



Canyon Creek Homeowners' Association: Design Guidelines

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INTRODUCTION

Purpose

This publication is intended as the official Canyon Creek Homeowners' Association (hereinafter referred to as "the Association" or "CCHOA") guide and information resource for homeowners in Canyon Creek and their contractors and consultants. Development and maintenance of properties within the Canyon Creek community is based on this spirit and content of this publication. The requirements included herein, combined with the governing documents of Canyon Creek Homeowners' Association present a vision for the appearance and character of Canyon Creek. Successful implementation of these guidelines will create and maintain harmony in the overall manifestation of the Canyon Creek vision.

This document and any subsequent revision(s) supersede and replace the following previously adopted resolutions by the association:

Resolution Adopting Flag Display Policy For Canyon Creek Homeowners Association executed July 27, 2011;

Resolution Adopting Rain Water Harvesting Policy For Canyon Creek Homeowners Association executed July 27, 2011;

Resolution For Canyon Creek Homeowners Association, Inc. concerning basketball goals and satellite dishes executed July 23, 2013;

Resolution Adopting Xeriscaping Policy For Canyon Creek Homeowners Association executed August 21, 2014;

Resolution Standby Electric Generator Policy For Canyon Creek Homeowners Association executed September 22, 2015;

Certified Resolution of the Board of Directors of Canyon Creek Homeowners' Association, Inc. Concerning the Installation of Metal Roofs executed July 16, 2018.

Authority

The By Laws and Declaration of Covenants, Conditions, and Restrictions (DCCRs) are the governing documents of the Association establish the Architectural Review Committee (the "ARC") and

empower it to review and approve plans and specifications for every improvement within Canyon Creek. This means any and all modifications to the exterior of properties requires the ARC's prior approval, obtained by submitting a project plan that describes the proposed changes for review. No work shall be started without submitting a written application and receiving written approval from the ARC following that submission. This includes any and all exterior modification to properties. Examples include, but are not limited to, selection of exterior paint colors, installation of new planter beds or edging, installation or removal of any trees, any exterior construction or modification, and so on.

The ARC, in its sole discretion may deny the proposed modifications or make approval contingent upon certain changes to the proposed plan. This is to ensure consistent standards and appearance in keeping with the overall character of the community. Interpretation of this document is at the discretion of the governing Architectural Review Committee.

Certain proposed changes may require permits and/or inspections from the City of Austin. Those requirements are separate from and beyond the scope of this document. It is the homeowner's and/or contractor's responsibility to ensure compliance with city and/or county codes and ordinances and to secure any required permits prior to starting any project. Moreover, simply because the ARC has granted its written approval for a project does not imply that required governmental permits will be granted.

Nothing in this document or any action taken by ARC shall authorize or permit any homeowner's encroachment onto any of the Association's property. Any such encroachment must be duly authorized in writing by the CCHOA Board of Directors.

Meanings and Interpretation

Within this document, the following words shall be interpreted as described below:

- | | |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| MUST | This word or the terms "REQUIRED" or "SHALL" are used to indicate an absolute requirement. |
| MUST NOT | This phrase, or the phrase "SHALL NOT", are used to indicate an absolute prohibition. |
| SHOULD | This word, or the adjective "RECOMMENDED", mean that there may exist valid reasons in particular circumstances to ignore a particular item and the implications must be understood and considered before choosing a different course. |

- SHOULD NOT This phrase, or the phrase “NOT RECOMMENDED”, mean that there may be valid reasons in particular circumstances when an item is acceptable, but the full implications must be understood and considered before choosing this course.
- MAY This word, or the adjective “OPTIONAL”, mean that an item is at the homeowner’s discretion.

Application Process and Review

The construction, reconstruction, or installation of any improvements or changes to improvements, requires the submission of an approval application with plans and specifications to the ARC for review. Written approval from the ARC is required before any construction or installation activity is begun. The individual preparing the application should carefully review this document before submitting the application. Plans and specifications based on these guidelines will expedite project approval. Although not mandatory, the owner is encouraged to contact an ARC representative at an early stage for pre-application review to address any uncertainties about the project. The pre-application review could be helpful for first-time owners going through the application process as well as owners needing to address unusual design issues.

All exterior modifications to properties must be approved by the Architectural Review Committee (ARC). There is no charge for this review.

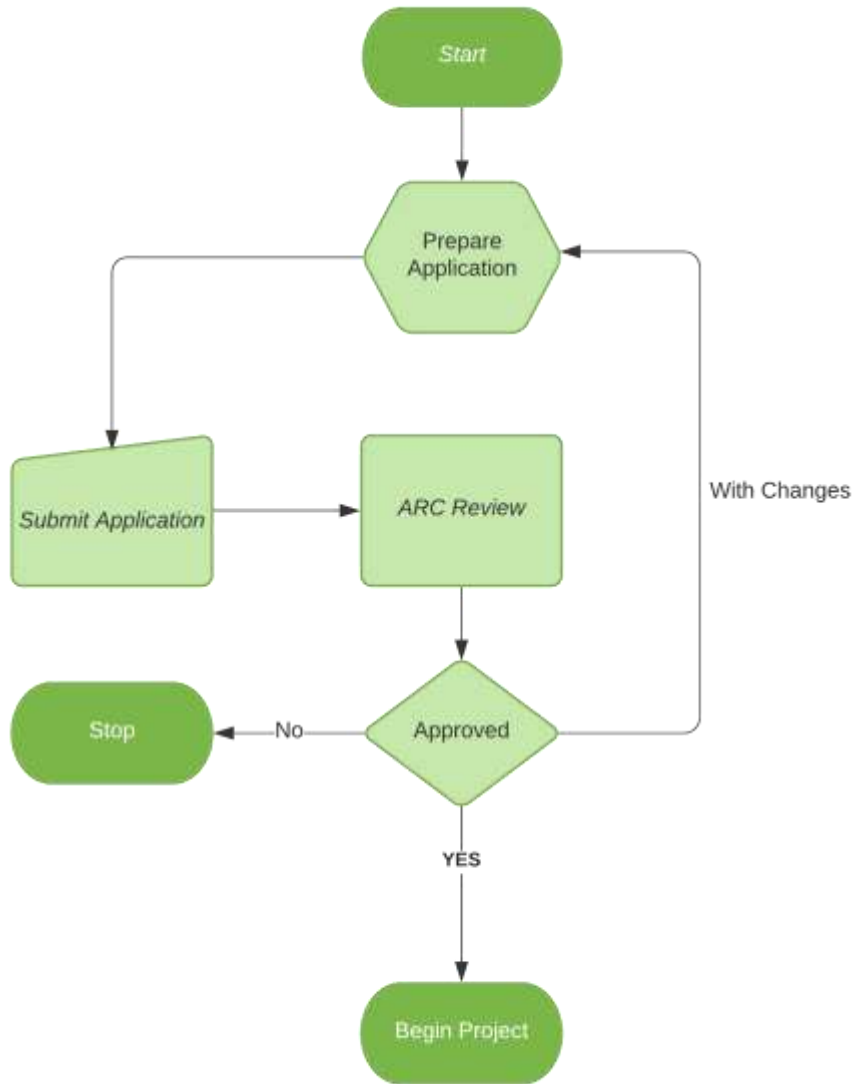
The ARC approval application can be downloaded at the CCHOA website and can also be found on the management company's website under Canyon Creek.

Once completed, submit the application along with any required documentation to the management company at the address on the ARC form.

ARC will review the application and may contact you for additional information, to schedule a site visit or to require changes to the plans and specifications. After you have satisfied the ARC review, you will be sent a letter, usually by email, indicating either approval or disapproval including reasons and/or changes are needed to satisfy the request. The ARC is allowed 30 days from submission of a completed Application; their goal and typical review time is to reply with 10 days to all requests.

The ARC may waive documentation requirements for certain modifications or improvements at its sole discretion.

The process will typically proceed as shown in the figure below:



Applications, including required documents, are submitted to the management company in accordance with the then-current guidelines. The management company collects all documents and forwards completed applications to the ARC for review. An application that remains incomplete after 30 days will be automatically declined by the management company without committee review of the application’s merits.

The ARC is allowed 30 days to review applications once they are complete. During the review, the committee may schedule a site visit, request more information or complete the review process without a site visit. If additional information is required for the ARC to complete its review, the 30-day time line may be extended indefinitely. In such cases the homeowner will be informed of the pended decision and the needed materials.

For complex projects, the ARC may conduct interim inspections to ensure the project is tracking as approved. During this interim period, projects deviating from approved plans may be halted until deficiencies are corrected or changes are approved. Homeowners are encouraged to report any changes as soon as they are aware of them.

ARC approvals are valid for one year from date of approval. If project has not been completed by that date, the homeowner must submit a new application form and supporting documentation.

The decision of the ARC is final. There is no process for appeal provided within the Association's governing documents.

A rejected application may be modified and resubmitted at any time.

Modifications not pre-approved by the ARC and/or projects deviating significantly from approved plans may result in violation notices being issued and a requirement to return the property to its previous state.

Failure to submit an application for modifications could result in fines or other action by the CCHOA.

Routine Maintenance (or “Like for Like” replacements)

Repair or replacement of exterior doors, fences, roofs, windows, garage doors, or exterior paint does not require submission of an ARC approval application if the proposed repair or replacement will maintain the existing design and look of the property. If in doubt, contact the ARC for guidance prior to beginning any repair or replacement project. An Application may be submitted if in doubt. Any change of paint color must receive prior approval.

