

NOTICE OF DEDICATORY INSTRUMENTS

Restated Declaration of Covenants, Conditions and Restrictions: Recorded at Volume 11863, Page 1146, Official Public Records, Travis County, Texas, and as thereafter amended.

Association: Scofield Residential Owners Association, Inc.

Subdivision Name: Scofield Farms

Pursuant to Texas Property Code §202.006, the Association gives notice that all property [units] subject to the Declaration referenced above is [are] also subject to the following dedicatory instruments:

1. Xeriscaping Guidelines, attached as **Exhibit A**;

The dedicatory instrument is complete, correct, and current as of the date of this Notice, but may be amended from time to time. A current copy of the dedicatory instrument can be obtained from the Association's managing agent, Certified Management of Austin, 9600 Great Hills Trail, Suite 100E, Austin, Texas 78759, or the successor managing agent shown in the most recent management certificate recorded in the County property records.

EXECUTED this 21 day of May, 2013.

SCOFIELD RESIDENTIAL OWNERS ASSOCIATION, INC.

By: Paul Maine
Printed Name: Paul Maine
Title: President

STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 21 day of May, 2013, by Paul Maine, the President of Scofield Residential Owners Association, Inc., on behalf of said corporation.



Sarah M. Demattos
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:
Certified Management of Austin, LLC
9600 Great Hills Trail Ste. 100E
Austin, Texas 78759

Xeriscaping Guidelines

Architectural Control Committee - Scofield Farms

In light of the frequent and persistent drought conditions in the area, the Scofield Farms Architectural Control Committee (ACC) is providing the following information and guidelines for xeric landscape renovations.

The primary purpose of the ACC is to ensure that improvements made on properties in Scofield Farms are tasteful, do not detract from property values, the livability and/or value of our neighborhood, and are in balance with the architecture, needs and desires of the Scofield Farms community.

Xeriscaping means using native and adaptive plants that can grow and sustain themselves with low water requirements and tolerate heat and drought conditions. The City of Austin is vigorously promoting xeriscaping for resource conservation and environmental protection and as such the ACC encourages any such projects. However, in accordance with the primary purpose of the ACC, 'zero' landscaping (implying no landscaping what so ever) is not allowed.

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.
- Pride in knowing you are doing something substantial to protect our fragile environment.

As a lot of homeowners undertake landscape renovation before the heat of summer, the ACC is providing the following information and guidelines to increase awareness and to ensure that renovations do not detract from property values.

Approval for changes: Prior to initiating any change in the visible landscape, the homeowners must submit an Architectural Control Committee Approval Request Form (available at <http://www.scofieldfarms.org>). 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, the border materials, the hardscape materials to be used. The ACC may request additional information or changes to the plans before final approval. In all such cases, the ACC will work with the homeowners to come to a mutually acceptable solution. It may take the ACC up to 30 days to approve the request but most requests may be approved within 10 days. Installation of any proposed xeric landscape may not begin until the ACC has approved the request.

Turf Grass: The Scofield Farms ACC will generally require that at least 25% and up to 50% of the visible lawn area contains some form of sodded grass. The exact requirement of the turf may vary from property to property and is dependent on the specific landscape plan. The easement strip between the public sidewalk and the curb does not count towards the 25% to 50% turf area.

Homeowners should consider replacing "thirsty" turf grasses such as St. Augustine with turf that has lower water requirements. Residents should also consider converting the narrow easement strips between the public sidewalks and the street curb from turf grass to xeriscaped areas, as these areas are hard to water without street runoff.

The ACC may approve artificial turf on a case by case depending on the situation of the homeowner.

Plants: It is recommended to use plants adapted to the pH soil conditions created by the non-turf materials used. i.e., don't use acid loving plants along with alkaline crushed limestone covering, whereas acid loving plants would do well with a ground hardwood mulch covering and native plants would do well with limestone or crushed granite. Sickly and dying plants must be removed or replaced. Certain plants determined by the City of Austin to be invasive will not be approved for planting by the ACC. See the City of Austin "Grow Green" book. Most common examples of such plants include berrying forms of Nandina, running varieties of bamboo, Ligustrums/Privet, Photini, Vitex, and Chinaberry Tree.

Hardscapes: Hardscapes can include (subject to ACC approval) large boulders, or other natural materials that are used as part of xeric landscaping design.

Borders: Non-turf planted areas must be bordered to define the xeriscaped area clearly from turfed areas. Such areas must be kept maintained at all times (plants trimmed and thinned, weeded, and borders edged) to ensure an attractive appearance. No plants may encroach onto sidewalks, curbs, or streets.

Safety: For public safety, it is recommended that no plant with thorns, spines, or sharp edges be used within six feet (6') of the public sidewalks or clear zone. The term "clear zone" is used to describe the generally flat and unobstructed area that is provided beyond the travel lanes, per the City of Austin Transportation Criteria Manual. For public safety, it is recommended that no boulders or large rocks exceeding twelve inches (12") be used on strips between the public sidewalks and the street curb.

Maintenance: Xeric landscapes are subject to the same requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Xeric landscapes may require less mowing but additional effort may be required to maintain a weed free landscapes. Plants must be trimmed, beds must be kept weed-free and borders must be edged. No plants may encroach on public sidewalks. Perennials which die back during winter should be cut back to remove dead materials during winter. This includes most ornamental grasses and other flowering perennials which go dormant to the ground in winter.

Summary:

- The ACC will require at least 25% and up to 50% of turf grass in publicly visible areas as long as other guidelines are met.
- Homeowners must submit the ACC Approval Request Form for approval. It may take up to 30 days for approval. Installation of the xeric landscape may not begin until the request has been approved.
- Non-turf planted areas must be bordered to define the xeric area clearly from turfed areas.
- Xeriscaped area, as with the rest of the landscape, must be kept maintained at all times (plants trimmed and thinned, weeded, and borders edged) to ensure a reasonably attractive appearance.
- No plants may encroach onto sidewalks, curbs, or streets. No plants with thorns, spines, or sharp edges should be used within six feet (6') of the public sidewalks (clear zone).
- No boulders or large rocks exceeding twelve inches (12") should be used on strips between the public sidewalks and the street curb.
- Sickly and dying plants must be removed or replaced. Perennials or ornamental grasses which die back in winter must be cut back to remove dead areas.

Recommendations:

- Good turf grasses for our area include Zoysia, Bermuda and Buffalo grass. However, no one turf grass is ideal for all situations. Therefore, it is highly recommended for all homeowners to carefully consider the amount of sunlight the lawn receives, slope and the quality of soil before choosing a new turf. More information on turf grasses can be found in the "Grow Green" booklet.
- Manually pulling out weeds is recommended as the most environmentally sensitive method of weed control.
- Using toxic chemicals for weed control is highly discouraged.
- The ACC highly recommends that homeowners study the maintenance requirements for xeric landscapes before undertaking such projects as upkeep for a xeriscaped lawn is oftentimes more time consuming (even if it is less expensive overall).
- For more information and recommendations on plants to use and ideas on xeric landscapes, pick up a copy of the City of Austin's free 52 page booklet Native and Adaptive Landscape Plants, an Earth Wise Guide for Central Texas, commonly known as the "Grow Green" book. These are free at any garden center or plant nursery. This booklet contains photos and a wealth of information about plants from "Trees to Turf" that are recommended for our area in order to have "water wise" landscaping.



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dana Debeauvoir

**DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS**

June 12 2013 10:37 AM

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