



AFTER RECORDING RETURN TO:
Robert D. Burton, Esq.
Winstead, PC
401 Congress Ave., Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

FOUNDERS RIDGE **AMENDED AND RESTATED** **DESIGN GUIDELINES**

THIS DOCUMENT AMENDS AND RESTATES IN ITS ENTIRETY THAT CERTAIN FOUNDERS RIDGE DESIGN GUIDELINES, RECORDED AS DOCUMENT NO. 2016-16002843, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

Adopted by the Architectural Control Committee (the "ACC") of the **FOUNDERS RIDGE RESIDENTIAL COMMUNITY, INC.**, a Texas non-profit corporation, in accordance with that certain Declaration of Covenants, Conditions and Restrictions for Founders Ridge, recorded under Document No. 2016-16001751, Official Public Records of Hays County, Texas, as amended from time to time (the "**Declaration**"). In accordance with *Section 8.02(c)* of the Declaration, upon expiration or termination of the Development Period, these Design Guidelines may be amended from time to time by the ACC.

ACKNOWLEDGMENT

The undersigned hereby certifies that he is the general counsel for the Founders Ridge Residential Community, Inc., a Texas non-profit corporation (the "**Association**"), and that the foregoing Founders Ridge Amended and Restated Design Guidelines have been approved and adopted by the Architectural Control Committee of the Association in accordance with Section 8.02(c) of that certain Declaration of Covenants, Conditions and Restrictions for Founders Ridge, recorded as Document No. 2016-16001751 in the Official Public Records of Hays County, Texas, as amended.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 28 day of February, 2023.



Printed Name: Alex S. Valdes

Title: Authorized Representative

STATE OF TEXAS

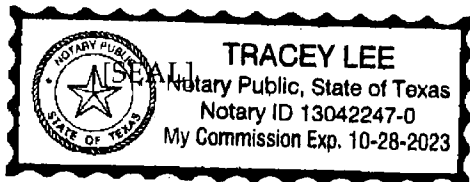
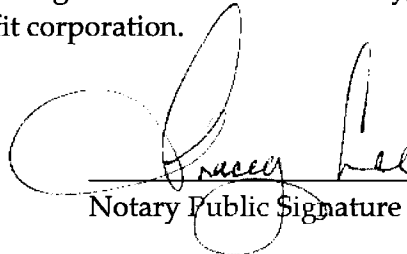
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COUNTY OF TRAVIS

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This instrument was acknowledged before me on February 28, 2023, by Alex S. Valdes, Authorized Representative of the Founders Ridge Residential Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

Notary Public Signature

EXHIBIT A

FOUNDERS RIDGE

AMENDED AND RESTATED DESIGN GUIDELINES

[Amended and Restated Design Guidelines for Founders Ridge Follow]

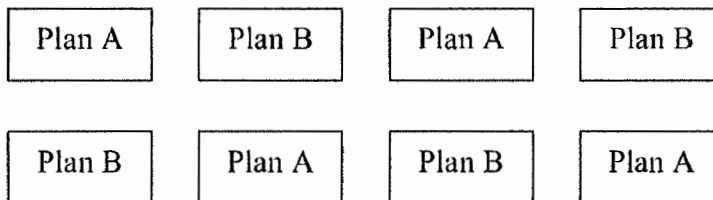
DESIGN GUIDELINES

A. Design Guidelines: The following design requirements shall apply to all Lots within the Property:

(i) Plan Repetition. The Reviewer may, in its sole and absolute discretion, deny a plan or elevation proposed for a particular Lot if a substantially similar plan or elevation exists on a Lot in close proximity to the Lot on which the plan or elevation is proposed. The Reviewer may adopt additional requirements concerning substantially similar plans or elevations constructed in proximity to each other.

For Example:

- *Plan can be repeated every other Lot (example: Plan A, Plan B, Plan A, and Plan B). However, elevations in close proximity must be substantially different. The Reviewer may, in its sole and absolute discretion, determine whether an elevation is substantially different.*



- *Across the Street: A plan cannot be placed on a Lot across the street from the same plan (example above: Plan B). Elevations in close proximity must be substantially different. The Reviewer may, in its sole and absolute discretion, determine whether an elevation is substantially different.*

(ii) Location of Improvements; Views. In order to enhance the views and streetscape, and to not adversely affect adjacent homes, the ACC, at times, may dictate the exact location of building structures on the Lot. Views are not protected.

(iii) Height: Unless approved otherwise by the ACC, the maximum building height of any residence constructed on any Lot shall be no more than thirty-five feet (35') as measured from the top of the foundation slab of the proposed Improvement to the point within the structure that is the highest ridge, peak, or gable of a roof, excluding chimneys.

(iv) Building Materials: All building materials must be approved in advance by the ACC, and only new building materials (except for used brick) shall be used for constructing any Improvements. No highly reflective finishes (other than glass, which

shall not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including, without limitation, the exterior surfaces of any Improvements.

(v) Masonry Requirements: The exterior of each primary residence on a Lot shall be constructed of a certain minimum percentage of masonry construction as set forth below. This includes brick, stone or stucco. The front and side elevations on the first story of each residence, excluding porches, must be constructed of primarily of brick, stone, stucco, "Hardi-Plank" or other approved cementitious siding. In areas where it is not structurally feasible to support brick, stone, or stucco, cementitious siding products may be used.

(vi) Exposed Foundations: Exposed foundations (including, but not limited to, stairs, front porches or any other projection on the front elevation) shall be limited to twelve inches (12") in height on front elevations, as well as all other elevations facing streets (whether side or rear elevations). The height of exposed foundations is limited to thirty inches (30") on all other side and rear elevations. "Split-level" plans are also required to have no more than thirty inches (30") of exposed foundation, and should be stair-stepped so that no area of the exposed foundation exceeds thirty inches (30"). Exposed edges of all porches, including front porches, must be appropriately concealed in a manner acceptable to the ACC. If the residence is complete and the foundation exposure exceeds the limits, the Homebuilder will be required to screen the exposed foundation with a planter wall and shrubs tall enough to immediately screen the foundation and will be assessed a fine for non-compliance with the above guideline. On all residences visible from a street, where the foundation (side/rear) exceeds six feet (6') from finished floor to natural grade, additional screening of foundation is required in the form of at least two of the following options: (i) a brick or stone wainscoting, (ii) masonry planter boxes; (iii) decorative stucco banding/arches with layered landscaping; and/or (iv) wood (or other approved material) decks. If the side/rear elevation is made up of 100% stucco, then said stucco must extend to the natural grade. On all residences adjacent to a greenbelt or preserve and not visible from a street, where the foundation exceeds six feet (6') from finished floor to natural grade, additional screening of the foundation is required via the installation of a wood deck (or other approved material). The deck must extend across one-third (1/3) of the rear width of the residence.

(vii) Roofing: Unless otherwise approved in writing by the ACC, the roof of the primary residence erected on a Lot shall have a pitch of no less than 6:12. The roof pitch of dormers, porches and other similar accessory structures attached to the primary residence shall be exempt from this requirement, but nonetheless subject to approval by the ACC. The roofs of all buildings shall be constructed or covered with non-reflective metal, concrete or clay tile, or composition roofs with an architectural profile and shall have a minimum warranty of thirty (30) years. Prohibited materials include, but are not limited to: asbestos, wood shakes, wood shingles, corrugated materials, and all types of reflective metals.

(viii) Driveways. The design, construction material, and location of all driveways and culverts incorporated into driveways for ditch or drainage crossings must be approved by the ACC. Only one driveway and approach, with a twenty (20') foot maximum width for two (2) car garages and a thirty (30') foot maximum width for three (3) car garages, shall be permitted on Lots with one hundred feet (100') or less of street frontage. Double or circular drives must be submitted to the ACC for review and approval before installation. All driveways must maintain at least five foot (5') distance from side property line. The finish grading process must conceal exposed edges of driveways and parking areas. Driveways on corner lots abutting a cul-de-sac and another roadway must access off the cul-de-sac. No asphalt driveways are permitted. Driveways must comply with Applicable Law.

(ix) Exterior Lighting. All exterior illumination shall be designed and located to encourage conformance to "Dark Sky" principles. "Dark Sky" principles include avoiding adverse impact of artificial light including sky glow, glare, light trespass, light clutter, decreased visibility at night, and energy waste. The ACC must approve all exterior lighting. Lights must be positioned and properly hooded toward the residence or yard so that light does not spill over into neighboring property, public areas, or face into rights-of-way. All security or floodlighting attached to residences must be screened or shielded so that the light source is not visible from neighboring property. If the fixture is to be mounted directly to the wall of the structure, then it must blend with the existing material on the wall. No galvanized fixtures will be allowed. The color of entry and landscape lighting must be white or off-white. No primary color lenses or bulbs shall be used. Pole mounted floodlights are prohibited. High intensity lights are prohibited.

(x) Fencing and Walls: Six foot (6'), and no less than five foot (5'), tall wood perimeter fencing is required for all fencing except those Lot lines adjacent to a greenbelt area. For Lots adjacent to a greenbelt area, five foot (5') tall "metal view fencing" style perimeter fencing is required. Chain link fencing is prohibited at all times. Private access gates are allowed from a single-family Lot to any portion of the greenbelt, open space, or other common areas, subject to approval by the ACC and the Board of Directors of the Association. All front yard fencing shall be subject to the City of Dripping Springs Ordinances concerning front yard setbacks. Approval by the ACC and the Board of Directors of the Association is required for all changes to front yard fencing.

All fence styling within the subdivision (including without limitation, wooden privacy and metal view) shall remain the same as or substantially within the same style as provided by the developer.

All changes to new and/or existing fencing must be submitted for architectural review and approved by the ACC and the Board of Directors of the Association prior to starting work.

(xi) Site Work:

- (a) Prior to Lot clearing, silt fencing must be installed on downhill sides of the Lot and construction fencing must be installed on all property lines abutting adjacent Lots.
- (b) Permanent fencing must be installed on property lines abutting greenbelt or open space lots.
- (c) Homebuilder construction access, parking, construction staging, materials/debris storage, or construction activity is prohibited on greenbelt areas, open space lots or any vacant residential Lots.

B. Construction Requirements: The following construction requirements shall apply to all Lots within the Property:

(i) Building Area: 1,800 square foot minimum to 4,300 square foot maximum of habitable floor space (conditioned living area) measured to outside face of masonry. This excludes garages, gazebos, patios, basements, cabanas, decks, porches, etc.

(ii) Structure Setbacks:

- (a) Front yard setbacks shall be a minimum of twenty feet (20') or as shown on plat.
- (b) Side yard setbacks facing streets shall be fifteen feet (15') per plat.
- (c) Interior side yard setbacks shall be a minimum of five feet (5').
- (d) Rear yard setbacks shall be a minimum of fifteen feet (15').

Setbacks are measured from property line and are inclusive of any easements shown on the plat or recorded by separate instrument.

No structures or Improvements, including overhangs, shall encroach into easement areas.

(iii) Façade Design:

- (a) The exterior of each residence on a Lot shall be constructed of seventy percent (70%) masonry construction.
- (b) Any street-facing front or side elevations and any side elevations facing greenbelt areas must be 100% masonry.

(iv) Landscape Design:

(a) Landscape requirements are as follows:

- All landscaping must comply with the Prohibited Trees/Shrubs/Plants included in Attachment 1 attached hereto (the "Prohibited Plant List").
- A minimum of two (2) three-inch (3") trees shall be required.
- Credit may be given for existing hardwood trees that remain on the Lot as follows:
 - If four (4) existing canopy trees of 6" caliper or more are in the specified yard (front, side, or rear), the two (2) new 3" canopy trees will NOT be required.
 - If two (2) existing canopy trees of 6" caliper or more are in the specified yard (front, side or rear), one of the two (2) new 3" canopy trees will not be required.
 - The ACC will be required to approve any requested tree credit.
- 25 shrubs at a minimum of five (5) gallon in size are required.
- 10 ornamental grasses, groundcover or perennials at a minimum of one (1) gallon in size are required.
- Sod is required in each street yard and, at a minimum, should extend to the rear corner of the residence.

C. Secondary Buildings:

(i) Utility and Hobby Sheds: The Association wants to maintain views and retain enjoyment of the native hill country landscape integrated into the development. Sheds added to a property need to be located against the side or back of the house discreetly placed in the yard. Sheds are not to be placed in the middle or far end of the yard which can alter a neighbor's view. If neighbors' views are altered, please include a signed memo of understanding or email providing neighbor approval along with ACC documentation of the proposed shed plan.

Sheds should be painted and roofed to coordinate with the house. Where appropriate, landscaping may help integrate the shed into the yard.

(ii) Gazebos, Pergolas and Landscape Structures: While these structures can enhance landscape, they can also alter neighbors' views. Please be mindful to place these structures near the back of the house where less likely to interfere with neighbors' sight lines. As with utility sheds, these landscape additions require ACC approval. Please provide a signed neighbor's memo of understanding or an email agreement when these structures are higher than the six-foot (6') fence height and alter backyard views.

ATTACHMENT 1

PROHIBITED PLANTS/SHRUBS/TREES

SCIENTIFIC NAME	COMMON NAME	REASON PROHIBITED
Nerium Oleander	Oleander	Extremely poisonous to wildlife and domestic animals
Melia azedarach	Chinaberry	Non-native invasive plant which will choke out native plants necessary for native wildlife and endangered species
Nandina Domestica	Nandina	See reason for Chinaberry
Ligustrum (all varieties)	Ligustrum	Highly invasive
Lonicera japonica	Japanese Honeysuckle	See reason for Chinaberry
Vitex agnus-castus	Lilac Chaste Tree	See reason for Chinaberry
Vinca Minor	Creeping Myrtle Periwinkle	See reason for Chinaberry
Vinca Major	Big Leaf Periwinkle	See reason for Chinaberry
Sapium sebiferum	Chinese Tallow	See reason for Chinaberry
Sorghum halipense	Johnson Grass	See reason for Chinaberry
Tamarix	Salt Cedar/Tamarisk	See reason for Chinaberry
Andropogon ischaemum L.	King Ranch Bluestem	See reason for Chinaberry
Ricinus communis	Castor Bean	See reason for Chinaberry
Ailanthus altissima	Tree of Heaven	See reason for Chinaberry
Pistacia chinensis	Chinese Pistache	See reason for Chinaberry
Populus deltoids	Eastern Cottonwood	See reason for Chinaberry
Crytomium falcatum	Holly Fern Non-clumping Bamboo	See reason for Chinaberry Highly invasive

ATTACHMENT 1 - PAGE 1

FOUNDERS RIDGE
DESIGN GUIDELINES

APPROVED PLANTS/SHRUBS/TREES

Canopy Trees:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Acer grandidentatum</i>	Bigtooth Maple	fall color
<i>Carya illinoensis</i>	Pecan	tree litter
<i>Fraxinus texensis</i>	Texas Ashe	
<i>Juglans microcarpa</i>	Texas Black Walnut	
<i>Pistacia texensis</i>	Texas Pistache	
<i>Platanus occidentalis</i> <i>glabrata</i>	Sycamore	moist areas
<i>Quercus fusiformis</i>	Live Oak	<i>Quercus virginiana</i> (Southern Live Oak) is the same tree but less drought tolerant
<i>Quercus muhlenbergii</i>	Burr Oak	
<i>Quercus glaucoides</i>	Lacey Oak	
<i>Quercus pungens</i> 'Vaseyana'	Chinquapin Oak	
<i>Quercus shumardii</i>	Shumard Oak	fall color
<i>Quercus sinuata</i>	Shin Oak	drought tolerant
<i>Sapindus drummondii</i>	Western Soapberry	drought tolerant
<i>Taxodium distichum</i>	Bald Cypress	moist
<i>Ulmus americana</i>	American Elm	
<i>Ulmus crassifolia</i>	Cedar Elm	drought tolerant
<i>Ulmus parvifolia</i>	Chinese Elm	
<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	fast growing