ARCHITECTURAL GUIDELINES

Architectural Façades

Native white limestone, sandstone and brick masonry are the approved primary exterior veneer materials for residential construction in Canyon Creek. Other stone types may be considered by the ARC. Stucco and durable Hardi-type siding products are approved siding materials provided that their use is secondary to the primary materials. All residences must comply with Section 1.1 of the Declaration that requires a minimum of 75% (using the calculation method specified therein) of the first story exterior walls being constructed of stone or masonry.

Wood or Hardi-type materials are approved for use in fascia and overhangs. Hardi-type materials are recommended for their durability. Vinyl and aluminum siding materials are not allowed unless they are replacing similar materials that were used in the initial construction of the home.

Brick masonry colors shall be reviewed and approved by the ARC upon submission of a valid request. Brick masonry or natural stone shall not be painted without prior approval by the ARC.

Structures on Amenity Areas may use Concrete Masonry Units (“CMU” or “cinder blocks”) in addition to any of the materials listed above.

No corrugated material (“D-Panel”) of any kind is permitted in any construction on the Property.

When rebuilding or repairing the exterior of a damaged structure, the owner shall ensure the repairs conform to the original construction as closely as possible unless otherwise pre-approved by the ARC.

Roofing

To promote a uniform appearance within the Property, three-tab asphalt or composition “Architectural Shingles” rated at least 240 pounds per square are the recommended roofing material. Approved colors with example “Architectural Shingle” pattern are shown in Exhibit C. Wood, metal, and other roofing materials must be pre-approved by the ARC. Wood shingles and other roofing materials are subject to color and/or pattern approval.

Metal roofs are approved for use in Canyon Creek subject to the following:

- Metal roof materials must be made of pre-finished steel, copper or similarly durable metal alloys. Metal coatings must have a baked-on finish such as polyvinylidene fluoride or PVDF

(such as brand names: Kynar 500 / Hylar 5000). Except for damage repair, long term maintenance and minor installation touch-up, field painting is not allowed.

- Metal roof materials may be glossy but must have a non-glare finish. Shiny, reflective or high-luminance finishes are not allowed.
- The metal roof materials must have a single earth tone color or finish (such as grey, brown, forest green or tan) or a non-corrosive natural metal color (such as copper or bronze). Black, white, yellow, orange, red, blue or other primary, secondary, vivid or high-chrominance colors are not allowed. Acid etched (i.e. “forced rust”) finishes are not permitted.
- The metal roof material thickness must not be thinner than 24 gauge. Thicker gauge (e.g. 22, 20 gauge, etc.) metal, which may be more durable and hail resistant, may be selected at the homeowner’s discretion.
- The metal roof materials must conform to high value metal roof shapes (such as “standing seam”) or mimic the appearance of conventional dimensional asphalt shingles. Corrugated or “D-Panel” shaped material is not permitted.
- The metal roof system must have a concealed fastener such as those used by standing seam metal roof systems.
- Roofing materials should be pre-colored so that periodic painting is not necessary.

Roofing installation should be performed by a licensed and bonded installer.

Exterior Paint Colors

Exterior paint colors varying from the existing color of the home must be pre-approved by the ARC. This includes, but is not limited to siding, trim, shutters, doors, gutters, and garage doors. When selecting paint colors, the following guidelines shall apply:

- All exterior colors shall fit in with current neighborhood colors which feature neutral earth-tones. Pre-approved colors include shades of black, white, grey, brown, and tan. Some paint vendors list color collections as “clay earth pigments” including umber, ochre and Sienna.
- Bright, vibrant primary and secondary colors are not permitted. This includes pinks, blues, reds, yellows, violets, etc.
- Colors must be compatible with the rest of the dwelling as well as other homes within the neighborhood.

To assist homeowners in selecting paint colors, the ARC has provided a sample palette of pre-approved colors in Exhibits A - D. This is not intended to be an exhaustive collection of all approved colors but rather is a guide to the most common and acceptable palettes of natural earth-tones that are likely to be approved. Other colors shall be considered by the ARC on a case by case basis upon

submission of a completed application. Note that even if the color is included in the Appendix, any change from the existing color (taking into account fading over time) must be pre-approved.

To facilitate a quick review, when submitting an ARC application for approval, include a sample or brand and reference numbers of all paint colors.

Residential Windows and Doors

Replacement windows and/or doors with a design deviating from that of original construction require review and written approval by the ARC.

Pre-approved paint and stain colors for exterior doors are shown in Appendix A. All other paint or stain colors on exterior front doors shall be considered by the ARC on a case by case basis upon submission of a completed application.

Basic “screen doors” are not permitted on any doorway visible from the public street. Storm doors, security doors, and other higher-end doors may be approved upon application.

Garage Doors

Single-car garage doors should be traditional 3 or 4 panel doors assembled in horizontal sections. Two-car garage doors should be traditional 6 or 8 panel doors assembled in horizontal sections as shown below. Specialty designs with windows, wood or wood like features, carriage-house styling, and other designs shall be considered by the ARC on a case-by-case basis upon submission of a valid application.

Faux wood finishes similar to that shown here are permitted with color approval by the ARC.



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On homes with two or more garage doors, both doors must match in pattern and color as shown on at left.

Low contrast variation in shading, as shown right, is permitted between garage door panels and the background.





High contrast variation, as shown here, between garage door panels and the background is not permitted.

LANDSCAPING GUIDELINES

General Landscape Design Criteria

These guidelines list requirements as a framework for improvements through landscape plantings. The object is to create an orderly planned landscape utilizing the minimum standards set herein. General information on how to plan, design and execute your landscape plan is included in the Appendix C to this document.

Design Guidelines

Canyon Creek is in USDA Zone 8a. Take care to choose trees and other plants that are well suited to Zone 8a. The City of Austin Native and Adapted Landscape Plants¹ is a useful resource. Avoid those plants listed in the Central Texas Invasive Plants² guide. Those publications are incorporated into this document by reference.

Bare or uncovered ground is not permitted. Unless xeriscaped according to the guidelines described herein, front and side yards of all houses must be fully sodded using one of the approved sods. Heavily shaded areas where turf is difficult or impossible to grow should employ mulch, stone (such as river rock) or shade tolerant ground cover to create a neat, attractive appearance and help prevent erosion. Crushed granite is not permitted due to its tendency to be washed away by runoff from rain or watering. Large rocks (a.k.a. “Specimen boulders”) are permitted upon review by the ARC.

All plantings should be planted with appropriate topsoil, additives and fertilizer mixtures. Mulch all planting beds with a minimum of two-inch (2”) deep shredded hardwood mulch. Large trees and shrubs should be planted no closer to the foundation, driveway or sidewalk than five-feet (5’) beyond the drip line of a mature plant to prevent cracking and heaving caused by root systems. Plants and trees overhanging sidewalks shall be trimmed to at least 8 feet above the sidewalk and at least 6 inches laterally clear of the sidewalk.

Xeriscaping

¹ <https://www.austintexas.gov/sites/default/files/files/Watershed/growgreen/plantguide.pdf>

² http://www.austintexas.gov/sites/default/files/files/Watershed/invasive/2013_Invasives_guide_small.pdf

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Xeriscaping refers to a method of landscape design that minimizes water use. The ARC supports the efforts of homeowners and the CCHOA to reduce the amount of water necessary to maintain the appearance and value of properties within the subdivision. This section presents guidelines for the design, installation and maintenance of xeriscaping.

An owner must receive written approval from the ARC prior to installing drought resistant or water conserving landscaping or natural turf and must submit a detailed description or plan for the installation, including but not limited to the name(s) and/or types(s) of gravel, rocks, drought resistant plants, water conserving natural turf, etc. to be installed. The plan must include a drawing of the planned location of each element of the installation.

The ARC may regulate the owner's use of gravel, rocks, cacti and other vegetation around the drought resistant landscaping or water conserving turf. Preference is given to stones and rocks that highlight or mimic the colors found in the natural stone used in the construction of many of the homes in Canyon Creek, on the main entry sign, and on the pool bathhouse. Crushed granite is not permitted due to its tendency to be washed away by runoff from rain or watering. Large rocks (a.k.a. "Specimen boulders") are permitted upon review by the ARC. A weed barrier should be used prior to the installation of gravel, stone or mulch to restrict the growth of weeds.

Turf

St. Augustine and Zoysia are the preferred turf types in Canyon Creek for traditional lawns. In general, Zoysia tends to be more drought tolerant and is better at maintaining an attractive appearance throughout the dry heat of the summer. Specialized varieties of Zoysia are available for shade or high traffic areas. St. Augustine grass requires a considerable amount of water to maintain during the summer months. Canyon Creek recommends that new lawns avoid varieties of St. Augustine, replacing it with a more drought tolerant turf grass. Xeriscaped lawns or lawns where water conservation is a primary concern may consider Buffalo grass or other non-traditional ground coverings if they do not desire a highly manicured look. These must receive ARC approval.

Xeriscaped areas must be properly maintained. While mowing is usually not necessary, trimming, debris removal, smoothing and replacing ground cover and weeding and replacing plants are required.

The City of Austin [Native and Adapted Landscape Plants](#) guide lists Bermuda grass as an invasive species and it should therefore be avoided for new or replacement turf installations.

Artificial turf is not allowed in Canyon Creek.

Mulch and Bed Areas

All planting beds shall be mulched to retain moisture and maintain a tidy appearance. Sufficient mulch will aid in the retention of water and will provide more nutrients to filter down into the soil. Two to three inches (2" - 3") of mulch is optimal. Under existing tree stands, mulching and/or ground cover should be added if the underlying native vegetation is removed. Filter fabric/weed barrier may be used to control weeds. All beds adjoining lawn or turf areas, either planting or mulch, should be in a naturally sweeping or curvilinear design to reflect a more natural appearance.

Vegetable Gardens including Raised Beds

A vegetable garden (defined herein) does not require ARC approval provided that it shall be located entirely within the owner's fenced rear or side yard and is not visible from an adjoining property or the public street when viewed from ground level.

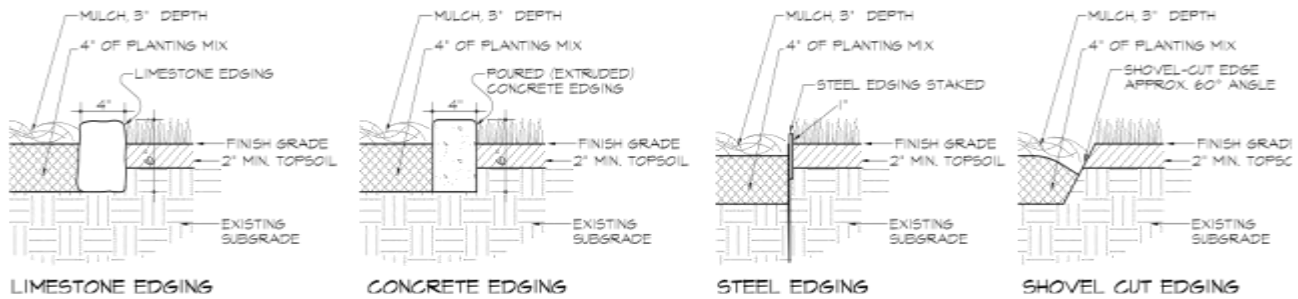
Any plant bearing fruits, vegetables, flowers, herbs shall be treated as any other plant permitted under these guidelines. It should be located in an approved bed that is constructed and maintained according to the requirements herein and plantings therein shall also be maintained according to the requirements herein. This includes but is not limited to keeping such beds mulched and weed free and its plantings neat in appearance at all times and removed when their season has ended.

Plant stakes larger than 1", trellises, and pest or sun-screening, or shielding or any similar items visible when viewed at ground level from the public street, an adjoining lot, or any of the CCHOA properties requires prior ARC approval and shall be removed when no longer required.

The ARC may require the removal of any plant that becomes unsightly, dangerous, or a nuisance by attracting wildlife such as rabbits, feral swine, rodents, or other pests. Plants must be trimmed back from sidewalks.

Edging

Beds should be edged with limestone blocks, a clean shovel-cut edge, pour-in-place concrete (using decorative mortar) or commercial edging. Steel edging is discouraged in areas of pedestrian traffic due to the potential for injury; other types of commercially available edging may be considered. Pre-formed CMU blocks or concrete edgers such as those typically found at big-box retail stores are strongly discouraged due to their tendency to dislodge and become unsightly over time. Edging must be secured in place and not allowed to become dislocated. Other types of edging such as plastic or wood may be approved the discretion of the ARC.



Landscape edging options

Erosion Control

Plants should be provided to minimize erosion. All plant types from trees to groundcovers can be used to provide the root system needed to prevent erosion. Water runoff must be directed to prevent erosion and/or impact on neighboring properties. Members are encouraged to seek the services of a professional landscaper who can design a plan for handling runoff and minimizing its impact to your property and that of your neighbors. Because of the hilly nature of Canyon Creek, homeowners should coordinate with their neighbors when they are undertaking a project that affects water flow to an adjoining property. In situations where such a potential exists, the ARC may require this as a condition of project approval. The ARC will consider impact on water flow in approving any project.

Trees and Shade

Large trees that provide shade, particularly on southern and western exposures, help to keep homes cooler and reduce energy usage. Approved trees are listed in Appendix D. Excessive shade may impede the growth of turf grass and other plants. Proper pruning and the use of other methods of ground cover must be used to prevent the presence of bare soil.

Any tree to be removed from an owner's lot must be pre-approved by the ARC. Standards for removal include grinding out the stump to at least 3" below grade and backfilling the hole. Bare places should be promptly re-sodded or covered with another approved planting or flower bed.

Additional requirements by the City of Austin may apply prior to removal of certain trees. ARC approval does not imply approval from other governing authorities. It is your responsibility to know and comply with applicable local ordinances and state or federal laws.

Lighting

Lights shall be positioned and properly hooded towards the residence yard so that light does not spill over into a neighbor's property, public areas, or face into street rights-of-way. All security or floodlighting attached to residences shall be screened or shielded so that the light source is not visible from neighboring properties.

String lights, rope lights, mini-lights, etc. should be placed to minimize impact upon neighbors and regulated by a timer to go off automatically during normal sleeping hours (generally 10 pm to 6 am). Holiday displays are permitted under these guidelines and the Canyon Creek Rules; holiday lights should also be turned off during normal sleeping hours.

Entry and landscape lighting in the warmer color temperature ranges between 2500 and 3000 Kelvin gives off a pleasing appearance that is preferred for lighting walls, accents and tree trunks. Cooler blueish hues found in white lights with color temperatures above 5000 Kelvin may be preferred for up-lighting of tree canopies.

Pole mounted floodlights, high intensity lights, tennis court or sport court lighting is not permitted except in Amenity Areas without prior ARC approval. Front yard residential scale coach or lamp type fixtures are preferred over spotlight type fixtures. Fixtures with the International Dark Sky Association's Seal of Approval are strongly recommended.

Utility Boxes, Exterior Equipment

Where practical, all utility appurtenances on residential lots should be screened from public view; such screening is the responsibility of the homeowner. Screening should allow for access by utility workers. By law, utility companies have a right to remove any vegetation around their infrastructure and are not obligated to replant or repair any irrigation systems. We suggest owners try to "hide" infrastructure without inhibiting utility companies from accessing it.

Care shall be taken in location of HVAC condensers, pool or spa pumps or other noise making equipment to avoid noise infiltration of adjoining bedrooms and other "quiet" zones. When practical, the equipment should be placed in rear and fenced side yards. Where possible, design with niches or offsets to tuck mechanical equipment into. Equipment must be screened from view from the street in front of the house or front and side for corner lots. Screens may be in the form of fencing, shrubbery, tall grasses or other suitable plants as appropriate for the location and intended application. Screens shall be immediately effective upon installation and not dependent upon maturing of plants.

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This electrical box is attractively screened while still allowing the clearance and access required for utility servicing.



Unsightly utilities in need of screening. Shrubbery or tall grasses might work well here.

HARDSCAPE GUIDELINES

Retaining Walls, Planters and Tree Wells

The finished appearance of retaining walls should reinforce the hill country character.

Retaining walls shall be constructed with a level, coursed “dry stack” or mortared appearance unless another design is approved by the ARC. If the proposed location abuts or is in close proximity to pre-existing hardscape, every effort should be made to match size and appearance. Native white limestone is the preferred material for retaining walls; other materials may be approved at the discretion of the ARC.

Limestone masonry units should be in the range of 4-6” in height, 6-8” in depth and 12-24” in length, with broken face exposed edges. Blocks should be laid in a running bond pattern with each successive row having a consistent setback from the outward facing edges of the row immediately below it. Retaining walls greater than 24” in height shall be set with mortar joinery. Retaining walls less than 24” in height may be dry stacked or deep raked to achieve a dry stack appearance or may have visible mortar joinery. Planters and tree wells shall be constructed of consistent with these specifications.



Each row of this retaining wall is slightly set back from the layer below it.

Sidewalks and Driveways

Sidewalks and driveways shall be constructed of finished concrete in accordance with §3.27 of the Master Declaration. Repairs to existing driveways or sidewalks shall be as closely color matched as possible (using white Portland cement, if necessary). Asphalt sidewalks and driveways are prohibited. Accent paving materials such as brick, exposed aggregate concrete, concrete pavers, decorative masonry, etched or colored concrete, or tile as panels or banding may be used to enhance the entry.

Walkways

Use of native stone is encouraged when designing walkways for a landscape installation. Stones may be embedded or set directly onto the soil or may be an integral part of a path constructed of rock gravel and edging to create a natural appearance. Pre-fabricated stepping stones are discouraged. Use of weed barrier under walkways is recommended. Changes to existing walkways must have ARC approval.

Stone Monuments

Stone monuments erected by the Association for the Common Properties shall be in keeping with the overall design of the neighborhood. Natural stone is the preferred construction material. Stone or stucco veneer over a concrete form is permitted. If the monument will contain text, the letters shall be etched or engraved in black or dark colors and use a typeface that is substantially similar in appearance to “Big Caslon”. The size of the lettering shall be in proportion to the overall size of the monument, taking into account the purpose of the sign and the intended viewing distance. Variances must be approved by the ARC.

Fire Pits, Fire Rings, Chimineas, and Outdoor Fireplaces

The Canyon Creek Subdivision is part of the “urban woodland interface,” which is a geographical area where homes meet the woodlands. A home in a woodland is surrounded by flammable forest fuels which can easily ignite if a recreational fire gets outside of containment. The Association is equally concerned with reducing the risk of fire originating from within the community and spreading into the woodland as we are with fire originating in the woodland spreading into the community. Fire pits shall be constructed and used in accordance with the more restrictive of the standards set forth in these guidelines or any applicable local ordinances or, state or federal laws. No exterior fire pit, ring, chiminea, or fireplace (hereinafter “fire area”) shall be permitted anywhere on the Property without prior ARC approval of the design and location. Building of fires or fire pits is never allowed on HOA property, especially not in the canyon lands.

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The ARC will give extra scrutiny to the location of fire areas on lots bordering any Greenbelt.

Fire pits for wood burning fires shall be constructed of stone (or stone veneer laid over a concrete or CMU form) and has a concrete, stone, sand or mineral soil base (e.g. decomposed granite, gravel, etc.) buried at least six inches (6") below grade. Masonry shall be affixed together with mortar. Stacked CMU blocks such as those available at big-box retailers are not recommended. The fuel area of the pit shall be no more than three (3) feet in diameter and two ((2) feet in height. The sides shall be at least eighteen inches (18") in height measured from ground level outside the pit.

There shall be a minimum fifteen-foot (15') clearance around open fire areas. This clearance shall be soil, concrete, stone, brick, sand or well-manicured turf grass. There shall be no overhanging branches or any other vegetation within a minimum of fifteen (15') clearance.

There shall be a screen over the top of fire areas that is capable of preventing the escape of errant sparks and embers.

Fire pits and burners using natural gas or propane fuels shall be erected and maintained in a safe manner and follow all manufacturer's guidelines.

No portion of fire areas or required clearance is permitted to extend beyond the lot line of the lot on which it is located.

FENCE GUIDELINES

Fences shall be constructed of wood, metal or masonry. Some areas require a specific type of fence such as the community-owned FenceCrete fence and the stone walls along Boulder Lane near Corbe. Other than areas with the FenceCrete or stone walls, fences that are visible from the street must use wood picket construction. Fences separating a lot from a greenbelt shall be constructed of wood, iron, or masonry. To ensure compatibility of fence design and placement throughout the community, the ARC shall approve all fences prior to initial installation.

Chain link fence is prohibited on any privately owned lot in Canyon Creek. Chain link fence is allowed in certain Amenity Areas subject to review by the ARC. Wire fencing is not allowed.

Wood Fences

Wood fences shall be constructed with 3” to 6” wide vertical pickets 6 feet high. Pickets should be cedar or treated wood. Posts may be treated wood or metal. Horizontal stringers should be 2x4 wood. Pickets shall be securely nailed or screwed to the stringers. Picket height may vary slightly to adapt to the terrain or intruding objects such as trees. Fences varying from the 6’ standard height must be specifically approved by the ARC. For fences exceeding a height of 8’ a permit from the City of Austin is required in addition to ARC approval. No topping or top edging of the fence visible from the street is allowed without prior ARC approval. All construction material shall be new and in good condition. Horizontal fencing is not approved.

The preferred approach to transition grade changes with wood fencing is to install the fence posts and pickets plumb, with fence rails parallel to the slope resulting in a “stair step” pattern.

Approved stain colors for wooden fencing are listed in Exhibit D. All stains shall be semi-transparent or clear. Paint is not allowed on fences per DCCR guidelines.

The ARC recommends that replacement fences use standard 2-3/8” galvanized metal posts set in concrete instead of 4” x 4” pressure treated wooden posts as a construction option. The metal posts will greatly extend the life of the fence, and generally do not need to be replaced in future fence replacements.

Metal Fences

Residential metal fences are allowed on areas not visible from the street. Such fences are recommended to be constructed with iron pickets at least ½” in diameter, at least two 1” iron railings

CANYON CREEK HOMEOWNERS ASSOCIATION

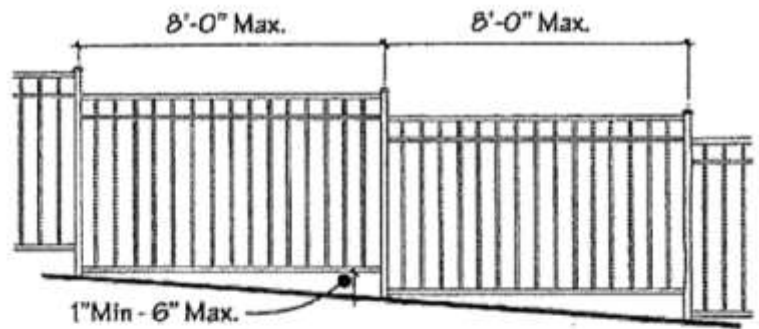
and iron posts set no greater than 8' on center. Pickets are to be welded to railings at gaps no wider than 4" on center. Such fences shall be painted or colored black or other approved color. All metal fences must be pre-approved by the ARC.

Metal fence shall be installed at a consistent height where possible. Top rail shall be level or parallel to the ground on slopes. Bottom rail of metal fence should be two inches (2") above grade.

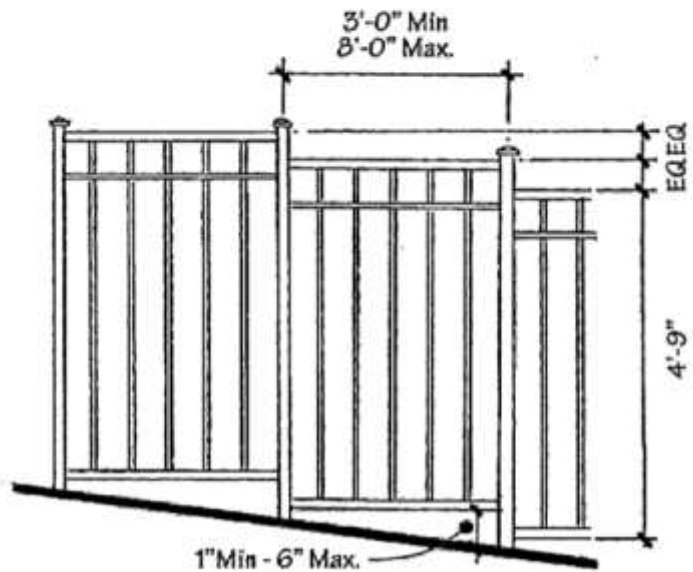
Where finished grade changes, the fence should be stepped at equal intervals such that the bottom rail is no less than one inch (1") and no more than six inches (6") above finished grade. Two-inch (2") metal post shall be installed a minimum three-foot (3') and maximum eight-foot (8') spacing.

Metal post shall be capped. Metal pickets need not be capped

Metal fencing shall be painted black.



Metal Fence on Gently Sloped Lots



Metal Fence on Steeply Sloped Lots

Good Neighbor Fence

Wood fences on lot lines common with neighboring lot lines shall be installed according to the Good Neighbor Fence figure shown below. Alternating eight-foot panels of solid pickets and exposed rails are intended to provide a uniform attractive fence to each abutting property. If desired, an owner may choose to fully finish his side of the Good Neighbor Fence facing his property.

Good Neighbor fences visible to the public shall have the finished side out.



Good Neighbor Fence design. Adjacent sections alternate finished and unfinished sides.

ACCESSORY STRUCTURES

Accessory structures should be carefully integrated into the overall design of the dwelling to minimize any potential negative visual impacts from street frontage and adjoining areas or adverse effects on neighbors.

Decks

Many of the homes in Canyon Creek were originally constructed with wooden decks. No ARC approval is required to perform routine maintenance (including full replacement) of a deck so long as its appearance and footprint do not vary from its original design and construction. No new deck shall be constructed, nor any existing deck altered in size, materials, color or any other characteristic without prior ARC approval of the proposed design and location.

Decks shall be constructed of wood or synthetic wood composites. When wood is used, redwood, cedar, or treated pine are the preferred materials. Other woods must receive ARC approval. Floor decking shall primarily use 2" x 4", 2"x6" or 2"x12" planks. Solid decking such as plywood is not an acceptable decking material.

No portion of the deck should be located closer to the lot line than the building setback line. No portion of the deck should be closer than ten feet (10') to the rear property line. All decks must conform to platted building setback lines which are typically at least 5 feet from the property line. Check with your specific building plat for your lot and setback requirements.

Depending on the grade differential and the degree of public views to the deck, the ARC may require additional setbacks and height limitations other than those described here. The elevation of decks shall be no higher than the corresponding top-most finished floor of the dwelling.

Second story and elevated decks will be evaluated on a case-by-case basis taking into account privacy of neighbors, visibility from public streets, and other factors. Additional setbacks may be required, depending on the grade of the lot and the elevation of the deck.

