

Palm Island Landscaping Guidelines

Serenoa Homeowners Association

January 1, 2026 – December 31, 2026

Mowing Services

Service Days: Monday and Tuesday

Scope of Service:

- Weekly mowing from **April through October**
- Bi-weekly mowing from **November through March**
- Edging, weed-eating, blowing, and natural fallen palm fronds debris pickup
- Detail work at the front entrance and clubhouse area

Additional Notes:

- Natural fallen palm fronds placed curbside will be collected by **5:00 PM** on mowing days.
 - **Hard edging** (driveways, sidewalks) will be completed **weekly**.
 - **Soft edging** (garden beds) will be completed **bi-weekly**.
 - Garden beds containing **rock with no protective border** will not be edged.
 - During the off-season, the crew will still visit the property weekly to perform debris pickup and detail work at the entrance and clubhouse.
 - All fenced-in areas will be serviced when accessible. If a gate is locked or otherwise inaccessible, the area will not be serviced. Homeowners are responsible for opening and securing their gates before and after service. Please note that any pet that escapes as a result of an unsecured or open gate following service is the homeowner's responsibility.
 - Any **personal items** left in the yard will be mowed around. Palm Island is not responsible for moving or storing personal belongings.
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Trimming Services

Schedule:

- 2nd and 3rd week of the month.
- Trimming will be completed **12 times per year**.

Service Includes:

- Removal of dead palm fronds up to **12 ft** from the base of the tree (reachable from the ground)
- Removal of limb growth within **8 ft** from the base of hardwood trees

Additional Notes:

- Weed spraying will take place **after trimming is completed**.
 - A **red reflector** indicates **NO TRIMMING** on the property. Homeowners who place a red reflector will assume responsibility for maintaining their own shrubbery.
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Weed Control Services

Schedule:

- Weed control will be performed **12 times per year**, following the completion of trimming.

Service Includes:

- Treatment of weeds in paver driveways, sidewalks, and all garden beds
- Application of **pre- and post-emergent** products to help prevent rapid weed growth

Additional Notes:

- A **blue reflector** indicates **NO WEED CONTROL** will be performed at that property. Homeowners who place a blue reflector assume full responsibility for weed management.
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Fertilization & Pest Control

Schedule of Services:

- **Turf Fertilization:**
 - 3 granular applications
 - 5 liquid applications
- **Shrub Fertilization:**
 - 2 granular applications
 - 5 liquid applications
- **Pest Control:**
 - Blanket turf and shrub treatment at least **twice per year**

Additional Notes:

- This service **cannot be opted out of**.
 - Treatments include applications for **seasonal brown patch fungus**.
 - Fertilization and pest control are completed by **CLEMENTS**, a licensed third-party vendor.
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Landscape Work Orders & Damage Reporting

Palm Island kindly requests that homeowners **do not speak directly to the crew** while they are working.

For emergencies, please contact the Palm Island office at **772-713-1490**.

All work orders must be submitted in writing to Elliott Merrill for processing:

- **Email:** hannahm@elliottmerrill.com
- Include:
 - Your name, property address, and contact information
 - Date the maintenance issue or damage occurred
 - Detailed description of the issue or damage

Palm Island will provide updates directly to the management company, who will then communicate with the homeowner.

Repairs & Responsibility:

- Palm Island reserves the **right of first refusal** on all repairs.
- If a homeowner elects to complete repairs themselves or hires another contractor before Palm Island inspects and addresses the issue, the cost will become the homeowner's responsibility.
- Palm Island will contact the homeowner to inspect the concern and provide a plan of action.

Palm Island is not responsible for damage to:

- Personal items, downspouts, drain lines, or other objects left in the grass
- Homes or vehicles in areas where **rocks** are used in landscape beds
- Irrigation heads that fail to retract properly
- Fenced or screened areas without a landscape border
- Stucco where no mulch barrier exists for protection