Ornamental Trees:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Acacia wrightii</i>	Wright Acacia	full sun
<i>Aesculus arguta</i>	Texas Buckeye	DR
<i>Aesculus pavia</i>	Red Buckeye	
<i>Bumelia lanuginosa</i>	Wooly-Bucket Bumelia	sun/drought
<i>Cercis canadensis alba</i>	Whitebud	

<i>Cercis canadensis texana</i>	Texas Redbud	sun/drought
<i>Chilopsis linearis</i>	Desert Willow	DR
<i>Cornus drummondii</i>	Rough Leaf Dogwood	shade/DR
<i>Crataegus reverchonii</i>	Reverchon Hawthorn	
<i>Crataegus tracyi</i>	Mountain Hawthorn	fall color
<i>Diospyros texana</i>	Texas Persimmon	sun/drought/DR
<i>Ilex decidua</i>	Possumhaw Holly	sun/shade
<i>Ilex vomitoria</i>	Yaupon Holly	sun/drought
<i>Juniperus ashei</i>	Cedar	sun/drought
<i>Koeleruteria paniculata</i>	Goldenrain Tree	susceptible to freeze
<i>Lagerstroemia indica</i>	Crape Myrtle	sun/summer color
<i>Parkinsonia aculeata</i>	Jerusalem Thorn	sun
<i>Pinus eldarica</i>	Afgan Pine	
<i>Prunus americana</i>	American Plum	
<i>Prunus caroliniana</i>	Carolina Laurel Cherry	moist soils, subject to Chorois
<i>Prunus mexicana</i>	Mexican Plum	
<i>Prunus serotina</i> 'eximia'	Escarpment Black Cherry	
<i>Pyrus calleryana</i> 'Bradford'	Bradford Pear	white flower, formal
<i>Rhamnus caroliniana</i>	Carolina Buckthorn	moist soils
<i>Rhus lanceolata</i>	Prairie Flameleaf Sumac	sun/drought/DR
<i>Rhus glabra</i>	Smooth Sumac	sun/drought/DR
<i>Sophora secundiflora</i>	Texas Mountain Laurel	sun/drought/DR
<i>Ungnadia speciosa</i>	Mexican Buckeye	sun/DR

Shrubs:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Abelia grandiflora</i>	Glossy Abelia	
<i>Agave americana</i>	Agave/Century Plant	full sun/drought tolerant
<i>Anisacanthus wrightii</i>	Flame Acanthus	
<i>Callicarpa americana</i>	French Mulberry	sun/DR
<i>Cephalanthus occidentalis</i>	Button Bush	sun/shade/moist
<i>Cotoneaster horizontalis</i>	Cotoneaster	moist areas

<i>Dasyliirion texanum</i>	Texas Sotol	sun
<i>Escallonia</i>	<i>Escallonia</i> spp.	sun/DR
<i>Eupatorium havanense</i>	Shrubby Boneset	sun
<i>Eysenhardtia texana</i>	Texas Kidneywood	moist
<i>Forestiera pubescens</i>	Texas Elbow Bush	sun/drought
<i>Fouquieria splendens</i>	Ocotillo	
<i>Garrya ovata</i>	Silk Tassel	sun
<i>Hesperaloe parviflora</i>	Red Yucca	
<i>Ilex vomitoria</i>	Yaupon Holly	sun/DR
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon	sun/shade
<i>Lantana horrida</i>	Texas Lantana	DR
<i>Leucophyllum frutescens</i>	Texas Sage	sun/DR
<i>Lindera benzoin</i>	Spice-bush	sun/drought/DR
<i>Mahonia trifoliolata</i>	Agarita	shade/moist
<i>Mahonia swaseyi</i>	Texas Mahonia	sun/drought/DR
<i>Myrica cerifera</i>	Wax Myrtle	shade
<i>Pistacia texana</i>	Texas Pistache	sun/shade
<i>Prunus rivularis</i>	Creek Plum	
<i>Prunus reverchonii</i>	Reverchon Hog Plum	moist
<i>Rhus aromatica</i>	Fragrant Sumac	sun
<i>Rhus virens</i>	Evergreen Sumac	DR
<i>Rosmarinus officinalis</i>	Rosemary	drought/DR
<i>Sabal texana</i>	Texas Sabal Palm	drought/DR
<i>Sophora affinis</i>	Eve's Necklace	DR
<i>Symphoricarpos</i>	Coralberry	sun/shade
<i>Orbiculatus</i>	Rusty Blackhaw	
<i>Viburnum rufidulum</i>	Viburnum	sun/drought
<i>Yucca pallida</i>	Pale Leaf Yucca	DR

Groundcovers:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Achillea millefolium</i>	Yarrow	full sun/shade/DR

<i>Adiantum capillus-veneris</i>	Maidenhair Fern	moist areas/shade
<i>Ajuga reptans</i>	Ajuga	shade/DR
<i>Aquilegia canadensis</i>	Columbine	shade
<i>Dryopteris</i> spp.	Wood Fern	shade/moist/DR
<i>Hedera helix</i>	English Ivy	shade
<i>Juniperus conferta</i> 'Blue Pacific'	Shore Juniper	sun/DR
<i>Liriope muscari</i>	Liriope	sun/shade
<i>Lonicera sempervirens</i>	Coral Honeysuckle	sun/shade
<i>Mahonia repens</i>	Creeping Mahonia	shade
<i>Nolina texana</i>	Beargrass	sun/DR
<i>Ophiopogon japonicus</i>	Monkey Grass	shade/DR
<i>Pavonia lasiopetala</i>	Pavonia	sun
<i>Phlox drummondii</i>	Drummond's phlox	sun
<i>Phlox subulata</i>	Thrift	sun
<i>Poliomenantha longiflora</i>	Mexican Oregano	sun/DR
<i>Rosmarinus officinalis</i> 'prostratus'	Trailing Rosemary	sun/DR
<i>Salvia farinacea</i>	Mealy Sage	sun/DR
<i>Salvia greggii</i>	Cherry Sage	sun/DR
<i>Salvia romeriana</i>	Cedar Sage	sun/DR
<i>Santolina chamaecyparissus</i>	Gray Santolina	sun/drought
<i>Santolina virens</i>	Green Santolina	sun/drought tolerant
<i>Tradescantia</i> spp.	Spiderwort	shade
<i>Verbena bipinnatifida</i>	Prairie Verbena	sun/DR
<i>Verbena elegans</i> 'asperata'	Hardy Verbena	sun/DR
<i>Yucca rupicola</i>	Twisted-leaf Yucca	sun/drought/DR

Grasses:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
<i>Andropogon gerardii</i>	Big Bluestem	tall seed heads
<i>Andropogon scoparius</i>	Little Bluestem	
<i>Bouteloua curtipendula</i>	Sideoats Gramma	
<i>Bouteloua gracilis</i>	Blue Gramma	drought tolerant

Buchloe dactyloides	Buffalo Grass	
Cynodon spp.	Bermuda Grass	drought tolerant
Festuca glauca	Blue Fescue	
Festuca spp. 'Arid'	Tall Fescue	ornamental
Hilaria belangeria	Common Curly mesquite	drought
Leptochloa dubia	Green Sprangletop	shade/drought
Miscanthus sinensis	Zebra Grass	
'zebrinus'		
Muhlenbergia lindheimeri	Big Muhly	
Panicum virgatum	Switchgrass	clump
Sorghastrum nutans	Indiangrass	
Stenotaphrum secundatum	St. Augustine Grass	
Tripsacum dactyloides	Eastern Gamagrass	moist
Zoysia spp.	Zoysia Grass	

Vines:

SCIENTIFIC NAME	COMMON NAME	COMMENTS
Bignonia capreolata	Crossvine	evergreen
Campsis radicans	Trumpet Creeper	aggressive
Clematis pitcheri	Leather Flower	delicate
Gelsemium sempervirens	Carolina Yellow Jasmine	
Ipomoea Quamoclit	Cypress Vine	annual
Lonicera sepmerivirens	Coral Honeysuckle	
Mauranda antirrhinniflora	Snapdragon Vine	delicate
Parthenocissus quinquefolia	Virginia Creeper	shade

Annuals:**Winter/Spring:**

Calendula
Daffodil (bulb)
Hyacinth (bulb)

Spring/Summer:

Geranium
Marigold
Periwinkle

Summer/Fall:

Acalypha
Ageratum
Allyssum

Ornamental Kale	Petunia	Amaranthus
Pansy		Begonia
Primula		Caladium
Snapdragon		Chrysanthemum
Tulip (bulb)		Coleus
Ornamental Pepper		Impatiens
Dianthus		Marigold
		Periwinkle
		Phlox
		Portulaca
		Purslane

Legend for Approved Plant List:

Full sun/sun.....	sun-loving plant
Shade	shade-loving plant
Moist.....	moist-loving plant
Drought/drought tolerant	plants generally able to survive on less supplemental water and better able to withstand droughts
Fall color.....	fall leaf color
DR.....	deer resistant plants unpalatable enough to be left alone as long as other food is available
Ornamental.....	showy plant

RECOMMENDED LANDSCAPE CONSERVATION MEASURES

Owners are encouraged through ordinance, deed restriction or covenant to adopt or implement the following where economically feasible and allowed by federal, state and local law and regulations:

1. Landscape Irrigation:

- A. Landscape irrigation systems shall not be mandatory.
- B. Landscape irrigation systems, if installed, will be required to include the following water conservation features:
 1. Rain and/or moisture sensors.
 2. Backflow prevention device installed in accordance with Applicable Law.
 3. Pressure reducing valve and/or remote control valves for each station with flow control.
 4. Pressure reducing valve (pressure reducing valve installed in-line at the meter and serving house as well as irrigation system, is acceptable.)
 5. Zoning of irrigation system based on plant water requirements.
 6. Multiple cycle controllers with an irrigation water budget feature.

7. Minimization of overspray onto hardscapes by design, maintenance and scheduling practices. Due to overspray, subsurface drip irrigation is encouraged but not required.
8. Low volume irrigation shall be installed in areas less than 10 feet wide, such as median strips, and parking islands.
9. Contractors installing irrigation systems must provide system design plans to the homeowner. Scheduling recommendations shall be posted in or near the irrigation controller box.
10. Automatic spray irrigation for each home/business shall be limited to 2.5 times the foundation footprint, with a 12,000 sq. foot maximum. The footprint may include both the house and the garage, but not the driveway or patio.

2. Landscape Design:

- A. All irrigated and newly planted turf areas will have a minimum soil depth of 4 to 6 inches. Homebuilders and Owners will import soil if needed to achieve sufficient soil depth. Soil in these areas may be either native soil from the site or imported, improved soil. Improved soil will be a mix of no less than 20% compost blended with sand and loam. Caliche shall not be considered as soil.
- B. Homebuilders are encouraged to provide Owners a conservation landscape option using only native or adapted trees, shrubs and flowers. The use of invasive plants will be avoided.
- C. Maintain a minimum of two inches of mulch in all shrub and bed areas.

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

23006272 AMENDMENT
02/28/2023 02:27:10 PM Total Fees: \$86.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

