

**RESOLUTION ADOPTING XERISCAPING POLICY  
FOR  
CEDAR PARK TOWN CENTER**

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

WHEREAS, the Association desires to adopt a resolution setting forth principles and guidelines regarding the installation of drought-resistant landscaping or water-conserving natural turf

BE IT RESOLVED, that the Association's guiding principles, effective March 31, 2014, for Owners and Members are as follows:

1. No drought-resistant landscaping or water-conserving natural turf shall be allowed on any property owned by the Association or owned in common by the members of the Association, without the express approval of the Board of Directors.
2. 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 Review Committee's policies or other appropriate committee's guidelines or discretion.
3. The Association may regulate yard and landscape maintenance.
4. All such drought-resistant landscaping or water-conserving natural turf, and its location of installation, must be approved by the Association either through the architectural review committee, if one exists, or the board of directors.
5. 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.

To the extent these principles or guidelines contradict any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These principles 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 March 31, 2014.

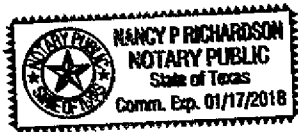
**See Guidelines attached.**

Executed this the 10<sup>th</sup> day of April, 2015.

By: James D. McNess  
Name: James D. McNess  
Title: President

STATE OF TEXAS )  
COUNTY OF Williamson

This instrument was acknowledged before me on this the 10<sup>th</sup> day of April, 2015, by James D. McNess, President 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

# Xeriscaping Guidelines for Cedar Park Town Center

**Adopted March 2014 by the Cedar Park Town Center (CPTC) HOA Board**

Xeriscaping is landscaping designed specifically for areas susceptible to drought and/or to practice water conservation. Xeriscaping uses native and adaptive plants and materials that can grow and sustain themselves with low water requirements and tolerate heat and drought conditions. In light of the frequent and persistent drought conditions in central Texas, the CPTC HOA Board of directors is providing the following information and guidelines for xeriscaping.

## **Approval for Changes**

Prior to changing landscape, homeowners must submit a request for variance to the Architectural Review Committee (ARC) using the Architectural Application available on the Association's website at <http://cedarparktowncenter.com>. The request must include an outline of the project and a design plan, as well as details on the types of plants, the ground covers, border materials, and hardscape materials to be used. Allow the standard 21 days for approval of the request. The ARC may request additional information or changes to the plan that may delay the final approval. Installation of the new xeriscaping cannot begin until the variance has been approved. Once landscape installation has commenced, the project must be completed within thirty (30) days of project approval. **If the project is not completed within that time, the homeowner shall be subject to violations as outlined in the CC&Rs.**

## **Ground Cover**

If a variance is granted, non-turf areas may contain decomposed granite, ground hardwood mulch, crushed limes one, flagstone, or loose stone material for a ground cover that is maintained to prevent weed growth, preferably using weed cloth during installation as opposed to chemical applications alone. Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants. Concrete surfaces are limited to driveways and sidewalks only. Additionally, decomposed granite may not be placed in the sidewalk strip area, known as the nuisance strip, and if used in the front lawn must not wash out onto the public sidewalk or street.

## **Plants**

Use plants adapted to the pH soil conditions created by the non-turf materials used. For example, don't use acid-loving plants along with alkaline crushed limestone. Acid-loving plants would do well with ground hardwood mulch. Native plants would do well with limestone or crushed granite. No potted plants or plants higher than 18" should be planted in the nuisance strip, as this may constitute a visual safety hazard to pedestrians and drivers.

For information and recommendations on appropriate plants, turf grasses, and trees to use in your yard, pick up a copy of the City of Austin's free 52-page booklet *Native and Adapted Landscape Plants: An Earthwise Guide for Central Texas*, commonly known as the "Grow Green" book, free at most nurseries. A free copy of the book in PDF format may be downloaded from the website [www.growgreen.org](http://www.growgreen.org).

