, Jasmine multiflorum, keep trimmed to 6', LIGHT SHADE or SUN
 Japanese yew tree, Podocarpus macrophyllus 'Maki', 15 – 20', requires pruning, likes alkaline soil (plant near house), SUN to SEMI-SHADE
 Small leaf clusia, Clusia guttifera, 18 – 25'
 Pigeon plum, Coccoloba diversifolia, NATIVE
 Golden dewdrop, Duranta repens, FULL SUN, blue flower, NATIVE

MISCELLANEOUS MEDIUM PERENNIAL SHRUBS:

Plumbago auriculata, Leadwort, Sky flower, 1 inch blue flower cluster, FULL SUN, 4' x 4'
 Philodendrum selloum, variety 'xanadu', 2' x 2'. Do not install the full-size variety!
 Thryallis, Galphemia gracilis, yellow flowers, 3-5', FULL SUN
 Snow bush, Breynia disticha or nivosa, 'Rosea Picta', to 10', FULL SUN
 Wild coffee, Psychotria nervosa, 6-7', SHADE ONLY, NATIVE
 Indian hawthorn, Raphiolepis indica, ½ inch pink – white flowers, 3 x 4'
 Lady palm, Rhaps excelsa 'Variegata', 10' often smaller, spreads by underground suckers, PARTIAL SHADE

MISCELLANEOUS SMALL PERENNIAL SHRUBS:

Dwarf yaupon holly, Ilex vomitoria, 'Nana', 2' x 3', NATIVE
 Coontie, Zamia pumila (floridana), NATIVE
 Crown-of-thorns, Euphorbia milii, 3', 1" spines, red flower bract, FULL SUN ONLY, well-drained soil, don't fertilize
 Parson's juniper, Juniperus squamosa expansa 'Parsoni', evergreen, 1 ½ ft. high spreading to 8'
 Pittosporum tobira 'wheeleri', 1-1/2' x 3'
 Mexican heather, Cuprea spp., 1-2', tiny lilac blossoms, FULL SUN

ACCENT PLANTS:

often requires supplemental watering, which can be a problem during water restrictions.

Nicotiana. Flowering Tobacco (*Nicotiana glauca*), PARTIAL SHADE

Wishbone Flower, *Torenia* (*Torenia fournieri*)

Bedding Plants for Dried Flower Arrangements (These all require FULL SUN ONLY)

Baby's Breath (*Gypsophila paniculata*)

Cockscomb (*Celosia cristata*)

Globe Amaranth (*Gomphrena globosa*)

Statice (*Limonium sinuatum*)

Strawflower (*Helichrysum bracteatum*)

Mayfair landscape bibliography

Buck, Robert J., Your Florida Guide to Bedding Plants, University of Florida, 1997.

Botanica, ed. Turner, R.J. Jr., randomhouse, 1997.

Crawford, Pamela, Easy Gardens for South Florida, color garden Inc. 2001.

Osorio, Rufino, A Gardener's Guide to Florida's Native Plants, University Press of Florida, 2001.

Stresau, Frederic B., Florida My Eden, Florida Classics Library, 1986.

Village of Wellington Land Development Regulations, Chapter 3, Sections 7-31 through 7-62.

Watkins, John V., Florida Landscape Plants, University Presses of Florida, 1975.

Dwarf Fakahatchee grass, *Tripsacum floridana*, to 4' with spread to 6', FULL SUN,
NATIVE
Pygmy date palm, *Phoenix roebellini*

NON-FLOWERING BORDERS & GROUND COVER:

Sword fern, *Nephrolepis exaltata*, 2' x 2'
Liriope muscari, 12 – 18" x 12 – 14", SHADE – LOVING, CAN STAND SUN
Mondo grass or lily turf, *Ophiopogon japonicus*, SHADE PREFERRED,
(RECOMMENDED TO REPLACE GRASS DYING FROM LACK OF SUN ALONG
SIDEWALKS LEADING TO ENTRANCE OF DOWNSTAIRS 2-CAR UNITS)
Cast iron plant, *Aspidistra elatior*, spreads to 2', PARTIAL SHADE

**SOME EXAMPLES OF PLANTS & FLOWERS TO ADD COLOR TO BEDS OR
IN POTS:**

(These plants thrive in a wide range of light, from sun to partial shade, unless otherwise specified)

Large Perennial Flowers

Daylily, *Hemerocallis* spp., 1ft+ in ht., clumps
Queen Crinum lily, *Crinum amabile*, 6'x6', FULL SUN
Bird-of-Paradise-Flower, *Strelitzia reginae*, partial shade. N.B. avoid *Strelitzia nicolai*, white/albino
bird of paradise, which grows to 20' in height and is very untidy
Dwarf peace lily, *Spathiphyllum 'Wallisii'*, 24"x15" ht., clumps, SHADE ONLY, moist soil

Ruellia is invasive and should not be replanted. Replacement with an approved variety is recommended.

Bedding Plants for Edging and Low Borders

Ageratum, Flossflower (*Ageratum houstonianum*)
Alyssum, Sweet Alyssum (*Lobularia maritima*)
Begonia, Wax or Fibrous (*Begonia x semperflorens-cultorum*)
Candytuft (*Iberis* spp.)
Celosia (dwarf types) FULL SUN ONLY
Dianthus (*Dianthus* spp.)
Dusty Miller (*Senecio cineraria*)
Gazania (*Gazania rigens*) FULL SUN ONLY
Globe Amaranth (*Gomphrena globosa*) FULL SUN ONLY
Lily of the Nile (*Agapanthus africanus*), blue flower cluster, 20"x20", round clump, requires considerable moisture
Lobelia (*Lobelia erinus*)
Marigold (dwarf types) (*Tagetes* spp.) FULL SUN ONLY
Pansy (*Viola x wittrockiana*)
Pentas, Star flower (*Pentas lanceolata*), 2-3'ht. Replant every 2-3 years
Periwinkle (*Vinca rosea*, *Catharanthus roseus*) Keep trimmed or can be invasive
Petunia (*Petunia x hybrida*)
Rose Moss, Portulaca (*Portulaca grandiflora*) FULL SUN ONLY
Snapdragon (dwarf types) (*Antirrhinum majus*)
Society Garlic, Tulberghia violacea, 2', lavender flowers, grass-like clumps which multiply, FULL SUN
Wishbone Flower, *Torenia (Torenia fournieri)*
Zinnia (Dwarf types) (*Zinnia* spp.) FULL SUN ONLY

Bedding Plants for Cut flowers

Ageratum, Flossflower (*Ageratum houstonianum*)
African Daisy, Cape Marigold (*Dimorphotheca sinuata*) FULL SUN ONLY
Baby's Breath, *Gypsophila (Gypsophila paniculata)* FULL SUN ONLY
Black-Eyed Susan, Gloriosa Daisy (*Rudbeckia hirta*) FULL SUN ONLY, NATIVE