

**GUIDELINES RELATING TO DROUGHT-RESISTANT LANDSCAPING AND
WATER-CONSERVING NATURAL TURF
for
DAVIS SPRING RESIDENTIAL PROPERTY OWNERS' ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

I, _____, President of Davis Spring Residential Property Owners' Association, Inc. ("Association"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors ("Board") of the Association, duly called and held on the _____ day of _____, 2025, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following "Guidelines Relating to Drought-Resistant Landscaping and Water-Conserving Natural Turf for Davis Spring Residential Property Owners' Association, Inc." ("Guidelines") were duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS:

1. Section 202.007 of the Texas Property Code was amended to include sections relating to drought-resistant landscaping and water-conserving natural turf.
2. The Board of Directors of the Association desires to adopt guidelines relating to drought-resistant landscaping and water-conserving natural turf consistent with the applicable provisions in Section 202.007 of the Texas Property Code.

GUIDELINES

Section 1. Definitions. Capitalized terms used in this Policy have the following meanings:

- 1.1. Committee** - The Architectural Review Committee for Davis Spring Residential Property Owners' Association, Inc.
- 1.2. Declaration** - shall mean the following: the Davis Spring Residential Property Master Declaration of Covenants, Conditions and Restrictions, recorded under Volume 2560, Page 0923, in the Official Public Records of Real Property of Williamson County, Texas.

"Declaration" also includes any other applicable amendments, annexations or supplements not included in the list above and any future amendments, annexations or supplements.

- 1.3. **Dedicatory Instruments** - Each document governing the establishment, maintenance or operation of the properties within the Property, as more particularly defined in Section 202.001(1) of the Texas Property Code.
- 1.4 **Xeriscape Landscaping** - means drought-resistant landscaping or water conserving natural turf.
- 1.5 **Natural Turf** - traditional, living, organic and naturally grown grass.
- 1.6 **Artificial Turf** - any of the various manufactured or man-made turfs or surfaces consisting of synthetic fibers designed to look like natural grass.

Other capitalized terms used herein have the same meanings as that ascribed to them in the Declaration.

Section 2. Xeriscape Landscaping. Section 202.007 of the Texas Property Code provides that a property owners' association may not include or enforce a provision in a Dedicatory Instrument that prohibits or restricts a property owner from using Xeriscape Landscaping, except as otherwise provided therein.

The following Guidelines are applicable to Xeriscape Landscaping on Lots in the Association and Davis Spring subdivision:

- 2.1. **Committee Approval.** The installation of Xeriscape Landscaping requires the prior written approval of the Committee by using the Committee's Improvement Request Form and any other applicable processes and timelines. In addition to any other requirements in the Dedicatory Instruments, the request must include (i) a survey; (ii) outline of the project and a design plan including consideration as to water flow and drainage; and (iii) details on the types of plants, ground cover and other non-turf materials. Upon approval by the Committee, the project must be completed within the timeframe provided by the Committee or the Owner may be subject to violations of the Dedicatory Instruments.
- 2.2. **Criteria.** A proposed installation of Xeriscape Landscaping will be reviewed by the Committee to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in the subdivision.
- 2.3. **General Requirements.** As a general rule, full lawns composed of Natural Turf are required in the front yard space and the space along the side of the dwelling on a Lot not enclosed by a fence. If a deviation from this general rule is approved in writing by the Committee, non-turf areas must be decomposed granite, hardwood mulch, crushed limestone, flagstone, or loose stone material as approved by the Committee. Concrete surfaces are limited to driveways and sidewalks. Non-turf materials may be used in an area between a sidewalk and an adjacent street as approved by the Committee; however, decomposed/crushed granite shall not be permitted in an area between a sidewalk and an adjacent street. If non-turf materials are approved by the Committee for an area between a

sidewalk and an adjacent street, the Owner shall be responsible for keeping all non-turf materials (e.g. rocks) out of the street and failure to comply with this requirement shall be a violation of these Guidelines. The area within a particular Lot that may be non-turf will be determined by the Committee; the non-turf area may vary from Lot-to-Lot depending upon the size and configuration of the Lot and the objective of preserving maximum aesthetic compatibility with other landscaping in the subdivision.

- 2.4. **Plants.** No plants with thorns, spines or sharp edges may be used within six (6) feet of the public sidewalks. No non-turf plants may be planted in an area between a sidewalk and an adjacent street. No synthetic plants are allowed.
- 2.5. **Borders.** Xeriscaped Landscaping must be surrounded by a border to clearly define the Xeriscaped Landscaping area from turfed areas. Borders can consist of plastic or metal edging and/or masonry. Masonry products include stone, clay brick pavers, or concrete masonry units manufactured for landscaping. All masonry products must be properly secured to avoid displacement and weed encroachment or growth between masonry units. Brick/masonry must be approved for color and type; if brick units are to be used, they must be solid units, not those with holes. No "common" concrete blocks are permitted. If metal edging is used, it must be properly secured and set with a top edge not more than two (2) inches above grade.
- 2.6. **Maintenance.** Xeriscape Landscaping is subject to the same 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. Leaves and other debris must be removed on a regular basis so as to maintain a neat and attractive appearance. Perennials, including but not limited to, most ornamental grasses, which die back during winter must be cut back to remove dead materials during winter.
- 2.7. **Artificial Turf.** The installation and use of Artificial Turf for landscaping on a Lot must be approved in writing by the Committee. Artificial Turf is limited to the fenced portion of the backyard only and shall be screened from public view. Artificial Turf is prohibited in the front yard of a Lot. Artificial Turf information must be presented when applying for approval of Artificial Turf in a backyard.

This Policy replaces and supersedes any previous policy (or similarly named document), if any, adopted by the Association that addresses the subject matter herein.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Guidelines were approved by at least a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Williamson County, Texas.

**DAVIS SPRING RESIDENTIAL PROPERTY OWNERS'
ASSOCIATION, INC.**

By: _____

Printed: _____

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, on this _____ day of _____, 2025, personally appeared _____, as President of Davis Spring Residential Property Owners' Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas