

# Florida-friendly landscape practices benefit HOAs

## New, smarter techniques help deed-restricted communities

### Better curb appeal

- Adopting best practices for Florida's unique environment means homeowners – and homeowner associations – can have a landscape that thrives through the summer rainy season and the seesaw winter temperatures.
- Landscapes suited to Florida's climate are less likely to die, develop diseases, or fail to thrive.
- Florida-friendly landscapes are easier to maintain, which means more homeowners can easily manage an attractive yard.
- Florida is a unique and attractive place to live. Tasteful, Florida-friendly landscapes recall the abundant natural beauty that first drew many people to our state.

### Higher property values

- Indian River Lagoon area real estate values depend on the health and productivity of the estuary, rivers and lakes.
- Many people move here so they can spend time on the water, fishing, boating and relaxing.
- Fertilizer runoff is one of the main causes of algae blooms in our local waters.
- Algae blooms create dead zones, kill fish and can even be toxic to humans and pets.
- Keeping our waterways clear of algae is critical to maintaining the region's real estate appeal.

### Lower costs

- Landscapes that are suited for the Florida climate need less water, cutting utility bills.
- Florida-friendly landscapes require less fertilizer and other chemicals, another cost saver.
- Plants suited to the climate and the specific conditions in your yard are less likely to die – and need replacing.
- Nearly half the drinking water consumed in our state gets dumped directly on our lawns and yards. The money we spend pumping, purifying, and piping that water is wasted.

### It's the law

- Florida law explicitly states that deed-restricted communities may not prohibit any property owner from implementing a Florida-friendly landscape. [See F.S. 720.3075 (4)]
- In 2009, the law was updated to clarify that old HOA covenants or rules that prohibit Florida-friendly landscapes cannot be enforced.
- In the law, the Legislature notes that Florida-friendly landscaping "serves a compelling public interest."

### How to get started

- Visit [BeFloridianNow.org](http://BeFloridianNow.org) or [FloridaYards.org](http://FloridaYards.org) for more ideas on how to garden the Florida way.
- Contract with landscape professionals certified in Florida's best practices.  
You can find them here:  
[http://fyn.ifas.ufl.edu/professionals/certification\\_lists/cert\\_county\\_name.shtml](http://fyn.ifas.ufl.edu/professionals/certification_lists/cert_county_name.shtml)

