

***Blue Heron Bay at Ibis
Homeowners Association, Inc.***

c/o Bristol Management Services, Inc.
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April 1, 2006

Dear Blue Heron Bay Homeowner:

From: The Board of Directors and Landscape Committee

The BHB Landscape Committee, as part of the BHB Homeowners Association has, as one of its charges, preservation of the community landscaping as it was originally installed by the Developer. The authority to carry out this charge is specifically granted in the BHB Bylaws Article V: Section 2E: "In the event any Owner wishes to make any change in the landscaping originally installed by the Developer, such change must be approved in writing by the Association...." In the past the HOA has not enforced this policy. However as the community's landscaping matures and requires replacement and as a direct result of loss of major trees and bushes due to 3 hurricanes, the Committee and Board feel that the policy must now be enforced to maintain the original landscaping plan throughout our neighborhood. Therefore:

As of April 1, 2006, all landscaping changes which are visible from the street must be approved in writing by the Landscape Committee. Minor changes may be submitted with a written description; major changes should be submitted in writing along with either the landscape design or a hand-drawn sketch to Ruth Cadwgan, Landscape Committee liaison to the Board, or anyone on the committee if she is unavailable. The Committee will act on all requests at the time of receipt and issue a written approval (or disapproval) promptly. Reasons for disapproval will be given and hopefully can be resolved between the homeowner and the Committee. If Precision Landscaping is used for the changes, the Committee will forward the approved request to Bristol Management who will send James a work order to ensure the work is completed in a timely manner. All billing will be done directly from James to the homeowner. If another landscaping company is used, the homeowner upon receipt of approval will be responsible for completing the work in a timely manner and paying the bill. Homeowners should be aware that James is not required to maintain landscaping done by other landscaping companies especially if it requires special attention (e.g., trimming). Homeowners should contact James directly to confirm that he will maintain landscaping done by outside landscapers.

PLEASE NOTE: THE ABOVE PROCEDURE IS A BIT DIFFERENT FROM THE PROCEDURE OUTLINED IN THE 1Q06 NEWSLETTER, SPECIFICALLY IN TRACKING OF REQUESTS FOR LANDSCAPING CHANGES. THE PROCEDURE IN THIS LETTER SUPERCEDES THE NEWSLETTER PROCEDURE.

Community irrigation system monitoring and routine repair is part of our monthly landscape contract and is scheduled for the last week of the month. The Landscape Committee is working closely with James to ensure that this work is done, especially when it is dry during the season. When James is done inspecting each home he will hang a door tag on the homeowner's door stating that the work was done. If sprinkler heads or other repairs were necessary, he will leave the broken parts at the side of your entrance and give an estimate of the cost on the door tag. Minor repairs (\$75 or less) will be billed through Bristol management and will appear on the homeowner's next quarterly bill. Repairs greater than \$75 (e.g. extensive repair or replacement of timer box) will be billed by James directly to the homeowner.

Homeowner special requests for irrigation checkup, repair or improvement (no approval needed) should go to Debbie Erez, Carolynne Casale's Assistant at Bristol Management. She will generate a work order to ensure the work is done in a timely manner.

The following are some specific examples to help clarify appropriate landscaping changes. All still require landscape committee approval.

Flowers at the front of homes which die during the season must be replaced "like with like". The flowers are chosen by the landscape committee and are to remain the same throughout the neighborhood. If the exact flower is unavailable, the same species (e.g. impatiens for impatiens) with as close as possible colors should be used.

The Eugenia hedges planted around our houses often do not do well and look sparse and unattractive. Ficus is a good replacement for these hedges. Since the Eugenia is often 4 feet tall or more replacement with 1 ½ - 2 foot ficus is adequate.

Ixora, shrubs are planted throughout our neighborhood. They look great in the summertime with new leaves and red flowers; awful in winter with few blossoms and unattractive leaves, Adequate replacements for this are gold mount, trinets, crotons etc, although none of these will get as large as the ixora.

Hibiscus is a shrub; bougainvillea is a vine which prefers trellises or fences for support. Nurseries in FL however have decided they make pretty trees so have trained them to grow as small, 6-10 foot trees. They have shallow roots and are easily tipped over by any strong wind. Most of the time they can be righted, staked and will recover. If they need replacement James can recommend other flowering trees which may survive strong winds better.

The hurricanes broke off many of the tall Washingtonian palms (4 of them) in the front of some homes often causing damage to the house in the process. Homeowners who still have Washingtonian palms will more than likely have them replaced as they grow taller and endanger their house in the future. An absolute "like for like" replacement is not feasible, especially since many homeowners realize the Washingtonians are not very hurricane proof. Typical replacements could be foxtail, alexandra, Christmas, date or queen palms in the 10-12 foot tall range. These palms do not grow as rapidly, do not get as tall and therefore are more hurricane resistant than the original Washingtonians.

The olive trees planted at the front of some homes are rapidly growing too large to survive future hurricanes. They are also a nuisance if they are close to driveways or entrances since they drop fruit which stains pavers and can easily be tracked into the house. Any of the palms mentioned above are adequate replacements for the olive along with a number of shorter, slower-growing flowering trees which James can recommend.

After last year's hurricane, some palms throughout the neighborhood have not survived. These palms need to be removed but often do not need to be replaced because other palms around them have grown large enough that the space will fill in nicely.

The BHB Board and Landscape Committee hope that this letter clarifies the approval procedure for future landscaping changes. Our objective is to maintain our community with high quality landscaping which will preserve the value of all of our homes in the neighborhood. Any questions regarding this policy may be directed to Ruth Cadwgan of the BHB Board of Directors.

Sincerely,

Blue Heron Bay Board of Directors

Blue Heron Bay Landscape Committee