

STATE OF TEXAS §

COUNTY OF WILLIAMSON §

**RESOLUTION ADOPTING XERISCAPING STANDARDS  
FOR  
LAKELINE OAKS OWNERS ASSOCIATION, INC.  
(the "Association")**

**Document reference.** Reference is hereby made to the Declaration of Covenants, Conditions, and Restrictions Lakeline Oaks recorded at Volume 2510 Page 0606 of the Official Public Records of Williamson County, Texas, and amended by those certain Notice of Addition of Land to Declaration of Covenants, Conditions, and Restrictions Lakeline Oaks, filed as document Nos. 9921086 & 9927916 of the Official Public Records of Williamson County, Texas (collectively, and with all subsequent amendments, the "**Declaration**"). Article 5.04(A) of the Declaration and Article 7.1(a) of the Bylaws of the Association grant the Board of Directors of the Association the power to adopt rules governing the property described in the Declaration.

WHEREAS, Texas Property Code §§ 202.007(a)(4), 202.007(d)(8), and 202.007(d-1) became effective September 1, 2013, allowing owners in property owners associations the limited right to install drought-resistant landscaping or water-conserving natural turf; and

WHEREAS, in the best interest of the Association in light of frequent and persistent drought conditions in the area, the Association desires to adopt the following resolution in the interest of conservation.

BE IT RESOLVED, that the Association's supplementary guidelines, effective immediately, for Owners and Members are as follows:

- 1) All drought-resistant landscaping or water-conserving natural turf, and the location of its installation, must be approved by the Association either through its architectural committee, if one exists, or the Board of Directors.
- 2) A property owner who is seeking approval from the Association to install drought-resistant landscaping or water-conserving natural turf must submit a detailed description or a plan for the installation, including but not limited to the name or type of drought-resistant landscaping or water-conserving natural turf to be installed, a description of its aesthetic qualities, and the planned location of the installation.
- 3) The Association may regulate the owner's use of gravel, rocks, or cacti around the drought-resistant landscaping or water-conserving natural turf, in accordance with the Architectural Control Committee's policies or other appropriate committee's guidelines or discretion.
- 4) The Association may regulate yard and landscape maintenance.
- 5) **Turf area:** Lakeline Oaks Owners Association will allow variances to the requirement for full green lawn (turf) areas up to 75% of available front yard space. Conversely, this means that at least 25% of the visible lawn area should contain a turf grass. It is preferred to choose a turf grass that has minimal water requirements. Choose turf that will survive in the amount of sun or shade it is situated in.
- 6) **Ground Cover:** If that variance is granted, non-turf areas may contain decomposed granite, ground hardwood mulch, crushed limestone, flagstone, or loose stone material for a ground cover that is maintained

to prevent weed growth without using toxic or environmentally harmful chemicals. Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants. Concrete surfaces should be limited to driveways and sidewalks only. Additionally, loose rock placed in the sidewalk strip area (between sidewalk and curb) and, if used in the front lawn, must not wash out onto the public sidewalk or street. This may be prevented by ensuring rock level is lower than the curb.

**7) Plant Bed Borders:** Non-turf planted areas must be bordered to define the xeriphytic area clearly from turfed areas. The areas that are not in delineated planted beds may be a drought tolerant ground cover such as some ivy varieties, a drought tolerant turf grass, or may be a flagstone or crushed stone courtyard. There must be borders in the yard that create visually appealing spatial relationships.

**8) Borders / Edging:** Xeriscaped areas must be surrounded by a border to clearly define the Xeriscaped areas from the Turf areas. A Xeriscaped area entirely enclosed within a retaining wall or raised bed qualifies as sufficiently defined. You may use metal edging as long as it is properly staked in place, and set with the top edge not more than two (2) inches above grade. Metal edging should be replaced if it shows any signs of rusting, or if sharp edges are exposed at any point. Any plastic-based edging must be high quality, staked appropriately, set with the top edge not more than two (2) inches above grade, and monitored frequently to ensure that it is in good condition. You may also use mortared masonry units such as stone, clay brick pavers, or concrete masonry units manufactured as edging shapes. If you choose to utilize bricks as a border, they must be solid units, not those with holes. You may NOT use wood materials like pressure treated 2x4's or railroad ties to enclose your Xeriscaped areas, due to potential toxicity.

**9) Sidewalk Strip:** Residents should seriously consider converting sidewalk strip areas from turf grasses to xeriphytic materials and plants, since these areas are difficult to water without street runoff. This area may be composed of 100% rock or mulch to be consistent with materials in the yard.

**10) Maintenance:** Sickly and dying plants must be removed or replaced. This can be prevented by using plants adapted to the pH soil conditions created by the non-turf materials used. E.G. don't use acid loving plants along with crushed limestone covering, whereas acid loving plants would thrive with a ground hardwood mulch. Xeriscaped areas must be maintained (plants kept trimmed, weeded, and borders edged) to ensure an attractive appearance. Perennials that go dormant in the winter should be cut back during the winter to look neat. No plants may encroach on public sidewalks.

**11) Decorative Objects:** Hardscapes can include large boulders or other natural materials that are used as a part of the xeriphytic landscape design. The Architectural Review Committee prefers to see natural colored rock and masonry or masonry that matches the existing house color. Water features, Urns, and other man-made ornamentation can add variety but not to exceed 4 items in public view. No boulders or large rocks exceeding 12" in height may be used in the sidewalk strip area.

