

Courtyard at the Preserve Homeowners Association, Inc. Xeriscape Guidelines

Xeriscaping refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. It is promoted in regions that do not have easily accessible, plentiful, or reliable supplies of fresh water. Common elements in xeriscaping are the reduction of lawn grass or sodded areas (since lawn grass is often one of the worst offenders against water conservation), and the installation of indigenous plants that are adapted to the local climate and consequently require less water.

Any homeowner interested in replacing a standard sod lawn by xeriscaping with native Groundcovers, plants, or mulch must submit a landscape plan **before removing any sod and/or installing any plant material**. All plans will be reviewed on a case by case basis and must conform to the guidelines.

The Courtyard at the Preserve Board of Directors has adopted the following xeriscaping guidelines for the community:

- Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants.
- Existing trees may not be removed to be replaced with xeriscaping.
- Non-turf planted areas must be bordered to define the xeriscaped area clearly from turfed areas.
- Xeriscaped areas must be kept maintained at all times (plants trimmed and thinned, weeded, and borders edged) to ensure a reasonably attractive appearance.
- Only rocks an inch or more in diameter may be used.
- Borders/edging will be required to contain rocks used in xeriscaping.

Submittal Requirements:

- Completed Architectural Committee Application
- Completed Architectural Review Process and Procedures
- Review Fee and Applicable Deposit
- Summary of the project
- Plant list with sizes and quantity at installation and maturity
- Location of proposed beds and defining border and material
- Drawing on your site plan or comparable plan which shows easements and setbacks, location of existing trees, and driveway
- Estimated completion date

CERTIFICATION & ACKNOWLEDGMENT

As the President of the Courtyard at the Preserve Homeowners Association, Inc. (the "Association"), I certify that the foregoing the Courtyard at the Preserve Xeriscape Guidelines were adopted for the benefit of the Association as part of the project documentation for the Courtyard at the Preserve Homeowners Association, located in Lakeway, Texas. These Xeriscape Guidelines become effective when recorded.

SIGNED on this 30th day of AUGUST, 2013.

COURTYARD AT THE PRESERVE HOMEOWNERS ASSOCIATION INC., a Texas non-profit corporation

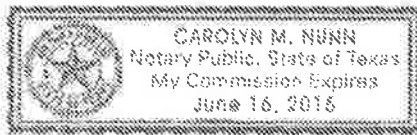
By: *Robert L. Saylor*
Printed Name: ROBERT L. SAYLOR
Title: PRESIDENT

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me this 30th day of August, 2013, by Robert L. Saylor of the Courtyard at the Preserve Homeowners Association, Inc. a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



Carolyn M. Nunn
Notary Public Signature



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

August 30 2013 05:06 PM

FEE: \$ 24.00 2013164186