

**RESOLUTION ADOPTING XERISCAPING POLICY
FOR**

CANYON CREEK HOME OWNERS ASSOCIATION (the "Association")

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 guidelines on the installation of drought-resistant landscaping or water-conserving natural turf

BE IT RESOLVED, that the Association's supplementary guidelines, effective September 1, 2013, 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. No drought-resistant landscaping or water-conserving natural turf shall be allowed or located in an area other than within a fenced yard or the fenced patio of the property owner.
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. All such 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.
6. 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 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.

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 September 1, 2013.

Executed this the 21 day of August, 2014

By: Mark Rowe

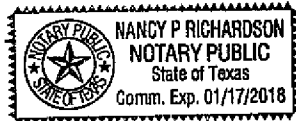
Name: MARK ROWE

Title: PRESIDENT

STATE OF TEXAS)

COUNTY OF TAVIS)

This instrument was acknowledged before me on this the 21st day of August, 2014 by Mark Rowe, 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

Canyon Creek Xeriscaping Guidelines

Architectural Review Committee, May, 2014

Xeriscaping refers to a method of landscape design that minimizes water use. This now-common term was developed in 1981 and copyrighted by the Denver Water Department. Canyon Creek neighborhood supports the efforts of homeowners, residents, and the HOA to reduce the amount of water necessary to maintain the appearance and value of properties within the subdivision. This document presents guidelines developed by the Architectural Review Committee for the design, installation, and maintenance of xeriscaped lawns and common areas.

Principles for implementation:

1. Plan a design for your entire property, even if you have to implement it piecemeal or plan to leave some areas as they exist. Take into account major elements such as your house, driveway, deck or patio, existing trees, slopes and runoff, neighbors' yards, and other features. Note the planned location of permanent beds, turf, walkways and visual screens.
2. Select plants suitable to our climate zone and semi-arid conditions. Group together plants that need similar light and water. Use plants that suit the alkaline soil in Central Texas or amend the soil appropriately (See list below).
3. Plan to irrigate efficiently, whether by sprinkler system, hand watering, soaker hoses or drip line. No high-arc sprays. Sprinklers that release big drops of water close to the ground are the best. Water deeply and infrequently to develop deep roots.
4. Use mulch to keep roots cool and minimize evaporation and weeds. Consider organic mulches such as wood chips or composted leaves applied 2 to 4 inches deep. Inorganic mulches such as rocks or gravel make an area hotter and cause greater evaporation. Some, such as decomposed granite, will compact and can damage or kill plants, including trees. Because of its tendency to scatter and wash out in heavy rainstorms, the ARC discourages the use of decomposed granite.
5. Reduce or eliminate traditional St. Augustine turf. St. Augustine, the greediest of all turfs, uses more water, fertilizer and pesticides than other lawn grass. There are native grasses that are water misers. Or do away with turf altogether.
6. Plan for and continue a maintenance regimen. Xeriscaping is not 'Zero-Scaping'. Your xeriscaped area will still require some watering, pruning, weed-pulling, debris cleanup, and other maintenance. While properly xeriscaped properties require less time, water, pruning, fertilizer and pest control, they are not maintenance-free. You will be spending more time filling a birdbath, watering plants in big pots and topping off fountains instead of mowing and edging.

Specific Requirements

These rules will be enforced by the ARC when approving any planned landscaping. All landscape changes, including Xeriscaping, require pre-approval by the ARC. Request form can be found at www.GoodwinTX.com. Please allow 30 days for project review.

- Lawns and common areas must have at least 70% plant cover at maturity and at least 70% of these plants must be evergreen (less than 70% causes "heat island effect").
- Weed barrier must be installed under any gravel, rocks, pavers, or other hardscape.

- Decomposed granite or other very small gravel (under 3/4") is not allowed within 2 feet of the street, driveway, walkway, etc. to prevent runoff into the sewer system.
- No artificial turf.
- Installations must be safe. Metal edging cannot be exposed. Rocks bordering sidewalks should be secured so they do not cause a trip or fall hazard.
- All landscaping designs must include a maintenance plan.

Other Recommendations and Ideas:

The ARC asks that you consider these points when planning a landscaping project

- Plan on over-planting in the beginning. It's easier to remove than it is to put in more plants once the weed barrier and hardscape is in place.
- Consider using alternative watering options to traditional sprinklers. Options include but are not limited to:
 - Convert to drip irrigation
 - Install systems such as Ollas that collect natural water and disperse it over time
 - Install and use rain barrels
- Avoid large non-plant areas
- Vary the size and color of the rocks for visual interest
- Plant trees for shade
- Use less turf and more patios, perennial flowerbeds, herb gardens and groundcover. Water-smart yards have less grass and larger garden beds, big enough to occupy 30 to 40 percent of the yard. It is water-wise to use perennial plants (ones that come back year after year) rather than annuals.
- Substitute less thirsty grasses and ground cover for St. Augustine or use privet, a perennial shrub, and keep it cut low.
- The more native plants used, the less watering is required. Pick plants that thrive in your area and in the light and soil conditions of your yard. Check the Lady Bird Johnson Wildflower Center's website for details on native plants' ideal growing conditions.
- The Cottage Garden, or kitchen garden, features designs that have a practical use for every planting, whether for cut flowers, herbs, vegetables or fruit.
- The Spanish Courtyard look is an extension of living space, a patio made of brick, stone or crushed rock is set in decorative patterns. Recirculating fountains lose some water to evaporation but nowhere near as much as a lawn sprinkler. Birdbaths provide an interesting sculptural look. Vegetation is usually limited to the periphery or large pots.
- Select plants that offer year-round interest. Let your design reflect the passing of the seasons. Use a variety of colors and textures. Variegated plants, with two-color leaves, work well in shade.
- Along with color, the texture of leaves brings another element to a garden. Soft, fuzzy, gray lamb's ears demand petting, but a prickly pear or pine, not so much.
- Vary size and shape of plants and flowers for visual interest. Play up tall vertical plants against mounding and flowing plants. Big leaves contrast with small leaves. Or do a strong horizontal planting of low plants or ground cover that is broken up by more vertical plantings.
- At the time of this writing, Austin City rebate \$25 per 100 square feet of healthy turf eliminated (pre-approved). <http://austintexas.gov/department/waterwise-landscape-rebate>

Evergreen Shrubs	
Glossy abelia	Primrose yasmine
Agarita	Prickly pear

Agave	Texas sage (cenizo)
Eleagnus	Texas sotol
Bush germander	Pale leaf yucca
Burford holly	Red yucca
Dwarf Chinese holly	Twistleaf yucca
Dwarf yaupon holly	
Evergreen Perennials	
Bulbine	Bearded iris
Calylophus	Bicolor iris
Cast iron plant (shade)	Mexican oregano
Blackfoot daisy	Rock penstemon
Damianita	Pink skullcap
Hymenoxis	Cherry sage
Jerusalem sage	
Evergreen Ornamental Grasses	
Basket grass	
Evergreen Groundcover	
Artemisia	Trailing rosemary
Aztec grass (shade)	Santolina
Creeping germander	Berkeley sedge
Oregano	Texsa sedge
Purple heart	Sedum
Evergreen Vine	
Crossvine	

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OFFICIAL PUBLIC RECORDS



Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

August 25 2014 12:28 PM

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