

**Drought-Resistant Landscaping and Natural Turf Guidelines for the
The Village at High Meadow**

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

Pursuant to the Bylaws of the The Village at High Meadow and the Declaration of Protective Covenants, the Directors of the The Village at High Meadow, a Texas non-profit corporation (referred to as "Association"), adopt the following resolution:

RE: Architectural Guidelines for Drought-Resistant Landscaping and Natural Turf

WHEREAS:

1. The Texas Property Code Section 202.007 precludes associations from adopting or enforcing a prohibition that restricts an owner from using drought-resistant landscaping or water conserving natural turf; and
2. 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 guidelines.

BE IT RESOLVED THAT the Association's supplementary guidelines on drought-resistant landscaping and water conserving natural turf are as follows:

1. In order to comply with Section 202.007 of the Texas Property Code, the Board of Directors of the Association adopts the following guidelines for the use of drought-resistant landscaping or water conserving natural turf:
 - a. Section 7.06 of the Declaration of Covenants, Conditions and Restrictions for The Village at High Meadow requires that within six months of the issuance of the original Certificate of Occupancy the owner shall complete the installation of grass (seed or sod) and shrubbery in the yard area and foliage to screen the foundation of the residence. For the purposes of enforcing Section 7.06 of the Declaration of Covenants, Conditions and Restrictions for The Village at High Meadow, water conserving natural turf shall be considered grass and xeriscaping shall be considered shrubbery.
 - b. Natural turf and xeriscaped areas must be kept maintained at all times to ensure an attractive appearance.
2. Xeriscaping - Xeriscaping means using native and adapted plants that grow and sustain themselves with low water requirements, and that can tolerate heat and drought conditions.
 - a. Artificial turf and artificial landscaping are not permitted.
3. Landscape Maintenance – Natural turf and xeriscaped areas are subject to the same maintenance requirements as other landscaping and must be maintained at all times to ensure an attractive appearance.
4. To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

EFFECTIVE DATE: 7/1/2014

Authorized Board Member Signature: Cynthia Hendrix Date: 9-9-2014