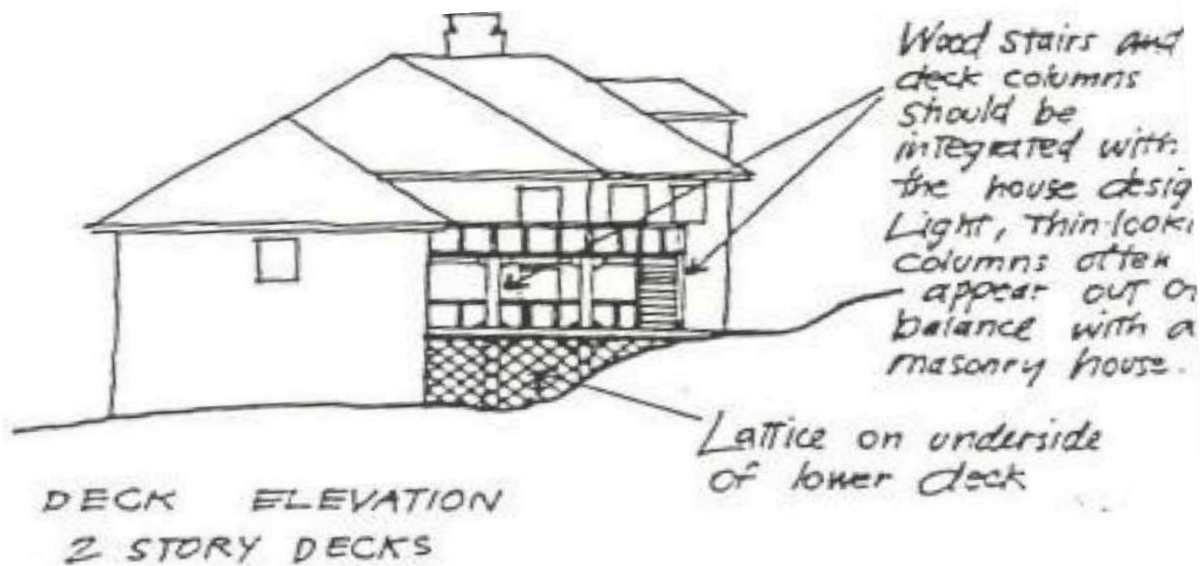
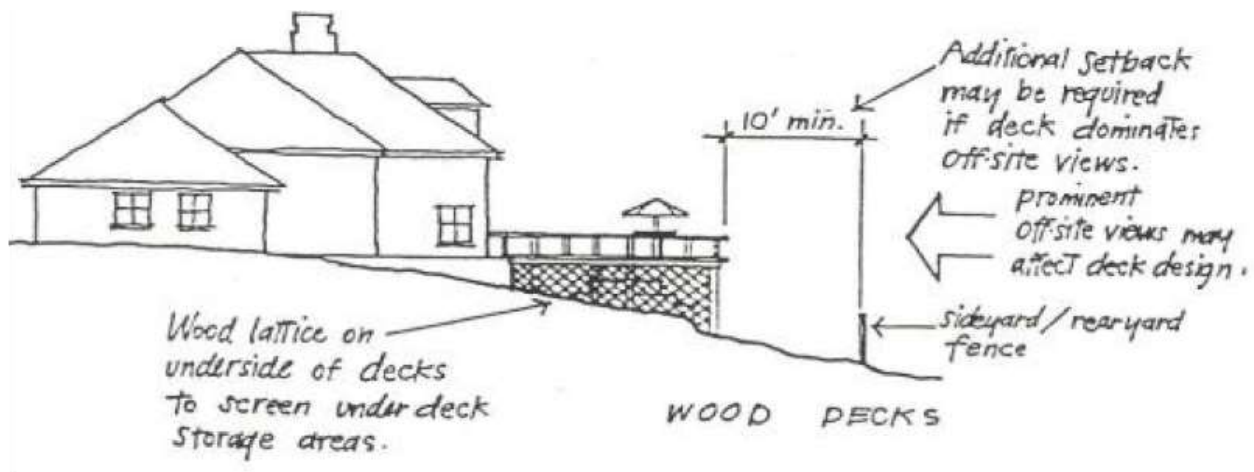
Roof decks are not allowed.

Stairs and deck columns should be consistent with the house design. For example, light, thin columns can often appear out of balance on a large masonry dwelling.

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Storage areas under decks shall be adequately screened. The underside of ground floor decks shall be screened using wood lattice or pickets (1" x 2" maximum spacing) if the area below the deck is used for storage or when the height of the deck exceeds four feet (4') above finish grade. Other materials for screening may be considered by the ARC on a case by case basis. Nothing shall be stored under a deck or deck stairwell without adequate lattice or landscape screening. Decks at ground level are potential habitats for animals such as rats, opossums, skunks, snakes, etc. The area between low decks and the ground should be closed off with masonry, treated wood, hardware cloth, or other pest barrier.

The deck color should match or compliment the home color palette. Earth tones, especially pre-approved stain colors in Exhibit D are preferred. Primary paint colors are prohibited.



It is the owner's responsibility to ensure that all applicable City of Austin permits are applied for and inspections are completed.

Sheds and Utility Buildings

No storage shed or utility building shall be constructed without prior ARC approval of the proposed design and location.

Shed should not be larger than 8' x 10', with a height at the peak of the roof of 9' and a side height of 6'. All measurements are to be from ground level and include any foundation.

The shed should not be visible from the front view of the home. If the home backs to the common properties or a major boulevard (e.g. Boulder Lane), the shed must be screened with landscaping approved by the ARC.

Constructed sheds shall be no larger than described above without a variance from the ARC. All portions of the shed, including overhang must be located a minimum distance from property lines as described above. Small trees / tall shrubs shall be used to screen the shed from side and rear adjoining lots. All roof materials shall match the existing roof on the home or be approved by the ARC. Roofing material standards listed elsewhere in this document apply to sheds and other outbuildings. The siding shall be painted to match the trim color of the home; the owner may request the ARC to approve an alternate color that obscures the shed to make it less visible.

Vinyl sheds that are neutral in color and are no taller than 7' with a maximum size of 8' x 10' are permitted with ARC approval.

Members wishing to construct a shed or utility building are encouraged to consult with an ARC member early in the design process to ensure compliance with these requirements.

Accessory Dwelling Units (ADUs)

ADUs are not permitted within Canyon Creek.

Standby Electric Generators³

Standby electric generators (“generators”) shall be installed only with prior written ARC approval of the proposed installation location and shall be installed and kept in accordance with the following:

- Generators and all appurtenances thereto including, but not limited to, electrical, plumbing, and fuel line connections of any type shall be installed by a licensed contractor(s).
- Natural gas, diesel, biodiesel, hydrogen, liquefied petroleum gas, propane, or any other fuel line connections and all appurtenances thereto shall be installed in accordance with all applicable governmental health, safety, electrical, and building codes. In addition, liquefied petroleum gas fuel lines shall be installed in accordance with the standards and rules promulgated and adopted by the Railroad Commission of Texas.
- Non-integral generator fuel tanks and all appurtenances thereto shall be installed and maintained in compliance with applicable municipal zoning ordinances and governmental health, safety, electrical, and building codes.
- Generators and fuel tanks shall be screened from the public street facing the dwelling or located in a fenced side or rear yard so that they are not visible when viewed at ground level from the street or from an adjoining lot.
- Portable generators used on a temporary basis do not require ARC approval.

It is the owner’s responsibility to ensure that all applicable City of Austin permits are applied for and inspections are completed.

Rainwater Harvesting Systems⁴

No rainwater harvesting systems shall be constructed or installed without prior written ARC approval of the proposed design and location. Locations of gutters used for rainwater harvesting, spouts, tanks,

³ Texas Property Code §202.019 grants property owners’ associations limited rights to enforce restrictions governing standby electric generators.

⁴ Ibid.

plumbing, and other appurtenances shall be submitted to the ARC as part of the plans and specifications of the project.

The rainwater harvesting system and its appurtenances shall be consistent with the color scheme of the dwelling constructed on the owner's lot, as reasonably determined by the ARC. Steps should be taken to hide, disguise, or otherwise minimize the visual impact of these systems.

If the rainwater harvesting system will be installed on or within the side yard of a lot where it may be visible from a major road (e.g. Boulder Lane) another lot, additional requirements in terms of location, height, spacing and/or screening may be imposed by the ARC. When submitting an application, the owner should describe methods proposed to shield the system from the view.

Solar Energy Devices⁵

No solar energy device or system shall be installed without prior written ARC approval of the proposed design and location. Location of panels, meters, disconnects, conduits, and other appurtenances shall be submitted to the ARC as part of the plans and specifications. Solar devices must comply with the following minimum requirements:

- The glass, frame, flashing, and other solar panel collector materials should blend with the roof.
- All meters, disconnects, conduits and other appurtenances shall be painted to blend with the exterior of the house where attached.
- Panels shall conform to the slope of the roofline; the edges of panels shall be installed parallel to the roof lines and shall not extend beyond the roofline.
- All frames, support brackets or visible piping, conduits or wiring shall be of silver, bronze, or black coloring that is commonly available in the marketplace or painted to conform to the color of the surrounding house.
- Whenever possible, solar panels shall be located on an interior or rear facing side of the roof. Alternate locations shall be considered for approval when such alternate location increases the estimated annual energy production by a statutorily specified amount (currently in 2020 this standard is 10% or more as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory).

⁵ Texas Property Code §202.010 grants property owners' associations limited rights to enforce restrictions governing solar energy devices.

It is the owner's responsibility to ensure that all applicable City of Austin permits are applied for and inspections are completed.

Satellite Dishes and Antennas⁶

Exterior devices designed to receive or transmit over-the-air signals ("OTARD") are automatically allowed provided that no exterior satellite dish or antenna shall be installed without prior written ARC approval of the proposed installation location.

Dishes and antennas shall be placed in the least conspicuous location on the owner's lot where an acceptable quality broadcast signal can be obtained.

Every attempt should be made to screen the device from view from the front thoroughfare.

All cables required for installation that are exposed on the exterior of the dwelling shall be securely fastened to the dwelling and painted to match the existing color of the trim or siding upon which they are located.

Backyard Play Equipment

No backyard play equipment visible from outside the property shall be constructed or installed without prior ARC approval of the proposed design and location. Play equipment includes, but is not limited to plays capes, swing sets, basketball hoops, volleyball nets, sport courts, batting cages, playhouses, and other recreational equipment.

All play equipment (except basketball goals as described elsewhere in this document) shall be placed in the rear yard in such a way as to minimize visibility when viewed at ground level from the public streets and neighboring lots. All play equipment, including trampolines with nets, must be located a minimum of 8' from any neighboring fence line, with 10' being the preferred minimum distance.

The highest permitted elevation of play equipment (e.g. plays capes) on any private lot is 14 feet above ground level.

If the play equipment will be installed on a lot backing to the common properties, a major thoroughfare (e.g. Boulder Lane), or another owner's lot, additional requirements in terms of location,

⁶ Title 47 Code of Federal Regulations Section 1.4000 (the "OTARD" rule) grants property owners' associations limited rights to enforce restrictions governing over-the-air reception devices such as satellite dishes and antennas.

height, spacing and/or screening may be imposed by the ARC. When submitting an application, the owner should describe methods proposed to shield the equipment from the view.

If any part of the structure is visible from the public street or an adjoining neighbor's property, it shall be kept in a well-maintained condition and not allowed to become unsightly through age, weathering, growth of mold, mildew or algae, etc.

Basketball Goals

Permanent basketball goals are permitted in Canyon Creek subject to ARC approval. All permanent goals shall be subject to requirements found in the DCCRs including:

- Located at least 12' from the street
- Set up to keep errant balls off of neighbor's property
- Be well maintained.

Moveable basketball goals must be kept off of sidewalks and out of the street. They should be well maintained and removed when no longer in use.

Permanent goals, whether free-standing or attached to the house or garage, require prior ARC approval. Moveable, temporary goals do not require ARC approval.

Tree Houses

Tree houses are permitted subject to ARC approval. Such structures should not be visible from the street, should minimize impact on and visibility from neighboring properties, and must be safely constructed and maintained. Any treehouse construction must have the prior approval of neighbors who will be able to see it. Unused treehouses must be removed when no longer used. Any treehouse must have prior ARC approval.

Compost Bins

Compost bins are automatically approved for installation without an ARC application provided the compost bin is no larger than nine (9) cubic feet, and equipped with securely latching doors, hatches or covers able to keep out pests and vermin.

The bin shall be located within the fenced rear or side yard of the lot and shall not be visible when viewed at ground level from the public street or adjoining property. If the rear or side yard is unfenced, the bin must be screened.

SIGNS AND DISPLAYS

Holiday Decorations and Religious Displays⁷

Residents are encouraged to install temporary festive displays on their own property to celebrate their holidays, according to their sincere religious beliefs and cultural traditions. An ARC approval application is not required for temporary decorative displays; however, the ARC may require changes to such display at its sole discretion based on these guidelines.

Decorative displays shall not contain language, graphics, or any other sound or imagery that is patently offensive to a passerby of ordinary sensibilities.

Decorative displays shall comply with all other applicable provisions of the Master Declaration of the Association including those regarding light and/or sound pollution affecting another resident's peaceful enjoyment.

Lights should be turned off during normal sleeping hours (10 pm to 6 am).

The Canyon Creek Board of Directors sets the policy defining the allowable period before and after each holiday in which decorations may be displayed.⁸ Displays are prohibited at all other times except as permitted under Texas law pursuant to Texas Property Code §202.018.

A resident is permitted to display or affix to the entry of the dwelling one or more religious items, without ARC review or approval, the display of which is motivated by the owner's or resident's sincere religious beliefs. The item(s) may be displayed or affixed on or near to the entry door or door frame of the dwelling. The total size of the display shall be no greater than twenty-five (25) square inches. Religious items that 1) threaten the public health or safety; 2) violate any applicable law; or 3) contain language, graphics or any other sound or imagery that is patently offensive to a passerby of ordinary sensibilities are prohibited. Nothing herein shall be construed in any manner to authorize an

⁷ Texas Property Code §202.018 grants property owners' associations limited rights to enforce restrictions governing the display of certain religious items.

⁸ No earlier than 30 days before or later than 14 days after the holiday.

owner or resident to use a material or color for, or make an alteration to the entry door or door frame that is not otherwise permitted under the Association's governing documents, including these guidelines.

Flags and Flagpoles⁹

Residents are invited to show their patriotic spirit by displaying the flags of the United States of America, the State of Texas, or any branch of the United States armed forces. All other flags are prohibited. Permanent freestanding flagpoles shall be constructed only with prior ARC approval of the design and location.

Displays of the permitted flags are automatically approved without an ARC application subject to the following requirements:

- For flags displayed in the front of the dwelling
 - flagpoles shall be no more than six feet (6') in length affixed near the principal entry or
 - on a freestanding flagpole constructed of permanent, long-lasting materials with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the dwelling. Freestanding flagpoles shall not exceed the lesser of 1) 20' in height or 2) the maximum permitted under all applicable ordinances, laws, zoning regulations, etc.
 - Flags shall not be affixed (e.g. nailed) flat to walls, fences, doors, etc.
 - Flags shall have a maximum dimension of 4' x 6'.
 - The flag of the United States shall be displayed in accordance with 4 U.S.C. Sections 5-10.
 - The flag of the State of Texas shall be displayed in accordance with Chapter 3100, Government Code.

The display of a flag and the location and construction of its supporting flagpole shall comply with applicable local zoning ordinances, easements, and set backs of record. At a minimum, the base of a freestanding flagpole shall be set back a distance at least its intended installed height from the nearest adjacent property line or public easement. For example, a Lot with a 6' public sidewalk easement shall mount a 10' flagpole no less than 16' from the property line without prior ARC approval.

⁹ Texas Property Code §202.012 grants property owners' associations limited rights to enforce restrictions governing the display of certain flags.

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A displayed flag and the flagpole on which it is flown shall be maintained in good condition at all times. Any deteriorated flag or deteriorated or structurally unsafe flagpole must be repaired or removed.

If lighting is used to illuminate any displayed flag, it must not create a nuisance, and must not illuminate any property other than that of the owner of such displayed flags property, nor shall it illuminate the interior of any dwelling at any time.

Flagpole halyards must be of a type that does not make noise under any wind conditions and halyards must be securely fastened at all times except when the flag is being raised or lowered.

Members wishing to install freestanding flagpoles or illuminated flag displays are encouraged to consult with an ARC member early in the design process to ensure compliance with these requirements. All flagpole installations must have prior ARC approval.

Signs¹⁰

Display of signs and banners on any portion of the property shall be prohibited except as permitted under the Master Declaration and Texas Property Code §202.009 as follows:

- Signs advertising a political candidate or ballot item for an election shall be permitted no earlier than the 90th day before the date of the election and no later than the 10th day after the date of the election. Such signs shall be constructed of heavy paperboard or corrugated board no larger than 4' x 6' and stand no taller than 48". Signs shall be ground mounted using a wire frame or wooden stakes. No more than one sign for each candidate or ballot item per lot is permitted.
- Signs used to market a property for sale shall be constructed of durable materials with a panel size no larger than 28" x 30" in a ground mounted frame standing no taller than 48". Frames may be "single rider" or "double rider" type. Balloons may be temporarily attached to signs described in this paragraph in order to draw attention to an "Open House" on the day of the event only. No more than one sign per lot shall be permitted.
- Temporary builder signs are allowed during the construction period and must be removed as soon as construction is completed. Such signs shall be constructed of heavy paperboard or corrugated board no larger than 4' x 6' and stand no taller than 48". Signs shall be ground mounted using a wire frame or wooden stakes.

¹⁰ Texas Property Code §202.009 grants property owners' associations limited rights to enforce restrictions governing the display of political signs. The Master Declaration restricts the display of all other signs.

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- Temporary event signs are allowed (“It’s a Boy!” “Congratulations” etc.) for up to 2 weeks around an event. Temporary lawn decorations (e.g. Pink Flamingoes) are allowed for no more than 3 days.

No sign shall be permitted that:

- threatens the public health or safety,
- includes the painting of architectural surfaces,
- violates any law,
- contains language, graphics, or any display that would be offensive to the ordinary person, or
- is accompanied by music or other sounds or by streamers or is otherwise distracting to motorists

The ARC shall have sole judgement to determine if a sign is or is not permitted.

The Association acting through the Board may install mounted signs of professional quality that display supplemental rules or information, warnings, emergency contact information or other information of potential importance to Members or users of the common properties. Signs shall be constructed of durable materials, no larger than is reasonably required for its intended purpose and viewing distance. No ARC approval is required for the installation of such signs by the Association.

Address Markers

Each house is required to have a visible address marker.

Curb painted address markers do not require an ARC approval application provided that the address marker is painted with stenciled, white or black lettering no larger than six inches (6”) in height on a contrasting white or black background no larger than is reasonably necessary to accommodate the numerals (and optional logo as described below) and has a professional quality appearance. Reflective paint is permitted.

Curb painted address marker(s) shall be located on or adjacent to one or both sides of the principal driveway entrance. No more than two markers shall be permitted in this case. If the residence is located on a corner lot and the driveway is entered from a street other than that of the principal address of the residence, one marker may be painted on the curb of the principal street of the residence. Curb painted markers must be contained entirely within the projection of the lot lines of the lot they identify.

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A curb painted marker may include a single stenciled logo of the State of Texas or that of a college or university.

Adhesive stickers, stencils or similar items used for address designation other than the permanent address markers of the type installed during original home construction affixed to any surface are prohibited.

Repair or replacement of an address marker affixed to the dwelling and installed as part of the original construction is permitted without ARC approval provided the repair or replacement is of similar type and appearance.

No other type of address marker including ground mounted stone or metal markers shall be constructed or installed without prior written ARC approval.

Yard Art, Accessories and Outdoor Furniture

Yard art, accessories or outdoor furniture that will be visible from any street is not permitted without prior written ARC approval.

No owner or resident shall be allowed to place or maintain excessive amounts (in the sole judgement of the ARC) of outdoor furniture or freestanding accessories of an artistic or decorative nature that are visible from any street. Accessories are defined as readily movable additions to the dwelling and landscape. Examples include but are not limited to: trellises, statues, pots, plaques, wall-hung ornamentation, bridges, concrete birdbaths, fountains, sundials, windmills, animal figures, wind chimes, or abstract man-made sculptures.

Accessories shall be a maximum of 36" in height above the original, natural grade. The exception is wall hung ornamentation located inconspicuously in a courtyard, covered entry, or patio or within rear yard perimeter walls. Accessories placed in the rear yard must be no higher than the fence line. No yard art or accessory that is likely to be offensive to a reasonable person of ordinary sensibilities will be permitted.

Items contemplated under this section should be selected to blend with the dwelling and surrounding landscape and should be appropriate for the design style of the community. Durable materials are required to withstand the environment, inhibit deterioration and stay in place during high winds.

Artistic use of native rocks typically found in the hill country is permitted. Appropriate uses for native rock include tree wells, dry-stack berms, retaining walls and rock walkways.

Use of Dimensional Lumber and Railroad Ties

The use of dimensional lumber and railroad ties are discouraged especially around any surfaces that are in contact with the ground. These building materials are highly susceptible to the infestation of destructive insects such as termites that could invade nearby homes. Some certified pressure treated products may be used, but only in the context of an ARC approved project (i.e. deck).

WILDLAND URBAN INTERFACE (WUI) GUIDELINES

The Canyon Creek Subdivision is located in an “urban woodland interface,” which is a geographical area where homes meet the woodlands. Homes in woodland areas surrounded by flammable forest fuels can be in high danger if a wildfire is on the loose.

The Association is equally concerned with mitigating the risk of fire spreading from the community into the woodlands and in fire spreading from the woodlands into the community. These guidelines are intended to provide fire protection recommendations to owners of lots within the Canyon Creek Subdivision. The ARC has adopted these guidelines as a public service to the lot owners.

Privately Owned Lots

All residents can help reduce wildfire risk by maintaining their own property in accordance with FireWise principles. FireWise divides a property into successive zones as one moves away from the dwelling where different fire remediation strategies should be implemented. Those guidelines can be found at <https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA>.

Common Properties of the Association

Residents with lots bordering the greenbelt and canyon lands are encouraged to help reduce wildfire risk to the community by maintaining these areas either individually or by participating in an organized greenbelt cleanup project. Greenbelt wildfire risk management plan depends on two important fuel reduction objectives: 1) reducing the chance of a surface fire transitioning into a crown fire; and 2) reducing the chance of a sustained crown fire in the canopy.

Using some of the following tactics to reduce the chance of a surface fire from transitioning into a crown fire:

- Maintain and promote a shaded canopy in woodland areas to keep grass and small underbrush from growing. Leaf litter and duff that accumulates from a closed canopy woodland burn with less intensity than grass;
- Remove small junipers and the underbrush to reduce “ladder fuels”. Ladder fuels increase the chance that a surface fire transitions into a crown fire.
- Remove dead vegetative material (branches, stumps, landscape debris, etc.). These materials also act as ladder fuels.

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- Raise the canopy base height of taller trees by removing lower limbs. Increasing the height to the lowest limb of a tree reduces the chance that a surface fire will ignite lower limbs and initiate a crown fire.
- Immediately seal all wounds on oaks, including stumps, and cuts resulting from pruning to prevent the transmission of the oak wilt fungus and other tree diseases.
- Thin woodlands by removing juniper and live oak less than 4” in diameter at approximately chest height where these trees are competing for the same canopy space as deciduous hardwoods. Deciduous hardwoods have less canopy bulk density and are less likely to sustain crown fire as compared to juniper and live oak. Cutting of live oaks will result in the re-sprouting of multiple trunks. It may be best to leave them in place.
- In areas consisting of mostly juniper, thin subdominant junipers. Removing juniper in the understory will reduce canopy bulk density and increase canopy base height that would otherwise contribute to a sustained crown fire.
- In areas consisting of mostly juniper, thin juniper less than 4” in diameter at approximately chest height in the over-story where trees or branches overlap, while maintaining full canopy closure. Promoting fewer, but larger and taller trees will reduce canopy bulk density near the ground reducing the likelihood of a sustained crown fire.

DO NOT CLEARCUT! Clearcutting of the woodlands is never permitted and is counterproductive to the long-term objective of reducing wildfire risk!

Within 0 to 50 feet of the property line, residents may:

- Remove all dead wood, dead limbs, and dead vegetation.
- For junipers and live oaks, remove (prune) low branches on which live foliage is within 6’ of the ground. Do not remove any branch that has foliage above 6’ (i.e. contributing to the canopy layer).
- Remove or thin branches from multi-stemmed Ashe juniper trees greater than 4” only if they do not contribute to the canopy.
- Shrubs and small junipers and live oaks that are 4” in diameter or less should be removed unless they are likely to close a canopy gap. These should typically be removed if located at or under the drip line of oak or other hardwoods.
- Immediately seal all wounds on oaks, including stumps, to prevent transmission of the oak wilt fungus.

TERMS AND DEFINITIONS

Terms used but not defined in this document shall have the meaning ascribed to such terms in the Master Declaration.

ACCESSORY DWELLING UNIT (ADU)

A secondary housing unit that occupies the same lot as a primary residential structure, usually a single-family home, on a parcel zoned for residential use. ADUs may be attached or detached from the main dwelling. ADUs are also known as “granny flats”.

CLEAR CUT

To cut down or strip a site of all tree cover. An unsightly practice that leads to excessive soil erosion.

DRIP LINE

The area under a tree defined by the tree canopy. An imaginary line on the ground encircling the tree that is directly beneath the outermost portion of the tree canopy.

EARTH TONE

Colors found to be of the earth. No primary colors. Natural greens, beiges, tans, warm greys, neutral colors, browns, brownish reds, etc.

FIRE PIT

A ground mounted or other open structure designed to contain a recreational fire. A fire pit does not have a chimney.

FOUNDATION

Exposed concrete at the base of a house.

GARDEN

A furrowed plot or raised bed intended for the cultivation of fruits, vegetables, herbs, flowers or other plants as differentiated from a bed that is traditionally understood as a residential landscaping bed.

INDIGENOUS

Originating and living or occurring naturally in the hill country environment.

MASONRY

Shall mean a brick or stone veneer product installed with mortar or dry fit joints.

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MULCH

Shall consist of shredded hardwood bark mixture such that when installed will form a mat resistant to erosion. Mulch is to be partially decomposed and shall be free of sticks, stones, clay or other foreign materials. Minimum depth required to be no less than 2”.

NATURAL

That which exists in its natural state. Not altered, treated or disguised.

OTARD

“Over The Air Reception Device”, an exterior antenna designed to receive or send over the air signals.

SCREENED, SCREENING

Obstructing from the view of a person standing at ground level on the fronting street by an architectural or landscape feature. Plant materials used to accomplish this should be effective at initial planting and not on assumed growth.

SHOVEL-CUT EDGE

Edge cut by a shovel to a depth of at least 3” to get below the plant material root zone and filled with mulch above edge. This is used where planting beds adjoin turf.

STEEL EDGE

Landscape steel edging to be used as a barrier between lawn and planting bed. Must be installed so the top of the edging is level with lawn's soil grade (not exposed on turf side) and 3” of mulch level with the top of the edging on the bed side.

STUCCO

Refers to the rough, plaster veneer, typically installed over a wood lathe or wire mesh as the exterior material of a building or other structure.

TOPSOIL

Imported topsoil of loamy character, high in humus and organic content from local agricultural source. Topsoil to be reasonably free from clay lumps, coarse sands, stones, roots and other foreign matter. There shall be no toxic amounts of acid or alkaline elements. Red or Orange “sandy loam” will not be acceptable.

TREE CANOPY

The outer extent of tree branches and leaves.

CANYON CREEK HOMEOWNERS ASSOCIATION

TURF / LAWN

All seed used shall be high quality, treated lawn type seed at 98% purity and 85% germination. Lawn seed to be free of weed or noxious grass seeds. Material shall be from the Approved Plant list.

UTILITY APPURTENANCE

Any equipment, piping, wiring, etc. that protrudes above ground level associated with electric, water, telephone, cable, wastewater, irrigation, HVAC or swimming pool or spa mechanics.

WEED

A plant considered undesirable, unattractive or troublesome, especially one growing where it was not intentionally planted. Refer to "Prohibited Plant List."

LANDSCAPE ZONES

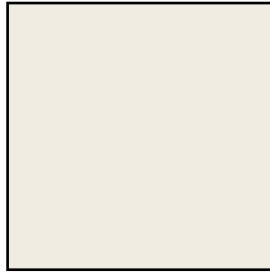
Specific treatment of landscape areas with clear delineation from other areas.

EXHIBIT A

Approved Façade (Stucco, Hardi, etc.) Colors



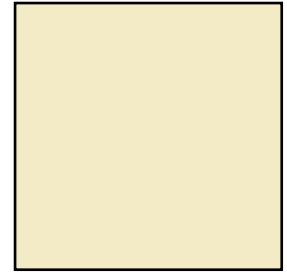
SW 7009
Pearly White



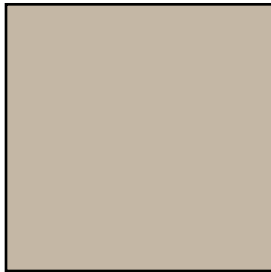
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Greek Villa