**12) Safety:** For public safety, no plant with thorns, spines, or sharp edges can be used within 6' of the public sidewalk. Also, no plants higher than 12 inches may be planted in the sidewalk strip, as this constitutes a visual safety hazard to pedestrians and drivers.

*The following is general xeriscaping information intended for the benefit of owners of the Association:*

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### **General Xeriscaping Information**

#### **Texas Landscaping 101**

The basic definition of xeriscaping is landscaping that reduces the need for supplemental water from irrigation. Sounds good in theory, but what does that mean in practical terms for your commercial property?

## What Is Xeriscaping, Exactly?

Xeriscaping practices are nothing new, but they are becoming more widespread with all of the local water restrictions and increasing drought seasons throughout parts of Texas. This type of landscaping is about introducing and using indigenous plant materials that will keep the water use low on properties. In addition to lowering water usage, xeriscaping is also about having a landscape with minimal maintenance. So, instead of having large areas of turf around your buildings or stores, you can incorporate plants that require little water and maintenance. Xeriscaping costs less to maintain than a standard landscaping of the same square footage that consists of turf, shrubs and groundcovers, as well. Just don't get xeriscaping confused with zeroscaping, which is a landscape with no plants and just rocks.

## Benefits of Xeriscaping

A few of the benefits of xeriscaping:

- Conserves water
- Lowers utility bills
- Requires less maintenance — resulting in lower cost for maintenance services

## How to Xeriscape Texas — Common Xeriscaping Design Ideas

Some of the most popular ways to have a xeriscape landscape include reducing your amount of turf space, installing drought-tolerant plants and adding more shade elements to reduce the amount of water needed. Xeriscaping can work on pretty much any area of your landscape, but there are certain spots that will be more efficient than others. Some prime real estate for xeriscaping includes low-traffic areas, plant beds, around water features, surrounding patios or large turf areas. Avoid xeriscaping near walkways or streets since these areas need more maintenance to avoid overgrown plants that could block traffic.

## 10 Popular Texas Xeriscape Plants

Just because you're cutting down on your water usage and maintenance doesn't mean you can't still have plants with real wow factors.

Choose native or adaptable plants that fit your landscape's conditions and style. Here are 10 popular plants used in xeriscaping:

- **Bat-Faced Cuphea:** Its red and purple flowers resemble the winged animal this plant gets its name from. It needs full to part sun and is heat tolerant. Bat-Faced Cuphea grows about 1 foot tall and wide.
- **Black-Eyed Susan:** This perennial has large, yellow blooms and does well in Central Texas to Houston. It needs to be cut back during the winter and has a height and spread of 1 to 2 feet.
- **Desert Willow:** It grows quickly and has flowers spring through summer. This plant grows 15 to 25 feet tall with a 15- to 25-foot spread. The desert willow does best in full-sun areas.
- **Gulf Muhly:** This ornamental grass has pink, feathery seed heads during the fall that add color. They can reach 2 to 2 1/2 feet high with a 2- to 3-foot spread.
- **Purple Heart:** With purple leaves and small, dark pink flowers, this plant will die back during the winter and return in spring. It's ideal for low-maintenance areas like rock gardens and mixed borders. Purple Heart can grow 12 to 18 inches in height and spread.
- **Red Yucca:** It will bring a pop of color to your landscape and grows 6 feet high with a 4-foot spread. They aren't suited for pedestrian spaces, however.

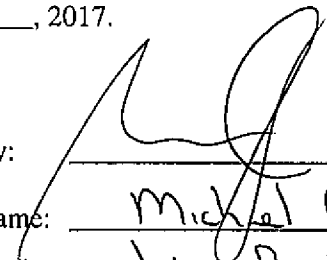
- Sedum: There are several different types of sedum, including ones that work well with rock gardens. They can range in height from just 2 inches to more than 2 feet — making the smaller varieties a good groundcover option.
- Texas Sage: This shrub provides plenty of purple flowers throughout the year, and it has a height and spread of 4 to 5 feet. It's best for Central Texas, although it can be used in Houston, as well.
- Texas Redbud: This tree can grow 10 to 20 tall and blooms white (rarest of the colors), pink or purple.
- Trailing Lantana: Good for all regions of Texas, it blooms summer to fall with orange and yellow flowers. It reaches 3 to 5 feet high with a 4- to 6-foot spread.

You can pair native and adaptive plants with other low-maintenance varieties so you can water and maintain them at the same intervals.

To the extent the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. This resolution and the guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below to be effective immediately.

Executed this the 27 day of July, 2017.

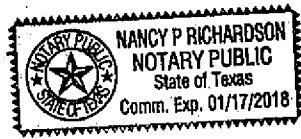
By:   
 Name: Michael Boyd  
 Title: Vice President

[Notary block on following page]

STATE OF TEXAS §

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This instrument was acknowledged before me on this the 28<sup>th</sup> day of July, 2017, by Michael Boyd, Vice Pres of and for the Association, for the purposes therein expressed.



Nancy P. Richardson  
Notary Public, State of Texas

**AFTER RECORDING PLEASE RETURN TO:**

Goodwin Management, Inc.  
11149 Research Blvd., Suite 100  
Austin, Texas 78759

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*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas