



Coco Bay Community Association, Inc.

Architectural Review Committee

REQUEST FOR MODIFICATION (Updated March 2026)

Appendix – Tree Removal

When Coco Bay was built, most Windward Pointe properties had a landscape “package” that included:

- 3 Queen Palms in the front
- 4 Cabbage Palms in the rear
- 2 Live Oaks (one in the front and one in the rear)

This also reflects guidance from Lee County LDC (land development code) in terms of tree count per lot. There were some variations in the numbers and types of the specimens due to size, shape and location of lots. However, this is the general “community standard.”

In the case of necessary removal (e.g., lightning strike, disease, structural risk), the expectation is that replacement will occur UNLESS there is legitimate reason not to (e.g., space restrictions, Ganoderma, etc.).

The HOA will still replace a dead Queen Palm (typically because of Fusarium Wilt) with a Foxtail, but any other replacement is the responsibility of the homeowner.

While removal/replacement is not always a fine science, the Board has discretion in maintaining the look and feel of the community standard. Hence, each case will be evaluated on the particular property circumstances.

What we want to prevent is a “denuded” look that will leave “holes” in an otherwise uniform neighborhood appearance.

Possible Tree Options:

Live Oak Tree
Shady Lady Black Olive
Gumbo Limbo
Orange Geiger
White Geiger
Powder Puff
Buttonwood
Queen’s Crape Myrtle

Remember... ARC before you CUT !