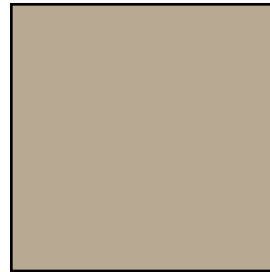
SW 6399
Chamomile



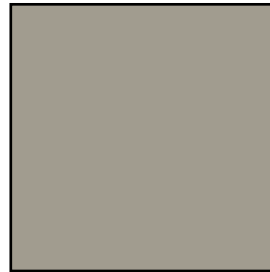
SW 6700
Daybreak



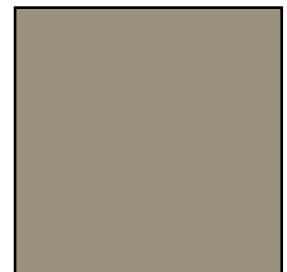
SW 7506
Loggia



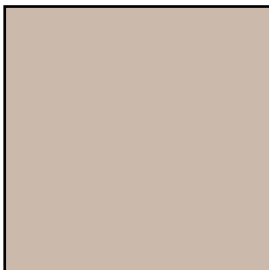
SW 6150
Universal Khaki



SW 7746
Rushing River



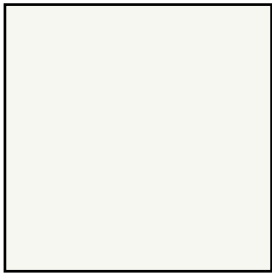
SW 7744
Zeus



SW 6065
Bona Fide Beige

EXHIBIT B

Approved Trim Colors



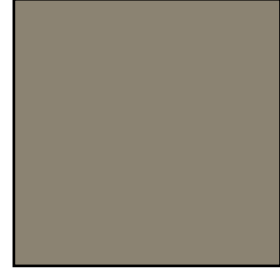
SW 7757
High Reflective
White



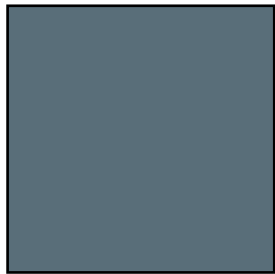
SW 7006
Extra White



SW 6203
Spare White



SW 6172
Hardware



SW 7064
Smoky Blue



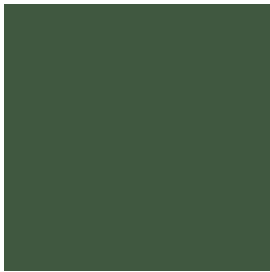
SW 7624
Slate Tile



SW 7664
Steely Gray

EXHIBIT C

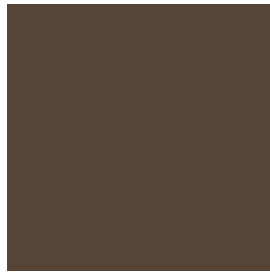
Approved Metal Roof Colors



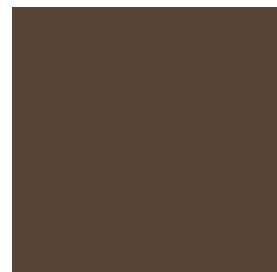
SW 6447
Evergreens



SW 7749
Laurel Woods



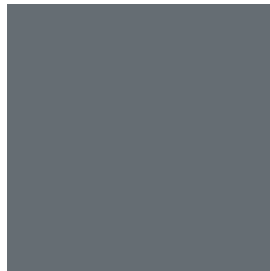
SW 7027
Well-Bred Brown



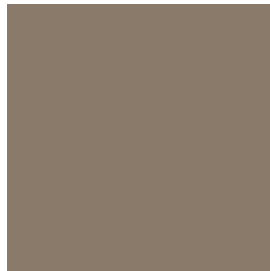
SW 7041
Van Dyke Brown



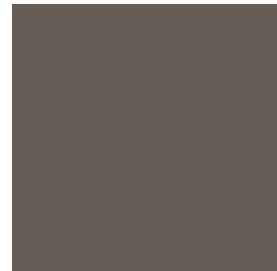
SW 7019
Gauntlet Gray



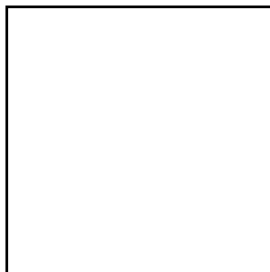
SW 7665
Wall Street



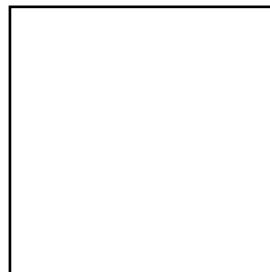
SW 7039
Virtual Taupe



SW 7505
Manor House



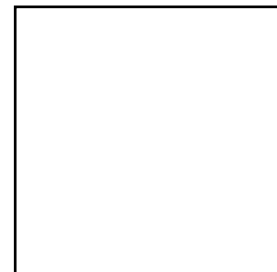
Placeholder



Placeholder



Placeholder



Placeholder

Approved Asphalt Shingle Colors¹¹



Driftwood



Estate Gray



Flagstone



Peppermill Gray



Teak

¹¹ Samples are Owens Corning brand Oakridge shingles and shown as representative examples only. Similar colors from other manufacturers may be acceptable. Examples shown do not imply endorsement or promotion of the respective products by Canyon Creek HOA.

EXHIBIT D

Approved Wood Fence Stain Colors



SW 3521
Crossroads



SW 3509
Baja Beige



SW 3513
Spice Chest



SW 3504
Woodridge

APPENDIX A

Approved Plant List

The City of Austin Native and Adapted Landscape Plants¹² guide is incorporated by reference herein with the following exceptions:

In addition, the following plants are permitted:

Description	Drought Tolerance	Cold Hardy	Etc...	
Texas (Mexican) Sabal Palm				
Sago Palm				
Windmill Palm				
Mediterranean Fan Palm				
Mexican Fan Palm				
California Fan Palm				
Bradford Pear				
Mountain Laurel				

Prohibited Plant List

The City of Austin Invasive Plants Guide is incorporated by reference herein.

¹² <https://www.austintexas.gov/sites/default/files/files/Watershed/growgreen/plantguide.pdf>

APPENDIX B

General Guidelines on Developing a Successful Landscaping Strategy

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.

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 and water in Central Texas or amend the soil appropriately. A list of recommended plants is included in the appendix.

Plan to irrigate efficiently, whether by sprinkler system, hand watering, soaker hoses or drip line. High-arching sprays or nozzles that mist are inefficient. Sprinklers that release big drops of water close to the ground are the most efficient.

In its simplest form, keeping your lawn regularly watered, fed, mowed and edged helps maximize the curb appeal of your home. Sometimes a bit of landscaping is needed to frame the shape and style of your home to emphasize its beauty. Choosing and placing the right plants can reduce water and maintenance required. While lawn maintenance is usually easy and obvious, landscaping can be an art and can require a longer-term strategic investment. Before wasting money on changes to your landscaping, seek advice from trusted friends and landscaping professionals to help you decide what to do when.

Identifying your Landscaping Objectives

Your individual objectives to maximize the curb appeal of your home will need to consider what steps you (and maybe your neighbors) will need to take. Consider:

- What will have the largest impact to the curb appeal of your home? Maybe this is simply adding flowers, edging, trimming shrubs, fertilizing to weed and feed, etc.
- What amount of time are you realistically able to spend on the appearance of your home? Start by doing the parts you like doing and consider paying a professional to do the rest.
- What can be done to minimize resources such as water and fertilizer?

Minimizing water usually requires:

1. making sure your sprinkler system is working properly and proportional to the weather
2. minimizing run-off through the proper aim of sprinkler heads, retaining walls, and mulch
3. minimizing evaporation by using drip irrigation where practical and mulch
4. matching the amount of water for the area

Minimizing fertilizer is usually achieved by many of the same requirements of water, but also knowing the correct amounts and types for each area.

- Is xeriscaping right for you? Xeriscaping is frequently very difficult to get right and is only recommended only if you are willing to make a professional conversion and devote the effort to keep it maintained. Xeriscaping may reduce the amount of water and fertilizer you use, but your time and expense may be more.
- What tools (mowers, edger, blowers, shovels, gasoline, sheers, gloves etc.) will you need to keep on hand to do the work yourself. Some require yearly maintenance but all take up space.

The objectives you choose will depend on your personal preference and the needs of your lawn, landscaping, your available time, and the investment in tools.

APPENDIX C

Canyon Creek Xeriscaping Guidelines:

Many folks within Canyon Creek are considering transitioning from high water requirement lawns to drought tolerant landscapes. Below is a quick synopsis of our guidelines for Canyon Creek homeowners. Please remember to submit an [Architectural Review Form](#) before commencing any projects. An [HOA resolution](#) was adopted in 2014 to guide homeowners about xeriscaping in our neighborhood.

Xeriscaping refers to a method of landscape design that minimizes water use. Use plants whose natural requirements are appropriate to the local climate. (see the list below)

Guidelines:

- 70% or more plant cover at maturity; 70% evergreen plants. (less than 70% causes “heat island effect”)
- Use weed barrier under gravel/rocks (hardscape)
- No decomposed granite or other very small (under 3/4") gravel within 2 feet of the street, driveway, walkway, etc.
- No artificial turf. During the hot summer months, the surface temperature of the turf can reach 165°
- Maintain! Regularly pull weeds, re-mulch, trim plants, refresh rocks, etc.

Recommendations:

- Plan on over-planting in the beginning. It’s easier to remove what doesn’t work or survive, than it is to put in more plants once the weed barrier and hardscape is in place.
- Consider using an Olla – a watering option
- Convert to drip irrigation and cap current irrigation
- Avoid large areas with no plants
- Vary the size and color of the rocks for visual interest
- Plant trees for shade
- Aggressively keep weeds out - pull them, dig them, kill them, but don't let them detract from the beauty of your new landscape

Link to the official [Canyon Creek Xeriscaping Policy](#)

Link to the [Architectural Review Form](#):

Evergreen shrubs with low water requirements:

- Glossy abelia
- Agarita
- Agave
- Eleagnus
- Bush germander
- Burford holly
- Dwarf Chinese holly
- Dwarf yaupon holly
- Primrose jasmine
- Prickly pear
- Texas sage (cenizo)
- Texas stool
- Pale leaf yucca
- Red yucca
- Twist leaf yucca

Evergreen perennials, low water requirements:

- Bulbine
- Calylophus
- Cast iron plant (shade)
- Blackfoot daisy
- Diamantina
- Hymenoxis
- Bearded iris
- Bicolor iris
- Mexican oregano
- Rock penstemon
- Pink skullcap
- Cherry sage
- Jerusalem sage

Evergreen ornamental grasses, low water requirement:

-
- Basket grass

Evergreen groundcover low water requirement:

- Artemisia
- Aztec grass (shade)
- Creeping germander
- Oregano
- Purple heart
- Trailing rosemary
- Santolina
- Berkeley sedge
- Texas sedge
- Sedum

Evergreen vine, low water requirement:

- Crossvine