

REPLACEMENT/ADDITIONAL PLANTINGS in the Landscape

The Operations Manager shall be responsible to coordinate the policy on replacement or additional plants.

The District Manager and Chairman or their representatives shall tour the District property once per year, preferably in January or February, to develop an overview of areas that need potential landscaping changes. The Operations manager shall brief the board on the site review soon after.

New plantings shall be spaced based upon the mature size of the plant and not the size when purchased. Smaller plants should not be placed closer together for a denser look resulting in excess plants being installed.

Since the PMCDD's primary responsibility is for maintaining PMCDD property, all additional plantings are to be approved by the CDD board.

No plantings shall be added or replaced on non PMCDD property.

Replacement

Plants should be replaced under the following conditions:

- Plants no longer meet PMCDD standards.

Additional

Plants should be added under the following conditions:

- not be added to open areas unless a specific problem exists and the board approved the added plants along with the added maintenance workload and cost
- Community request for added plants can be approved under all of the following conditions:
 - a) the community president or the president's representative makes a request to the Operation Manager
 - b) The total cost does not exceed \$500, unless approved by the PMCDD Board.
 - c) Only one request per year by community will be considered
 - d) Only 4 communities per year will be considered with the balance being prioritized for the following year
 - e) Communities can exceed the \$500 CDD purchase cost, if the community funds the excess over the \$500. The CDD will not special assess residents for the additional shrubs. The community must pay for the shrubs prior to purchase of the shrubs by making out a check directly to the nursery where the shrubs will be purchased. The check should be given to the Operations manager. The Nursery should give the CDD a bill for the balance which should not exceed \$500.
 - f) The PM CDD will modify, as required, any irrigation for planting revisions.

All replacement or additional plants must be environmentally friendly along with being low maintenance shrubs, not requiring supplemental nutrients due to the soils in CDD area.