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 se saw 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 or 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