

**RESOLUTION ADOPTING XERISCAPING POLICY
FOR
OVERLOOK ESTATES
HOMEOWNERS' ASSOCIATION, INC.
(the "Association")**

WHEREAS, Texas Property Code §§ 202.007(a)(4), 202.007(d)(8), and 202.007(d-1) allow owners in property owner associations the limited right to install drought-resistant landscaping or water-conserving natural turf; and WHEREAS, the Association desires to adopt a resolution setting forth guidelines on the installation of drought-resistant landscaping or water-conserving natural turf BE IT RESOLVED, that the Association's supplementary guidelines for Owners and Members are as follows:

1. No drought-resistant landscaping or water-conserving natural turf shall be allowed on any property owned by the Association or owned in common by the members of the Association, without the express written approval of the Architectural Control Committee.
2. Artificial Turf and landscaping is not permitted. Putting greens may accepted with Architectural Control Committee approval.
3. Owner must maintain at least 50% of their lawn located in the front yard as turf grass.
4. Owners must maintain two (2) trees in their front yard landscaping at all times.
5. Low profile plants such as Dutch clover are prohibited as an alternative to grass.
6. Toxic or harmful plants to humans or animals is strictly prohibited.
7. Owners are responsible to maintain all plants and elements installed in landscaping appropriately. Plants installed in the sidewalk strip must not run or encroach into the walking path.
8. The Association may regulate the owner's use of gravel, rocks, or cacti around the drought-resistant landscaping or water-conserving natural turf, in accordance with the Architectural Control Committee's policies or other appropriate committee's guidelines or discretion.
9. Use of colored glass mulch, nut shells, husks, red or black lava rock, concrete, or cement spans larger than paving stone, and anything that may sharp, toxic or harmful to animals is strictly prohibited.
10. Retaining walls and raised beds must be crafted using mortared masonry units. Masonry products include stone, clay brick pavers, or concrete masonry units manufactured as edging and retaining wall shapes. Concrete blocks may not be used. Red bricks are only allowed on homes also constructed with red brick.
11. Xeriscaped areas must be surrounded by border to clearly define the Xeriscaped areas from the turfed areas. Metal edging in colors of green, black, brown, tan and terra cotta are allowed. Edging must be properly staked in place and set with the top edge not more than two (2) inches above grade. Mortared masonry units may also be used. Masonry products include stone, clay, brick pavers or concrete masonry units as edging shapes. Wood elements including but not limited to 2x4's or railroad ties are strictly prohibited.

12. Owners are not permitted to maintain an excessive number of decorative items such as pots, birdbaths, statuary, and other man-made ornamentation on any visible portion of the property. Artificial or synthetic screening materials are strictly prohibited from being used or attached to any fencing located within the subdivision. The Board of Directors has sole discretion on what is considered excessive. All decorative elements and installations must receive prior written approval of the Architectural Control Committee before installation.
13. The Association may regulate yard and landscape maintenance.
14. All such drought-resistant landscaping or water-conserving natural turf, and the location of its installation, must be approved by the Association either through its architectural committee, if one exists, or the board of directors. Owners are encouraged to refer to the City Of Austin Grow Green Guide for approved plant lists.
15. A property owner who is seeking approval from the Association to install drought-resistant landscaping or water-conserving natural turf must submit a detailed description or a plan for the installation, including but not limited to the name or type of drought-resistant landscaping or water-conserving natural turf to be installed, a description of its aesthetic qualities, and the planned location of the installation.

To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below.

Executed this the 2nd day of September 2022.

By: Maria Taylor-Landers

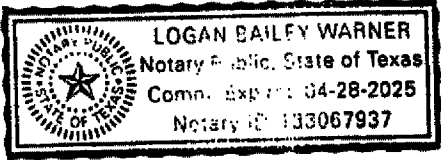
Name: Maria Taylor-Landers

Title: President

STATE OF TEXAS §
 §
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this the 2 day of September, 2022, by Maria Taylor-Landers President of and for the Association, for the purposes therein expressed.

Logan Warner
Notary Public, State of Texas



AFTER RECORDING PLEASE RETURN TO:
Adam Pugh
CAGLE CARPENTER HAZLEWOOD
8400 North Mopac
Suite 100
Austin, Texas 78759

**ELECTRONICALLY RECORDED
OFFICIAL PUBLIC RECORDS**

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Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas