



Lakes of Mount Dora Property Owners Association

Date: \_\_\_\_\_

**Application for Residential Architectural Approval**

Lot #: \_\_\_\_\_

This is a residential application form that must be completed by the **HOMEOWNER**, submitted to the LoMD Architectural Review Committee ("ARC") for approval, **AND** approved by ARC **BEFORE** any work commences. Please complete this form and deliver it to the Association Office located in the Clubhouse. Requests must be received 7 days prior to the ARC meetings, which are held on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesdays of each month.

**SUBMIT ONE FORM FOR EACH CHANGE/ADDITION OR INSTALLATION**

Print Name of Homeowner: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

This Application must be completed in detail. Applications may not be accepted, or may be denied if incomplete or for lack of any necessary supporting documents.

A) **CONSULT:** For the requirements related to your project, please read the LoMD Rules & Regulations, and ARC's LoMD Rules and Regulations Reference guide, which are available on the Lakes of Mount Dora Property Owners Association's website at <http://www.lomd.net>.

B) **IN DETAIL, PROVIDE A CLEAR AND COMPREHENSIVE DESCRIPTION OF YOUR PROJECT:** Include dimensions, materials, color, locations, etc...as appropriate. Your necessary attachments (i.e. tree removal permit required by the City of Mount Dora, sod/bed ratio, plot plan, sketch showing location, pictures, paint swatches, literature, etc.) are used to support this narrative requirement. **Use back of this page, or additional pages if needed.**

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C) **ATTACH:** Please check below the applicable attachments included with your application. If ARC requests additional materials, please submit them to the Association's Office 48 hours prior to the meeting at which the application is to be reviewed.

- \_\_\_\_\_ If the sod/bed ratio will increase, complete and attach **The 65/35 Rule** worksheet included in this packet.
- \_\_\_\_\_ If project involves any additions or changes to existing structure or landscape, include a copy of the plot plan and sketch **highlighting in color** the location of the addition, modification, installation, etc.
- \_\_\_\_\_ If project involves the removal of canopy tree(s), attach the **APPROVED** Tree Removal Permit from the City of Mount Dora. The permit must be attached to this ARC Application.
- \_\_\_\_\_ For exterior painting, you must note the color scheme from authorized books, as well as paint swatches, if available.
- \_\_\_\_\_ If project involves an installation, include literature from contractor describing the specifics of the item(s).
- \_\_\_\_\_ If project involves a pool, attach the **required** pool questionnaire.

Note: (1) All requests must conform to the local zoning and buildings regulations. You must obtain all necessary government permits if your request is approved. However, for canopy tree removal, a Tree Removal Permit must be approved by the City of Mount Dora, and attached to this ARC Application. (2) ARC bears no responsibility for any incorrect or incomplete information provided by/to the homeowner.

**THIS SECTION TO BE COMPLETED BY THE ARCHITECTURAL REVIEW COMMITTEE**

Date Request Received: \_\_\_\_\_

Date Approved/Denied/Deferred: \_\_\_\_\_

ARC Comments: \_\_\_\_\_

Signature: \_\_\_\_\_ Print Name: \_\_\_\_\_ Title: \_\_\_\_\_

**To access LOMD house paint colors:**

Go to **sherwinwilliams.com** and follow the following links:

- Services and Resources
- Home Color Tools
- HOA COLOR ARCHIVE (*located on the left side panel after "Magazine"*)
- State: **FL**
- City: **Mount Dora**
- HOA Community: **Lakes of Mount Dora**
- Search from the following:

**ARC Scheme (1-22) or  
Medallion Scheme (1-18) or  
Pringle Scheme (1-43)**

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**To obtain a copy of you property Plot Plan:**

Contact Mount Dora City Hall @ 352-735-7100. Select option #4 (Planning).  
Give person your address. Copy can be emailed immediately.

### The 65/35 Rule

The 65/35 Rule refers to the percentage of sod to beds. When making changes to your sod and/or beds you must keep in mind that the amount of sod installed on your lot can not exceed 65% of the combined square footage of your beds and sod.

The Lake County Property Appraiser's website — [www.lakecopropappr.com](http://www.lakecopropappr.com) is a resource the homeowner may use to complete the data required for the following calculations.

**Formula for square foot is  $A = L \times W$  [ Area = length (feet) x width (feet) ]**

- A. To obtain total square footage of your lot, including house/garage and all paved areas:  
Go to the [www.lakecopropappr.com](http://www.lakecopropappr.com) site. Click on "Property Search. Locate your parcel.  
Click "Details" on pop-up box over your parcel on the GIS map. Obtain square footage of your lot/house.  
(A) \_\_\_\_\_ sq. ft.
- B. To obtain total square footage occupied by house/garage/lanai/front porch/other structures/paved areas add #1 and #2.  
1. Go to [www.lakecopropappr.com](http://www.lakecopropappr.com). Click "Property Search." Enter Info.  
Click "General Information for house/garage/lanai/ front porch/other structures.  
Obtain square footage for each and ADD together. 1. Total = \_\_\_\_\_ sq. ft.
2. Measure and calculate the square footage of your driveway and other paved areas Driveway=sq. ft.  
+ Other paved areas \_\_\_\_\_ sq. ft. 2. Total = \_\_\_\_\_ sq. ft.
- Total (1+2) = (B) \_\_\_\_\_ sq. ft.
- C. Difference between A and B: This is equal to the total square footage of sod + landscaping beds (A — B)  
(C) = \_\_\_\_\_ sq. ft.
- D. Square Footage of proposed and unchanged landscaping beds: (include mulched areas around sides of house)  
Bed 1 \_\_\_\_\_ sq. ft + Bed 2 \_\_\_\_\_ sq. ft + Bed 3 \_\_\_\_\_ sq ft + Other \_\_\_\_\_ = Total  
(D) = \_\_\_\_\_ sq. ft.
- E. Difference between C and D: (Square footage of sod = C — D) (E) = \_\_\_\_\_ sq. ft.
- F. Calculate Percentage by:  $D / C \times 100 = \% \text{ of landscaping beds}$  \_\_\_\_\_ % of landscaping beds  
 $E / C \times 100 = \% \text{ of sod}$  \_\_\_\_\_ % of sod

### EXAMPLE

|   |   |                     |
|---|---|---------------------|
| A. Total square footage of lot/house/paved areas (Prop Appraiser website) | = | 11, 000 sq. ft      |
| B. Square footage of house/garage/lanai/front porch/paved areas           |   |                     |
| 1. House/garage, etc.   | = | [ 4,500 sq. ft.]    |
| 2. Driveway + other paved areas   | = | [ + 1,000 sq. ft. ] |
| TOTAL SQUARE FEET = 1 + 2   | = | 5,500 sq. ft.       |
| C. A — B (11, 000 — 5, 500)   | = | 5,500 sq. ft.       |
| D. Square footage of proposed & unchanged Beds & mulched areas            |   |                     |
| Bed 1= 900 sq ft Bed 2=1000 sq ft Other= 300 sq ft                        | = | 2,200 sq. ft        |
| E. C — D (5,500 — 2, 200)   | = | 3,300 sq. ft.       |
| F. $D/C \times 100$ (2,200 / 5,500 x 100)                                 | = | 40% landscaped beds |
| $E/C \times 100$ (3,300 / 5, 500 x 100)                                   | = | 60% sod             |

# LOMD ARC Applications Guidelines

## Rules and Regulations Reference

This index lists the Section Rules within the LOMD Rules and Regulations that cover exterior property modifications. For Example, curbing is covered under Rule 2.1.3c. To see a specific rule, you may access the LOMD Rules and Regulations by clicking on the below link, or by going to the LOMD website home page to the "Association Management" tab. [LOMD Rules and Regulations](#)

| Change/Improvement                                      | ARC Approval Required | Rule                   | Rule  | Rule                      | Comments / Notes  |
|---|-----------------------|------------------------|---|---------------------------|---|
| Application Requirements                                |                       | Rule 23.4<br>Rule 23.5 | LOMD Rule 23.7 – "These guidelines will not cover every situation & do not include all sections of the community Rules and Regulations. If you wish to make a permanent or significant visual modification to your property that is NOT explicitly covered in these design guidelines, you must still submit an application to the ARC" |                           |   |
| Antennas/Satellite Dishes                               | YES                   | Rule 23.7.1            | CC&R 12.13  |                           |   |
| Arbors/Decks/Gazebos /Pergolas                          | YES                   | Rule 23.7.3            | Rule 23.7.3.1 Location  | Rule 23.7.3.2 scale/style | Rule 23.7.3 Materials/City Permit Required  |
| Awnings   | YES                   | Rule 23.7.14           |   |                           |   |
| Bird House  | YES                   | Rule 1.6               |   |                           |   |
| Clotheslines  | NO                    | Rule 23.7.2            |   |                           | Permanent Clotheslines not Permitted  |
| Common Ground Areas                                     | YES                   | Rule 23.3              | Rule 23.5.1   | Rule 23.5.2               | See website for info  |
| Compost Heaps   | NO                    | Rule 2.1.5             |   |                           | Not Permitted   |
| Curbing   | YES                   | Rule 2.1.3c            |   |                           | Not Permitted around buffer zone  |
| Deck Storage (under)                                    | NO                    | Rule 23.7.3.4          | Rule 23.7.3   |                           | Not Permitted   |
| Design Questions  |                       | Rule 23.7              | Rule 23.4.2   |                           | Any items not specifically listed – ARC approval required.                          |
| Driveways/Painting of                                   | YES                   | Rule 23.7.4            |   |                           | Not Permitted on sidewalk or apron if new   |
| Easement plantings/curbs                                | YES                   | Rule 2.1.3c & d        |   |                           |   |
| Fences  | YES                   | Rule 1.5               | Rule 23.7.7   |                           | Max 12 inches high around gardens   |
| Flagpoles   | YES                   | Rule 23.7.8            | Rule 1.7  |                           | Max height is 20 feet   |
| Flags   | NO                    | Rule 1.7               | Rule 23.7.8   |                           | Flags allowed by FL statute   |
| Fountains   | YES                   | Rule 1.6               |   |                           |   |
| Garden Beds – Add; Eliminate; Increase or Decrease size | YES                   |                        |   |                           | MAX Turf area no more than 65% of non-paved portion of lot. Complete 65-35 form.    |
| Generators  | YES                   |                        |   |                           | Must comply with City Installation guide and noise ordinances. City Permit Required |
| Ground Covers   | YES                   | Rule 2.1.3a & b        |   |                           | Stone not permitted in buffer zones   |
| Gutters   | NO                    | Rule 23.7.9            |   |                           | Must be vinyl or aluminum and match soffit and fascia of house.                     |
| Hedges  | YES                   | Rule 1.5               | Rule 23.7.7   |                           | May not be used as fencing!   |

|                                     |     |              |               |              |  |
|-------------------------------------|-----|--------------|---------------|--------------|--|
| Holiday Decorations & Lighting      | NO  | Rule 1.6     | Rule 23.7.10  |              | Must not interfere with adjacent properties. Must be removed 30 days after.                          |
| Hot Tubs / Spas                     | YES | Rule 23.7.11 | Rule 23.7.19  |              | City Permit May be needed / must be enclosed   |
| House Structural Change             | YES | Rule 23.4    | Rule 23.7     |              | City Permit needed   |
| House-Paint Same Color              | NO  | Rule 23.4.1  | Rule 23.7.6   |              |  |
| House-Paint Different Color         | YES | Rule 23.4.1  | Rule 23.7.6   |              |  |
| House Numbers                       | NO  | Rule 1.9     |               |              |  |
| Hurricane Shutters                  | YES | Rule 23.7.18 |               |              |  |
| Landscaping Changes                 | YES | Rule 2.1     | Rule 23.4.2   | Rule 23.7.13 | Zoysia only, Florida Friendly plants   |
| Lamp Post                           | YES |              |               |              | Height must be 6 ft. no more than one globe  |
| Lighting (exterior)                 | YES | Rule 23.7.5  |               |              | No more than 10 exterior lights per lot, without ARC approval, no more than 18 inches high           |
| Mulch – change of color or material | YES | Rule 2.1.3a  | Rule 2.1.3b   |              |  |
| Patios & concrete slabs             | YES | Rule 23.7.14 |               |              | City Permit required   |
| Pavers                              | YES | Rule 23.7.4  | Rule 23.7.16  |              |  |
| Rain Barrels                        | YES | Rule 2.1.5   |               |              | Max 2 per property, no more than 36 inches high, 24 inches diameter, earth tones or blend with house |
| Real Estate Signs                   | NO  | Rule 23.7.15 |               |              | 1 sign per yard, no more than 4 ft high, contact property manager for proper signage                 |
| Rocks/stones                        | YES | Rule 2.1.3a  | Rule 2.3.3b   |              | If changing or new material. <b>Not permitted in Buffer zones.</b>                                   |
| Roofs                               | YES | Rule 19.1    | Rule 19.2     |              | City Permit required   |
| Satellite Dishes                    | YES | Rule 23.7.1  |               |              |  |
| Screen Enclosures                   | YES | Rule 23.7.3  | Rule 23.7.3.3 |              | Frame must be bronze or white<br>City Permit may be needed.  |
| Sidewalks & Pathways                | YES | Rule 23.7.16 |               |              |  |
| Signs                               | YES | Rule 1.4     | Rule 23.7.15  |              | Security Alarm and Real Estate   |
| Solar Panels                        | YES | Rule 23.7.17 |               |              | City Permit Required   |
| Spas                                | YES | Rule 23.7.11 | Rule 23.7.19  |              | In-ground, may require City Permit   |
| Storm Shutters                      | YES | Rule 23.7.18 |               |              |  |
| Swimming Pools                      | YES | Rule 23.7.11 | Rule 23.7.19  |              | In-ground only, City Permit required.  |
| Trash Containers                    | NO  | Rule 23.7.20 |               |              | Must be stored out of view   |
|                                     |     |              |               |              |  |
|                                     |     |              |               |              |  |
| Trellises                           | YES |              |               |              |  |
| Yard Decorations                    | NO  | Rule 1.6     | Rule 23.7.13  |              |  |
|                                     |     |              |               |              |  |
|                                     |     |              |               |              |  |
|                                     |     |              |               |              |  |
|                                     |     |              |               |              |  |
|                                     |     |              |               |              |  |

The Architectural Review Committee is required to approve or disapprove any application within 45 days after receipt of a properly COMPLETED application. The 45 day review period will only commence upon the receipt of a complete application form, including any required exhibits. It is therefore advisable for homeowners contemplating substantial improvements to first ensure they are aware of all required supporting documentation prior to submitting a design review application. – LOMD Rule 23.5.3

Homeowners have 90 days to commence a project and an additional 90 days to complete the project. For an extension, contact the POA office. – LOMD Rule 23.5.4

ARC meets the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month. Applications are due in the POA office the Wednesday before the meeting

1. Easements: Easements are located within the property lines. Typically, the rear property line for lake front lots is at the high-water mark. The rear easement of water front lots starts at the rear property line and extends 20 feet into the lot (area where red printing is). The land within the easement belongs to the resident. The City of Mount Dora's Land Development Code states that this rear easement must have no obstructions and be planted with a "dense stand of grass." Therefore, residents may not landscape or place any plants or structures in the easement and the easement is to remain unfertilized and untreated for weeds. It is planted with Bahia grass. Although the easement belongs to the resident, the POA mows the easement to keep it uniformly unobstructed and within compliance of the Land Development Code.

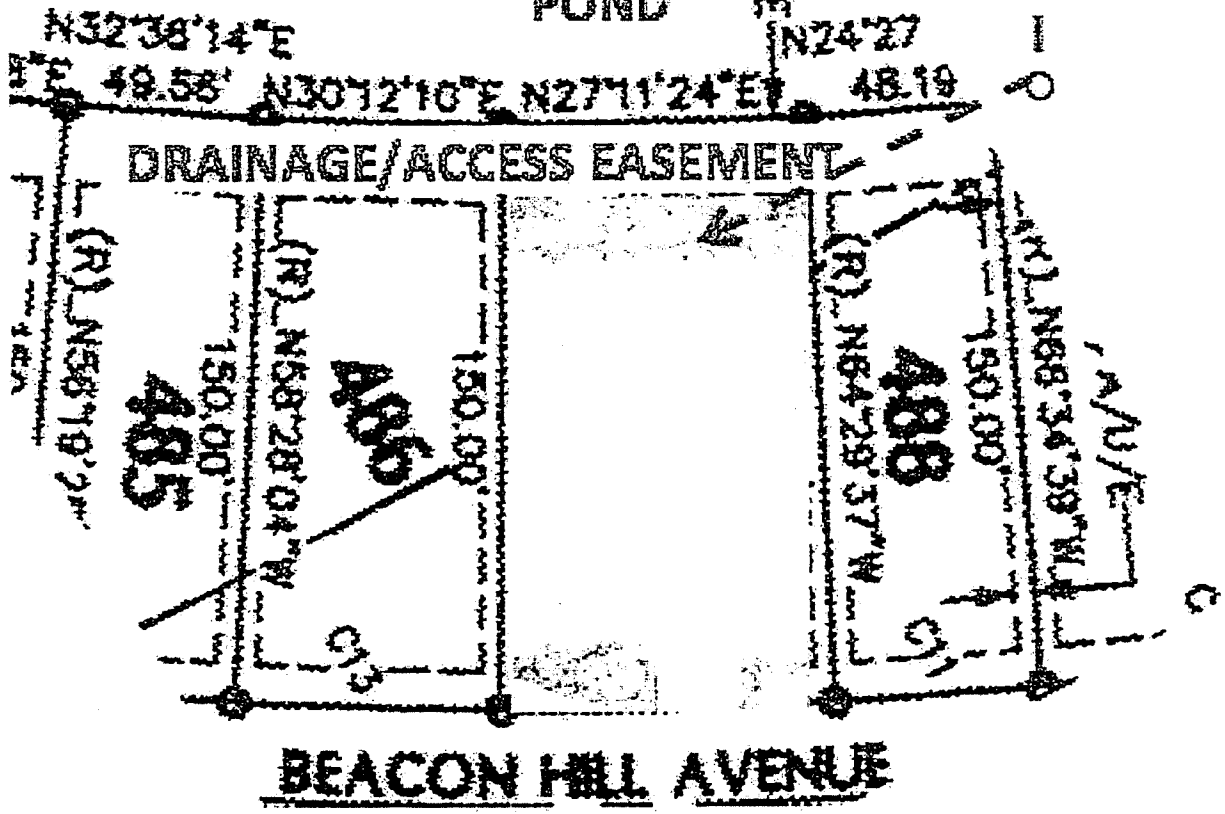
2. Buffer Zones: The buffer zone is a landscaped area 16 feet in depth extending from lot line to lot line with only limited turf area between lots as needed for access (area in green). It is adjacent to and must be on the house side of any drainage easement. The purpose of a buffer zone is to accept runoff water from individual lots to limit the amount of chemical fertilizers and insecticides running into the lake. This is important because our lake has no outlet and pollutants that run into the lake stay there; they are not flushed out.

Maintenance of a buffer zone is the responsibility of the resident. Planting, removing or relocating trees within a buffer zone require ARC approval. The buffer is to be fully landscaped with Florida Friendly plants <http://fyn.ifas.ufl.edu/>. Large landscaping changes to the buffer zone require ARC approval; minor changes do not. Turf is not acceptable buffer zone material. Only organic mulch such as bark chips, shredded bark or pine straw may be used in a buffer zone; stone mulch is not acceptable. Landscape curbing, pavers, or any other improvement that may prevent storm water flow into the buffer zone are not allowed. However, landscape curbing is permitted around other planting beds.

All water front properties have a 20 foot rear easement and a buffer zone; all non-water front properties have a 5-15 foot rear easement and a buffer zone. The same regulations apply to all properties.

RETENTION  
POND

BUFFER ZONE





# PLANT\_SCHEDULE

- FRONT YARD CANOPY TREE**  
1 Required (2" @ 6')
- ☐ Acer rubrum / Red Maple
  - ☐ Acer saccharum / Silver Maple
  - ☐ Quercus laevis / Turkey Oak
  - ☐ Quercus virginiana / Live Oak
  - ☐ Quercus shumardi / Shumard Oak
  - ☐ Carya aquatica / Water Hickory, Swamp Hickory
  - ☐ Aesculus pavia / Red Buckeye
  - ☐ Fagus grandifolia / American Beech

- CANOPY - BACKYARD**  
1 Required (2" @ 6')

- ☐ Acer rubrum / Red Maple
- ☐ Acer saccharum / Silver Maple
- ☐ Magnolia grandifolia / Southern Magnolia
- ☐ Magnolia virginiana / Sweet Bay
- ☐ Quercus laurifolia / Laurel Oak
- ☐ Quercus virginiana / Live Oak
- ☐ Quercus shumardi / Shumard Oak
- ☐ Quercus nigra / Water Oak
- ☐ Quercus laevis / Turkey Oak
- ☐ Ilex opaca / American Holly
- ☐ Taxodium distichum / Bald Cypress
- ☐ Carya aquatica / Water Hickory, Swamp Hickory
- ☐ Aesculus pavia / Red Buckeye
- ☐ Fagus grandifolia / American Beech

- LARGE HEDGE**  
17 Required (3 Gallon Minimum)
- ☐ Alpinia zerumbet 'Variegata' / Variegated Shell Ginger (4'-7' @ Maturity)
  - ☐ Buddleia davidii / Butterfly Bush (6'-10' @ Maturity)
  - ☐ Cortaderia selloana / Pampas Grass (6'-10' @ Maturity)
  - ☐ Hamelia patens / Fire Bush (6'-15' @ Maturity)
  - ☐ Hibiscus rosa-sinensis / Chinese Hibiscus (4'-7' @ Maturity)
  - ☐ Ilex cornuta 'Burfordi Nana' / Dwarf Burford Holly (10'-15' @ Maturity)
  - ☐ Ixora coccinea 'Nora Grant' / Red Ixora (6'-10' @ Maturity)
  - ☐ Ligustrum japonicum / Ligustrum Shrub (12'-15' @ Maturity)
  - ☐ Loropetalum chinense rubrum 'Plum Delight' TM (6'-10' @ Maturity)
  - ☐ Nandina domestica / Heavenly Bamboo (6'-10' @ Maturity)
  - ☐ Philodendron bipinnatifidum / Cut Leaf Philodendron (6'-10' @ Maturity)
  - ☐ Plumbago auriculata / Cape Plumbago (6'-10' @ Maturity)
  - ☐ Tibouchina tepida 'Jules' / Jules Lantana Glory Bush (10'-15' @ Maturity)
  - ☐ Viburnum odoratissimum / Sweet Viburnum (15'-25' @ Maturity)

- SMALL HEDGE**  
17 Required (3 Gallon Minimum)
- ☐ Aspidistra elatior / Cast Iron Plant (4' @ Maturity)
  - ☐ Buxus microphylla japonica / Japanese Boxwood (4' @ Maturity)
  - ☐ Galphimia glauca / Thyme (4'-6' @ Maturity)
  - ☐ Ilex vomitoria 'Nana' / Dwarf Yaupon (4'-5' @ Maturity)
  - ☐ Nandina domestica 'Fire Power' / Firepower Nandina (12'-24" @ Maturity)
  - ☐ Pennisetum setaceum / Purple Fountain Grass (3'-4' @ Maturity)
  - ☐ Tripsacum dactyloides / Fatahatchee Grass (4'-5' @ Maturity)
  - ☐ Zamia floridana / Coonbe Fern (5'-6' @ Maturity)
  - ☐ Zamia kirkcaldii / Cardboard Palm (3'-4' @ Maturity)

- LARGE ACCENT**  
4 Required
- ☐ Callistemon viminalis / Weeping Bottle Brush (15'-25' @ Maturity)
  - ☐ Ilex vomitoria 'Foliosa Weeping' / Folsom's Weeping Holly (15'-18' @ Maturity)
  - ☐ Lagerstroemia indica / Crape Myrtle (6'-15' @ Maturity)
  - ☐ Livistona chinensis / Chinese Fountain Palm (25'-50' @ Maturity)
  - ☐ Myrica caribaea / Wax Myrtle (15'-25' @ Maturity)
  - ☐ Phoenix carolinensis / Canary Island Date Palm (60' @ Maturity)
  - ☐ Sabal palmetto / Palmetto (70' @ Maturity)
  - ☐ Trachycarpus fortunei / Windmill Palm (20'-40' @ Maturity)
  - ☐ Washingtonia robusta / Washington Palm (20'-40' @ Maturity)

- SMALL ACCENT**  
6 Required
- ☐ Chamaerops humilis / Mediterranean Fan Palm (6'-10' @ Maturity)
  - ☐ Crinum asiaticum / Tree Crinum (18"-24" @ Maturity)
  - ☐ Scaevola repens / Saw Palmetto (4'-6' @ Maturity)
  - ☐ Trachelospermum jasminoides / Espalier Star Jasmine (8'-15' @ Maturity)
  - ☐ Yucca recurvifolia / Spineless Yucca (5'-6' @ Maturity)

- COLOR ITEMS**  
12 Required
- ☐ Eragrostis Elliott / Elliott's Love Grass (2'-3' @ Maturity)
  - ☐ Euryops pectinatus / Euryops (3'-4' @ Maturity)
  - ☐ Lantana camara / Lantana (4'-5' @ Maturity)
  - ☐ Petunia hybrida / Common Garden Petunia (4'-7' @ Maturity)
  - ☐ Ruellia brittoniana 'Katie' / Dwarf Blue Bells (12"-24" @ Maturity)
  - ☐ Russelia equisetiformis / Firecracker Plant (24"-30" @ Maturity)
  - ☐ Verbena canadensis / Rose Verbena (12" @ Maturity)

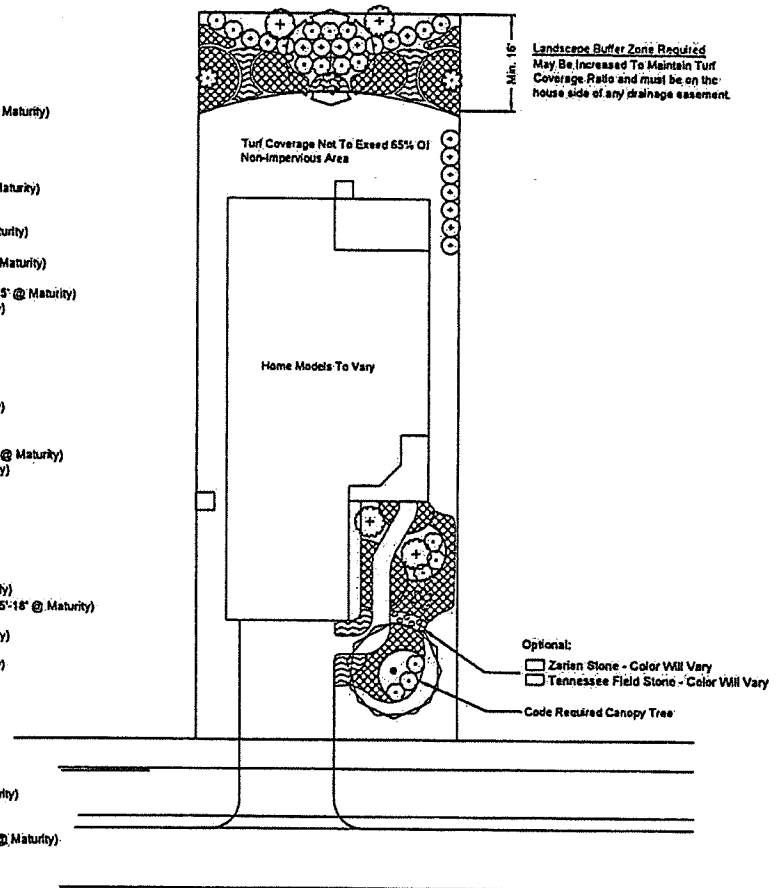
- GROUND COVER**  
32 Required
- ☐ Dietes vegeta / African Iris
  - ☐ Ficus pumila / Creeping Fig
  - ☐ Liriope muscari 'Big Blue' / Big Blue Lilyturf
  - ☐ Liriope muscari 'Evergreen Giant' / Evergreen Giant
  - ☐ Ophiopogon japonicus 'Veriegatus' / Aztec Grass
  - ☐ Ophiopogon japonicus / Mondo Grass
  - ☐ Ophiopogon japonicus 'Dwarf' / Dwarf Mondo Grass
  - ☐ Trachelospermum asiaticum Minima 'Tricolor'
  - ☐ Trachelospermum asiaticum 'Keritoken' / Dwarf Minima Jasmine
  - ☐ Tulbaghia violacea / Society Garlic

