

RESOLUTION ADOPTING XERISCAPE STANDARDS
FOR THE
REDLAND OAKS HOMEOWNERS ASSOCIATION

(the "Association")

WHEREAS, in the best interest of the Association in light of frequent and persistent drought conditions in the area, the Association desires to adopt the following resolution in the interest of conservation.

BE IT RESOLVED, that the Association's supplementary guidelines, effective September 1, 2013, for Owners and Members are as follows:

Xeriscaping means using native and adapted plants which grow and sustain themselves with low water requirements, and that can tolerate heat and drought conditions. The City of San Antonio is vigorously promoting xeriscaping for resource conservation and environmental protection. The advantages of xeriscaping include:

- Substantial cost savings on water bills
- Conservation of diminishing water resources during drought periods
- Prevention of pollution of surface and ground water from environmentally harmful runoff
- Reduced yard maintenance requirements
- Pride in knowing you are doing something substantial to protect our fragile environment

Redland Oaks will allow variances to the requirement for full green lawn (turf). Up to 75 percent of available front yard vegetative space may be xeriscaped with a mixture of live plants and ground cover. Conversely, at least 25 percent of the visible lawn area should contain a live turf grass.

Approval for Changes

Prior to changing their landscape, homeowners must submit a request for approval to the Architectural Control Committee (ACC) using the ACC Improvement Request Form available on the website, www.redlandoakshoa.com, or from the management company. The request must include an outline of the project and a design plan, as well as details on the types of plants, the ground covers, border materials, and hardscape materials to be used. Allow 30 days for approval of the request; the ACC may request additional information or changes to the plan that may cause final approval to take longer. Installation of the new xeriscaping cannot begin until the request has been approved. Once landscape installation has commenced, the project must be completed within sixty (60) days of project approval. If the project is not completed within that time, homeowner may be subject to violations.

Ground Cover

If approval is granted, non-turf areas can contain live ground cover such as Asiatic jasmine or sedum, decomposed granite, ground hardwood mulch, crushed limestone, flagstone, or other loose stone material for a ground cover. No artificial turf will be accepted in areas visible from the street. The ground cover must be maintained to prevent weed growth, preferably without

using toxic or environmentally harmful chemicals. Paver stones may be used to create walkways. Concrete surfaces are limited to driveways and sidewalks only.

Plants

Use plants adapted to the pH soil conditions created by the non-turf materials used. For example, don't use acid-loving plants along with alkaline crushed limestone. Acid-loving plants would do well with ground hardwood mulch. Native plants would do well with limestone or crushed granite.

For public safety, no plants with thorns, spines, or sharp edges can be used within six feet (6') of the public sidewalks. Also, no plants higher than twelve inches (12") may be planted in the sidewalk strip, as this constitutes a visual safety hazard to pedestrians and drivers.

For information and recommendations on appropriate plants, turf grasses, and trees to use in your yard and money saving offers, visit the San Antonio Water System's (SAWS) web page at:

<http://www.saws.org/conservation/outdoor/coupon/>

Borders

Xeriscaped areas must be surrounded by a border to clearly define the xeriscaped areas from turf areas. Borders can consist of metal edging or masonry units. Masonry products include stone, clay brick pavers, or concrete masonry units manufactured as edging shapes. Any proposed masonry edging must receive approval of the ACC. Brick masonry must be approved for color and type; if brick units are to be used they must be solid units, not those with holes. No "common" concrete blocks are permitted. If iron edging is used, it must be properly staked and set with top edge not more than 2 inches above grade. Borders must be maintained as part of the landscape, must be kept in attractive condition, and must be edged. All plants and ground cover material must be contained within the border.

Turf Grasses

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

Hardscapes

Hardscapes can include large boulders or other natural materials that are used as part of xeriscape landscaping design. Urns, pots, and other man-made ornamentation can add variety, but are not to exceed four (4) items in public view. Any proposed landscape "decorative items" such as birdbaths, statuary, or other similar non-vegetative items must be approved in advance. No boulders or large rocks exceeding six inches (6") may be used on the easement strips between the public sidewalks and the street curb.

Landscape Maintenance

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

Summary of Enforcement Guidelines

- The Architectural Control Committee (ACC) will allow variances for xeriscaping as long as 25% of publicly visible area is turfed and all other guidelines below are met.
- Homeowners must submit a request for approval to the ACC. The request must include details of the project and a design plan. Allow 30 days for approval of the request. Installation of the new xeriscaping cannot begin until approval has been granted.
- Non-turf planted areas must be bordered to define the xeriscaped areas clearly from turfed areas.
- Xeriscaped areas must be kept maintained at all times to ensure an attractive appearance. This includes trimming plants, keeping the area weed-free, and edging along borders.
- No plants may encroach onto or over public sidewalks.
- No plants or ground cover material may encroach onto or over public sidewalks.
- Urns, pots, and other manmade ornamentation cannot exceed four (4) items in public view.
- Sickly and dying plants must be removed and replaced.
- Perennials and ornamental grasses that die back in winter must be cut back to remove dead material.

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. The ACC may consider exceptions to these guidelines, i.e. a request that less than 25% of the visible lawn area should contain a turf grass, on a case-by-case basis.

This resolution was adopted by the Association on the date set forth below to be effective September 1, 2013.

Thus executed this _____ day of _____, 2013

REDLAND OAKS HOMEOWNERS ASSOCIATION

ATTEST:

By: _____
Redland Oaks Homeowners Association, Inc.
Karen Davis, President

By: _____
Redland Oaks Homeowners Association, Inc.
Margaret Palmer, Secretary

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

I hereby certify that the forgoing instrument was acknowledged before me, the undersigned Notary, by Karen Davis, President, Redland Oaks Homeowners Association, Inc. on the date of execution set forth above.

Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF BEXAR §

I hereby certify that the forgoing instrument was acknowledged before me, the undersigned Notary, by Margaret Palmer, Secretary, Redland Oaks Homeowners Association, Inc. on the date of execution set forth above.

Notary Public, State of Texas

AFTER RECORDING RETURN TO:
Redland Oaks Homeowners Association, Inc.
7613 Tezel Road
San Antonio, Texas 78250