Certain plants determined by the City of Austin to be invasive should not be planted. See Page 50 of the "Grow Green" book, or see "Invasive Plants" at [www.growgreen.org](http://www.growgreen.org). Common examples include berrying forms of Nandina, running varieties of bamboo, *Ligustrums* (Privet), *Photinia* plants, *Vitex*, and Chinaberry trees.

### **Borders**

A border must be used to clearly delineate xeriscaping areas from turfed areas. Borders may consist of metal edging or mortared masonry units. Masonry products include stone, clay brick pavers, or concrete masonry units manufactured as edging shapes. Any proposed masonry edging must receive approval of the ARC. All masonry products must be properly mortared in place to avoid displacement and weed encroachment or growth between masonry units. Brick masonry must be approved for color and type; if brick units are to be used they must be solid units, not those with holes. No "common" concrete blocks are permitted. If iron edging is used, it must be properly staked and set with top edge not more than 2 inches above grade. Borders must be maintained as part of the landscaping, must be kept in attractive condition, and must be edged.

### **Turf Grasses**

Homeowners should consider replacing "thirsty" turf grasses such as St. Augustine with turf that has lower water requirements. Good turf grasses for our area include Buffalo grass, Zoysia, and Bermuda. However, no one turf grass is ideal for all situations, so carefully consider the amount of sunlight your lawn receives before choosing a new turf grass. More information on turf grasses can be found in the "Grow Green" booklet.

### **Hardscapes**

Hardscapes may include large boulders or other natural materials that are used as part of xeriscaping landscape design. Urns, pots, and other man-made ornamentation can add variety, but are not to exceed four (4) items in public view. Any proposed landscape "decorative items" such as birdbaths, statuary, or other similar non-vegetative items must be approved in advance. No boulders or large rocks exceeding twelve inches (12") may be used on the easement strips between the public sidewalks and the street curb.

### **Landscape Maintenance**

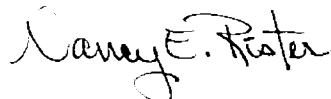
**Xeriscaped areas are subject to the same maintenance requirements as other landscape and must be maintained at all times to ensure an attractive appearance.** Plants must be trimmed, beds must be kept weed-free, and borders must be edged. No plants may encroach on public sidewalks. Sickly and dying plants must be removed and replaced. Perennials that die back during winter must be cut back to remove dead material. This includes most ornamental grasses and other flowering perennials that go dormant to the ground in winter.

**Summary of Cedar Park Town Center Xeriscaping Guidelines:**

- Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants.
- Decomposed granite is not allowed in the nuisance strip.
- Xeriscaping areas must be bordered to clearly delineate them from turf areas.
- Xeriscaping areas must be kept maintained at all times (plants trimmed and thinned, weeded, and borders edged) to ensure an attractive appearance.
- No boulders or large rocks exceeding 12" in height may be used on the nuisance strip.
- Use of potted plants is not allowed in the nuisance strip.
- No plants may encroach onto or over public sidewalks.
- No plant with thorns, spines, or sharp edges can be used within 6' of the public sidewalks.
- Water features, Urns, and other man-made ornamentation can add variety but not to exceed 4 items in public view.
- No plants higher than 18" should be planted in the sidewalk strip area to allow for visual safety.
- Sickly and dying plants must be removed and replaced.
- Perennials or ornamental grasses that die back in winter must be cut back to remove dead areas
- Certain plants determined by the City of Austin to be invasive should not be planted. See Page 50 of the "Grow Green" book, or see "Invasive Plants" at [www.growgreen.org](http://www.growgreen.org). Common examples include berrying forms of Nandina, running varieties of bamboo, *Ligustrums* (Privet), *Photinia* plants, *Vitex*, and Chinaberry trees.
- A free copy of the book in PDF format may be downloaded from the website [www.growgreen.org](http://www.growgreen.org).

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Nancy E. Rister, County Clerk  
4/14/2015 4:04 PM

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Williamson County Texas

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