## PERMITTING NOTES:

A PLAN ILLUSTRATING THE INSTALLED LANDSCAPE IS REQUIRED PRIOR TO ISSUANCE OF A.C.O.  
LOT LANDSCAPE REVISIONS REQUIRE CITY REVIEW / APPROVAL THROUGH NORMAL PERMITTING REQUIREMENTS

## LANDSCAPE NOTES

NO HEDGE PLANTINGS IN CLOSE PROXIMITY OF HOME WILL EXCEED 3' IN HEIGHT AT MATURITY.  
TURF COVERAGE NOT TO EXCEED 65% OF NON-IMPERVIOUS AREA.  
MULCH IN PLANTING BEDS IS TO BE A MINIMUM OF 2" IN DEPTH.  
ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER.  
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.  
LANDSCAPING SHALL BE CONSISTENT WITH THE "FLORIDA FRIENDLY LANDSCAPING" REQUIREMENTS DEVELOPED BY THE UNIVERSITY OF FLORIDA (PUD CONDITION).



## LAKES OF MOUNT DORA:

PHASE: \_\_\_\_\_ LOT#: \_\_\_\_\_

PERMIT#: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

DATE OF LANDSCAPE INSTALLATION: \_\_\_\_\_

INSTALLATION CERTIFIED BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_

SIGN: \_\_\_\_\_

Lot Landscape Plan

59' or less Lot Width

Lakes of Mount Dora  
Mount Dora, Florida

Drawn & Numbered: 117A-12  
Original Date: 11/14/02  
Date: July 15, 2013  
Scale: 1" = 4'-0"  
Lot Covered By: 1044  
Lot Area: 11,917



Green Consulting Group, Inc.  
Landscape Architecture & Land Planning & Development Assistance  
4070 United Avenue, Mount Dora, Florida 32757  
352-357-6241 or Fax 352-357-6278 or LC26000288

# PLANT SCHEDULE

## FRONT YARD CANOPY TREE

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  - ☐ Acer saccharum / Silver Maple
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  - ☐ Carya aquatica / Water Hickory, Swamp Hickory
  - ☐ Aesculus pavia / Red Buckeye
  - ☐ Fagus grandifolia / American Beech

## CANOPY - BACKYARD

- 2 Required (2" @ 6")
- ☐ Acer rubrum / Red Maple
  - ☐ Acer saccharum / Silver Maple
  - ☐ Magnolia grandiflora / Southern Magnolia
  - ☐ Magnolia virginiana / Sweet Bay
  - ☐ Quercus laurifolia / Laurel Oak
  - ☐ Quercus virginiana / Live Oak
  - ☐ Quercus shumardii / Shumard Oak
  - ☐ Quercus nigra / Water Oak
  - ☐ Quercus laevis / Turkey Oak
  - ☐ Ilex opaca / American Holly
  - ☐ Taxodium distichum / Bald Cypress
  - ☐ Carya aquatica / Water Hickory, Swamp Hickory
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## LARGE HEDGE

- 21 Required (3 Gallon Minimum)
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  - ☐ Buddleia davidii / Butterfly Bush (5'-10' @ Maturity)
  - ☐ Cortaderia seloana / Pampas Grass (5'-10' @ Maturity)
  - ☐ Hamelia patens / Fire Bush (5'-15' @ Maturity)
  - ☐ Hibiscus rosa-sinensis / Chinese Hibiscus (4'-7' @ Maturity)
  - ☐ Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly (10'-15' @ Maturity)
  - ☐ Ilex coccinea 'Nana' / Red Ilex (5'-10' @ Maturity)
  - ☐ Ligustrum japonicum / Ligustrum Shrub (12'-15' @ Maturity)
  - ☐ Leopoldium chinensis rubrum 'Pum Delight' TM (5'-10' @ Maturity)
  - ☐ Nandina domestica / Heavenly Bamboo (5'-10' @ Maturity)
  - ☐ Philodendron bipinnatifidum / Cut Leaf Philodendron (5'-10' @ Maturity)
  - ☐ Plumbago auriculata / Cape Plumbago (5'-10' @ Maturity)
  - ☐ Tibouchina lepidota 'Jules' / Jules Lesiandra Glory Bush (10'-15' @ Maturity)
  - ☐ Viburnum odoratissimum / Sweet Viburnum (15'-25' @ Maturity)

## SMALL HEDGE

- 21 Required (3 Gallon Minimum)
- ☐ Aspidistra platif / Cast Iron Plant (4' @ Maturity)
  - ☐ Buxus microphylla japonica / Japanese Boxwood (4' @ Maturity)
  - ☐ Galphimia glauca / Thyrilla (4'-6' @ Maturity)
  - ☐ Ilex vomitoria 'Nana' / Dwarf Yaupon (4'-6' @ Maturity)
  - ☐ Nandina domestica 'Fire Power' / Firepower Nandina (12'-24" @ Maturity)
  - ☐ Pennisetum setaceum / Purple Fountain Grass (3'-4' @ Maturity)
  - ☐ Triplaris dactyloides / Fatelashies Grass (4'-5' @ Maturity)
  - ☐ Zamia floridana / Coonle Fern (5'-6' @ Maturity)
  - ☐ Zamia furcata / Cardboard Palm (3'-4' @ Maturity)

## LARGE ACCENT

- 4 Required
- ☐ Callistemon viminalis / Weeping Bottle Brush (15'-25' @ Maturity)
  - ☐ Ilex vomitoria 'Folens Weeping' / Folens Weeping Holly (15'-18' @ Maturity)
  - ☐ Lagerstroemia indica / Crape Myrtle (5'-15' @ Maturity)
  - ☐ Livistona chinensis / Chinese Fountain Palm (25'-50' @ Maturity)
  - ☐ Myrica caroliniana / Wax Myrtle (15'-25' @ Maturity)
  - ☐ Phoenix canariensis / Canary Island Date Palm (60' @ Maturity) Optional
  - ☐ Sabal palmetto / Palmetto (70' @ Maturity)
  - ☐ Trachycarpus fortunei / Windmill Palm (20'-40' @ Maturity)
  - ☐ Washingtonia robusta / Washington Palm (20'-40' @ Maturity)

## SMALL ACCENT

- 8 Required
- ☐ Chamaecyparis humilis / Mediterranean Fan Palm (5'-10' @ Maturity)
  - ☐ Crinum asiaticum / Tye Crinum (15'-24" @ Maturity)
  - ☐ Serenoa repens / Saw Palmetto (4'-6' @ Maturity)
  - ☐ Trachelospermum jasminoides / Espalier Star Jasmine (8'-15' @ Maturity)
  - ☐ Yucca recurvifolia / Spineless Yucca (5'-6' @ Maturity)

## COLOR ITEMS

- 20 Required
- ☐ Eragrostis Elliott / Elliott's Love Grass (2'-3' @ Maturity)
  - ☐ Euryops pectinatus / Euryops (3'-4' @ Maturity)
  - ☐ Lantana camara / Lantana (4'-6' @ Maturity)
  - ☐ Petunia hybrida / Common Garden Petunia (4'-7" @ Maturity)
  - ☐ Ruellia brittoniana 'Katie' / Dwarf Blue Bell (12'-24" @ Maturity)
  - ☐ Russelia equisetiformis / Firecracker Plant (24'-30" @ Maturity)
  - ☐ Verbena canadensis / Rose Verbena (12" @ Maturity)

## GROUND COVER

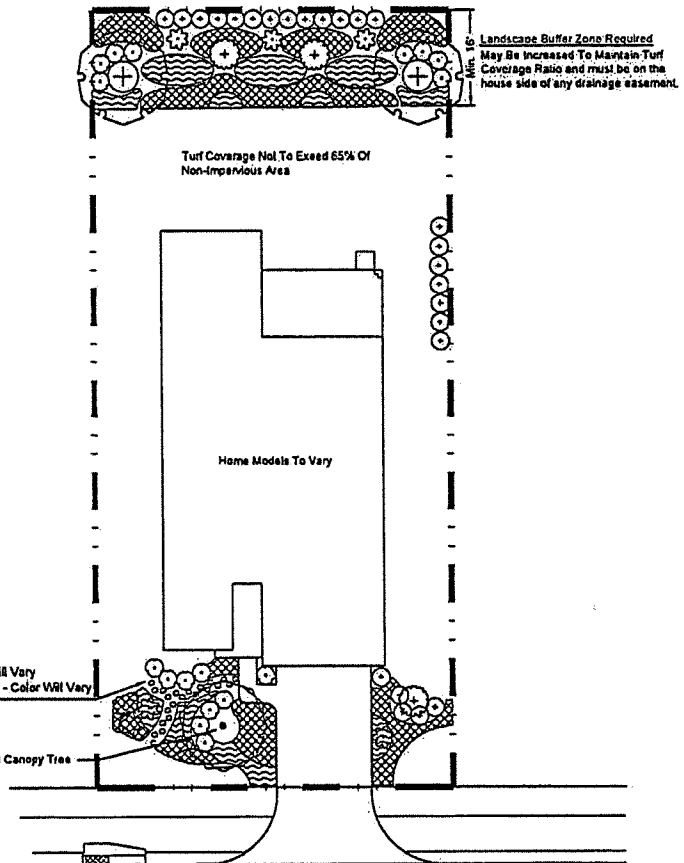
- 116 Required
- ☐ Dietes vegeta / African Iris
  - ☐ Ficus pumila / Creeping Fig
  - ☐ Liriope muscari 'Big Blue' / Big Blue Lilyturf
  - ☐ Liriope muscari 'Evergreen Giant' / Evergreen Giant
  - ☐ Ophiopogon japonicus 'Variegatus' / Aztec Grass
  - ☐ Ophiopogon japonicus 'Dwarf' / Dwarf Mondo Grass
  - ☐ Trachelospermum asiaticum 'Minima' / Tricolor
  - ☐ Trachelospermum asiaticum 'Kewokuen' / Dwarf Minima Jasmine
  - ☐ Tulbaghia violacea / Society Garlic

## PERMITTING NOTES:

A PLAN ILLUSTRATING THE INSTALLED LANDSCAPE IS REQUIRED PRIOR TO ISSUANCE OF A C.O.  
LOT LANDSCAPE REVISIONS REQUIRE CITY REVIEW / APPROVAL THROUGH NORMAL PERMITTING REQUIREMENTS

## LANDSCAPE NOTES

NO HEDGE PLANTINGS IN CLOSE PROXIMITY OF HOME WILL EXCEED 3' IN HEIGHT AT MATURITY.  
TURF COVERAGE NOT TO EXCEED 65% OF NON-IMPERVIOUS AREA. MULCH IN PLANTING BEDS IS TO BE A MINIMUM OF 2" IN DEPTH.  
ALL PLANTS ARE TO BE FLORIDA #1 OR BETTER.  
AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.  
LANDSCAPING SHALL BE CONSISTENT WITH THE "FLORIDA FRIENDLY LANDSCAPING" REQUIREMENTS DEVELOPED BY THE UNIVERSITY OF FLORIDA (PUD CONDITION).



## LAKES OF MOUNT DORA:

PHASE: \_\_\_\_\_ LOT#: \_\_\_\_\_  
PERMIT#: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_  
DATE OF LANDSCAPE INSTALLATION: \_\_\_\_\_  
INSTALLATION CERTIFIED BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
SIGN: \_\_\_\_\_

Lot Landscape Plan

60'-79' Lot Width

Lakes of Mount Dora  
Mount Dora, Florida

Drawing Number: 1110-11  
Original Form: 1110-08  
Date: July 17, 2011  
Scale: 1" = 30'  
Last Edited By: MGA  
Layout: 11-17



Green Consulting Group, Inc.  
Landscape Architecture & Land Planning & Development Assistance  
4070 United Avenue, Mount Dora, Florida 32757  
352-357-9241 • Fax 352-357-4278 • LC26000286

# PLANT SCHEDULE

## FRONT YARD CANOPY TREE 1 Required (2" @ 6")

- ☐ Acer rubrum / Red Maple
- ☐ Acer saccharum / Silver Maple
- ☐ Quercus laevis / Turkey Oak
- ☐ Quercus virginiana / Live Oak
- ☐ Quercus shumardi / Shumard Oak
- ☐ Carya aquatica / Water Hickory, Swamp Hickory
- ☐ Aesculus pavia / Red Buckeye
- ☐ Fagus grandifolia / American Beech

## CANOPY - *Backyard* 3 Required (2" @ 6")

- ☐ Acer rubrum / Red Maple
- ☐ Acer saccharum / Silver Maple
- ☐ Magnolia grandiflora / Southern Magnolia
- ☐ Magnolia virginiana / Sweet Bay
- ☐ Quercus laurifolia / Laurel Oak
- ☐ Quercus virginiana / Live Oak
- ☐ Quercus shumardi / Shumard Oak
- ☐ Quercus nigra / Water Oak
- ☐ Quercus laevis / Turkey Oak
- ☐ Ilex opaca / American Holly
- ☐ Taxodium distichum / Bald Cypress
- ☐ Carya aquatica / Water Hickory, Swamp Hickory
- ☐ Aesculus pavia / Red Buckeye
- ☐ Fagus grandifolia / American Beech

## LARGE HEDGE 29 Required (3 Gallon Minimum)

- ☐ Alpinia zerumbet 'Variegata' / Variegated Shell Ginger (4'-7' @ Maturity)
- ☐ Buddia davidii / Butterfly Bush (6'-10' @ Maturity)
- ☐ Cortaderia selloana / Pampas Grass (6'-10' @ Maturity)
- ☐ Hamelia patens / Fire Bush (6'-15' @ Maturity)
- ☐ Hibiscus rosa-sinensis / Chinese Hibiscus (4'-7' @ Maturity)
- ☐ Ilex cornuta 'Burfordi Nana' / Dwarf Burford Holly (10'-15' @ Maturity)
- ☐ Ixora coccinea 'Nora Grant' / Red Ixora (6'-10' @ Maturity)
- ☐ Ligustrum japonicum / Ligustrum Shrub (12'-18' @ Maturity)
- ☐ Loropetalum chinense rubrum 'Plum Delight' TM (5'-10' @ Maturity)
- ☐ Nandina domestica / Heavenly Bamboo (5'-10' @ Maturity)
- ☐ Philodendron bipinnatifidum / Cut Leaf Philodendron (6'-10' @ Maturity)
- ☐ Plumbago auriculata / Cape Plumbago (6'-10' @ Maturity)
- ☐ Tibouchina lepidota 'Jules' / Jules Lasiandra Glory Bush (10'-15' @ Maturity)
- ☐ Viburnum odoratissimum / Sweet Viburnum (15'-25' @ Maturity)

## SMALL HEDGE 29 Required (3 Gallon Minimum)

- ☐ Aspidistra elatior / Cast Iron Plant (4' @ Maturity)
- ☐ Buxus microphylla japonica / Japanese Boxwood (4' @ Maturity)
- ☐ Galphimia glauca / Thryallis (4'-6' @ Maturity)

- ☐ Ilex vomitoria 'Nana' / Dwarf Yaupon (4'-6' @ Maturity)
- ☐ Nandina domestica 'Fire Power' / Firepower Nandina (12'-24' @ Maturity)
- ☐ Pennisetum setaceum / Purple Fountain Grass (3'-4' @ Maturity)
- ☐ Tripsacum dactyloides / Fatahatchee Grass (4'-5' @ Maturity)
- ☐ Zamia floridana / Coonle Fern (5'-6' @ Maturity)
- ☐ Zamia furfuracea / Cardboard Palm (3'-4' @ Maturity)

## LARGE ACCENT 58 Required

- ☐ Calistemon viminalis / Weeping Bottle Brush (15'-25' @ Maturity)
- ☐ Ilex vomitoria 'Folsom's Weeping' / Folsom's Weeping Holly (15'-18' @ Maturity)
- ☐ Lagerstroemia indica / Crape Myrtle (6'-15' @ Maturity)
- ☐ Livistona chinensis / Chinese Fountain Palm (25'-50' @ Maturity)
- ☐ Myrica cerifera / Wax Myrtle (15'-25' @ Maturity)
- ☐ Phoenix canariensis / Canary Island Date Palm (60' @ Maturity)
- ☐ Sabal palmetto / Palmetto (70' @ Maturity)
- ☐ Trachycarpus fortunei / Windmill Palm (20'-40' @ Maturity)
- ☐ Washingtonia robusta / Washington Palm (20'-40' @ Maturity)

## SMALL ACCENT 12 Required

- ☐ Chamaerops humilis / Mediterranean Fan Palm (5'-10' @ Maturity)
- ☐ Crinum asiaticum / Tree Crinum (18'-24' @ Maturity)
- ☐ Serenoa repens / Saw Palmetto (4'-5' @ Maturity)
- ☐ Trachelospermum jasminoides / Espalier Star Jasmine (8'-15' @ Maturity)
- ☐ Yucca recurvifolia / Spineless Yucca (5'-6' @ Maturity)

## COLOR ITEMS 32 Required

- ☐ Eragrostis Elliotti / Elliott's Love Grass (2'-3' @ Maturity)
- ☐ Euryops pectinatus / Euryops (3'-4' @ Maturity)
- ☐ Lantana camara / Lantana (4'-6' @ Maturity)
- ☐ Petunia hybrida / Common Garden Petunia (4'-7' @ Maturity)
- ☐ Ruellia brittoniana 'Katie' / Dwarf Blue Belts (12'-24' @ Maturity)
- ☐ Russelia equisetiformis / Firecracker Plant (24'-30' @ Maturity)
- ☐ Verbena canadensis / Rosa Verbena (12' @ Maturity)

## GROUND COVER 147 Required

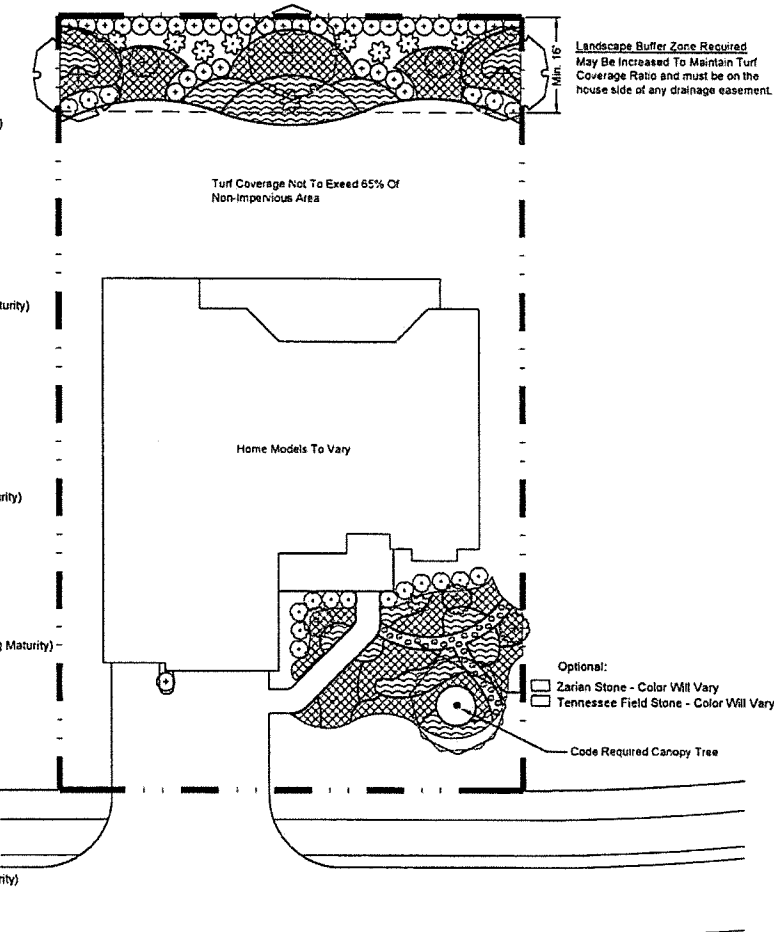
- ☐ Dietes vegeta / African Iris
- ☐ Ficus pumila / Creeping Fig
- ☐ Liriope muscari 'Big Blue' / Big Blue Lilyturf
- ☐ Liriope muscari 'Evergreen Giant' / Evergreen Giant
- ☐ Ophiopogon jaburan 'Variegatus' / Aztec Grass
- ☐ Ophiopogon japonicus / Mondo Grass
- ☐ Ophiopogon japonicus 'Dwarf' / Dwarf Mondo Grass
- ☐ Trachelospermum asiaticum Minima 'Tricolor'
- ☐ Trachelospermum asiaticum 'Kenrokuen' / Dwarf Minima Jasmine

## PERMITTING NOTES:

A PLAN ILLUSTRATING THE INSTALLED LANDSCAPE IS REQUIRED PRIOR TO ISSUANCE OF A C.O.  
LOT LANDSCAPE REVISIONS REQUIRE CITY REVIEW / APPROVAL THROUGH NORMAL PERMITTING REQUIREMENTS

## LANDSCAPE NOTES

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## LAKES OF MOUNT DORA:

PHASE: \_\_\_\_\_ LOT#: \_\_\_\_\_  
PERMIT#: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_  
DATE OF LANDSCAPE INSTALLATION: \_\_\_\_\_  
INSTALLATION CERTIFIED BY: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_  
SIGN: \_\_\_\_\_

Lot Landscape Plan

80' or Greater Lot Width

**Lakes of Mount Dora**  
Mount Dora, Florida

Drawing Number 1114-18  
Original Date 1114-09  
Date July 17, 2017  
Scale 1" = 20'  
Unit Sheet By: JAA  
Layout 111417



**Green Consulting Group, Inc.**  
Landscape Architecture ■ Land Planning ■ Development Assistance  
4070 United Avenue, Mount Dora, Florida 32757  
352-357-9241 ■ Fax 352-357-9278 ■ LC26000286



## CITY OF MOUNT DORA TREE REMOVAL PERMIT

Public Works Department

900 N. Donnelly Street

(352) 735-7151 - phone

(352) 735-1539 - fax

Please allow a minimum of three (3) business days for review.

Applicant's Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Applicant's Fax No. or E-mail Address: \_\_\_\_\_

Owner's Name: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Address: \_\_\_\_\_

Exact location and type of tree(s): \_\_\_\_\_

ARE THE TREES:

Restricting the economic use of the property? Yes ☐ No ☐

Incurably infected by disease? Yes ☐ No ☐

In danger of falling? Yes ☐ No ☐

Too close to existing or proposed structures? Yes ☐ No ☐

Too close to existing utility services? Yes ☐ No ☐

Please give a brief explanation of the reason it is necessary to remove this tree: \_\_\_\_\_

I hereby understand that the utilities or zoning official may require that a tree be planted to replace any that are permitted to be removed. I further understand that if this request is denied, I may appeal the denial by written notice filed with the City Clerk of the City of Mount Dora. This notice shall set forth all grounds for the appeal. Under the provisions of Chapter 90, Code of Ordinances, any person, firm or corporation violating this article shall be subject to a fine of up to five hundred dollars (\$500).

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

REASON FOR DENIAL: \_\_\_\_\_

\_\_\_\_\_  
Inspector's Signature

\_\_\_\_\_  
Date

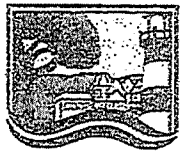
**APPROVED TREE REMOVAL PERMITS EXPIRE ONE (1) YEAR FROM APPROVAL DATE**

ARCHITECTURAL REVIEW COMMITTEE  
LAKES OF MOUNT DORA PROPERTY OWNERS ASSOCIATION, INC.

**POOLS**

REQUIRED INFORMATION FOR ARC RESIDENTIAL APPLICATIONS

1. The homeowner must show written confirmation from their contractor that, in the event there is disturbance of any surrounding lots, easement, buffer zones or common ground areas, the affected area(s) will be returned to its previous condition.  
The homeowner is responsible for the successful completion of any contractor's remediation work and is subject to enforcement from the POA in the event this does not occur.
2. Prior to any contractor starting work in the homeowner's backyard property, the homeowner is to:
  - (1) Contact and notify their adjacent Neighbors with existing homes about the impending project
  - (2) Attempt to contact and notify the Lot Owners who own the adjacent vacant lots about the proposed pool project
  - (3) Obtain written permission from the LOMD Property Manager, if entrance is required through common ground or near the lakes; and/or if use of the adjacent vacant property is needed for the construction project.
3. An overall design plan is required in writing along with a drawing. The plan should include:
  - (1) Details about the proposed materials and size of the pool, decking, screening and other related materials.
  - (2) How and when dirt will be removed
  - (3) How access will be made to the yard
  - (4) Describe erosion control measures
  - (5) Describe how the work site will be protected during rain and/or storm event
  - (6) Address how the pool will impact any swales and/or drainage ditches.The homeowner and contractor must verify easements, buffer zones and common ground on the drawing.
4. Detail what steps will be taken to mitigate filtering system noise so that it will not be a disturbance and/or nuisance to the neighbors.
5. Provide a time frame for construction with a projected start and completion date.
6. Provide information detailing the homeowner's plan for moving irrigation pipe and/or sprinkler heads. Homeowners should consult with the LOMD Irrigation Specialist and is responsible for any associated cost of moving pipe and/or heads.
7. Homeowner needs to be sure that the pool area does not interfere with utility lines.
8. The homeowner is responsible for securing all required permits from the City of Mount Dora.
9. The homeowner must submit all information describing the screened enclosure that is required to cover the pool and decking. This includes materials, color choices and dimensions. Photos, drawings and samples are requested.
10. Any landscaping changes outside the pool area needs to be detailed, including changes to the sod-to-bed ratio.



CITY OF  
MOUNT  
DORA

BUILDING & FIRE PREVENTION  
CONSTRUCTION SERVICES

Building & Fire Prevention  
Construction Services  
510 North Baker Street  
Mount Dora, FL 32757  
(352) 735-7115  
Fax: (352) 735-7191

Email: [buildingdept@cityofmountdora.com](mailto:buildingdept@cityofmountdora.com)

## Permitting & Installation Guide for Residential Whole House Generators

BFP-068

**Scope and Intent:** This guide is intended to provide general information for the placement of Whole House Generators on residential property and to provide consistency in the enforcement of the City of Mount Dora regulations.

**NOTE:** *This guide may not cover all situations or circumstances regarding generator installation. Contact the Building Department at 352-735-7115 x 4 for information on specific installations.*

**Permit Required:**

- An electrical permit must be obtained prior to installation.
- Propane tank and/or natural gas piping installation work must be performed by a licensed plumbing or mechanical sub-contractor, or an LP gas installer licensed by the Florida Department of Agriculture and Consumer Services.
- Required for submittal:
  - Completed permit application.
  - 2 copies of property survey or plot plan showing the proposed location of the generator, electric service equipment, and propane tank if applicable.
  - 2 copies of the generator manufacturer's specifications and installation instructions.
  - 2 copies of the riser diagram for electric service equipment and transfer switch installation.
  - 2 copies of the gas riser diagram showing gas piping size, material, etc.

**Additional Requirements and Information:**

- Generator installations must comply with current editions of: Florida Building Code, National Electric Code, Florida Building Code Fuel Gas, Florida Fire Prevention Code, and applicable standards of the National Fire Protection Association (NFPA).
- Generators must be installed at least 5 feet away from any building openings (windows, doors, etc) and at least 5 feet away from any walls made of combustible materials [NFPA 37]
- Above ground and underground LP gas storage tanks must comply with NFPA 58 TABLE 6.3.1 for distances to buildings and property lines.
- Minimum access clearances from the buildings and property lines must be provided on all sides of generators in accordance with the manufacturer's installation instructions. NOTE: Most manufacturers require at least 3 feet of clearance; this may affect the location of generators on properties with narrow side yards.
- Generators should be placed as close as possible to the building electric service meter/main disconnect. The electric service meter/main disconnect location must be permanently labeled indicating an alternate power source (generator) is connected to the electric system.
- Generators are subject to the City of Mount Dora noise ordinance regulations; consideration of neighbors should be made in the selection of generator location.
- Generators may not be placed within any dedicated easement without a right-of-way use permit.
- Generators may not be placed within five feet of any septic system drain field or impede access to septic tank covers or cleanouts.