

III. Landscape Guidelines

A. General

1. Landscape Guidelines provide the minimum requirements for all Yard types. The Landscape Design Guidelines provide the minimal requirements for each Lot.
 - a. Builders are encouraged to exceed the minimal requirements with Native Texas trees, shrubs, ground covers and grasses from the Preferred Plant List.
 - b. The landscape of each lot should provide an inviting curb appeal.
 - c. Plant proportions shall be recognized and recommended by the American Standard for Nursery Stock.
 - d. Installation of all plants must conform to the standards of the American Association of Nurserymen.
 - e. The ARC reserves the right to require the builder to replace plants that do not meet these requirements.
2. Minimum planting depth of 5' required for all Yard Types.
3. Plantings should be in tiers by height with the larger varieties placed in the rear of the bed.

B. Lot Preservation

1. Lots with existing trees must have a Preconstruction Review to note trees greater than 3" at 12" above grade to be saved.
2. Removal of any trees on a Lot without ARC approval will result in a fine for each tree removed. See "Preconstruction Review" in Architectural Review Process.
3. For further clarification, see Architectural Review Process for Preconstruction Review requirements.

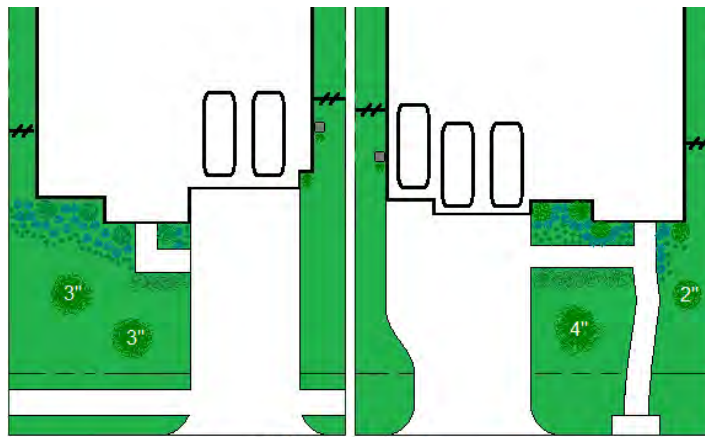
C. Yard Types

1. Classic & Heritage:
 - a. Front Yard:
 - i. Planting beds must be curvilinear with the plants in massing
 - ii. See Front Yard Planting Bed Requirements
 - b. Corner: Lots whose side yards face a street
 - i. Plantings shall be in clusters along fence facing the street.
 - ii. See Corner Side Yard Requirements
 - c. Visible Rear Yard: Rear yards backing or siding a boulevard or collector road, or are visible within public view.
 - i. Planting beds shall be curvilinear with the plants in massings
 - ii. See Visible Rear Yard Requirements
 - d. Landscape Buffer: For visible fencing exceeding 30' in length and/or exposed foundation of Corner Lots and Open Space
2. Legacy Lots
 - a. Landscape Plan required per Lot
 - i. All Landscape Plans must exceed Minimal Landscape Plan.
 - ii. Must be submitted Lot Specific for ARC approval

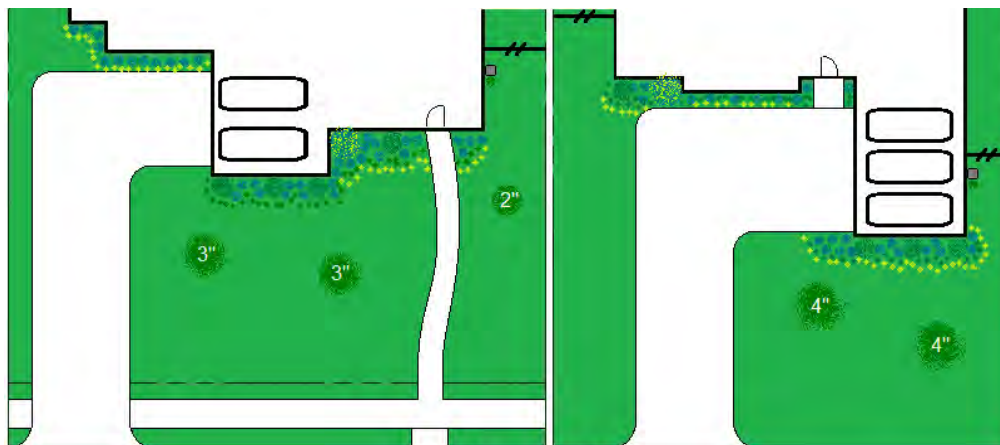
D. Planting Requirements: Minimum requirements

1. Front Yard Planting Bed: Area between the Front Elevation and Front R.O.W.
 - a. Planting beds are encouraged along the walkway if walkway leads to the curb.

Front Yard Planting Area						
Lot Size	Required Yard Tree*	30 Gallon Ornamental Tree*	15 Gallon Shrubs	5 Gallon Shrubs	3 Gallon Shrubs	1 Gallon Plants**
Classic 70'	6" total caliper (maximum 2 trees) I.e. one 4" and one 2", or two 3" caliper Hardwood Trees.	NA	4	20	25	NA
Heritage 90' – 110'	8" total caliper, (maximum of 3 trees) I.e. two 3" and one 2", or two 4" caliper Hardwood Trees	1	4	25	30	35
Legacy 110' +	Landscape Plan required for each Lot. Must exceed Heritage requirements					
All	Additional Foundation Screening required for visible foundation.					
*Tree caliper is measured 12" from base of tree						
**Perennials. Annuals do not apply to required Plant count.						
Additional trees may be added from the Additional Tree List.						



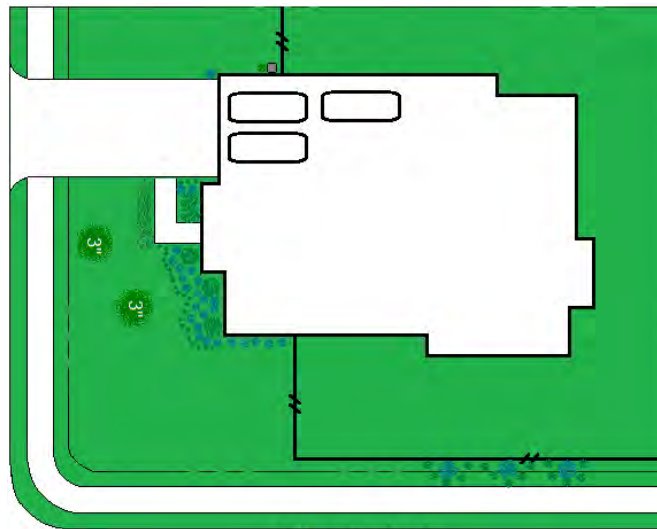
Classic Lots



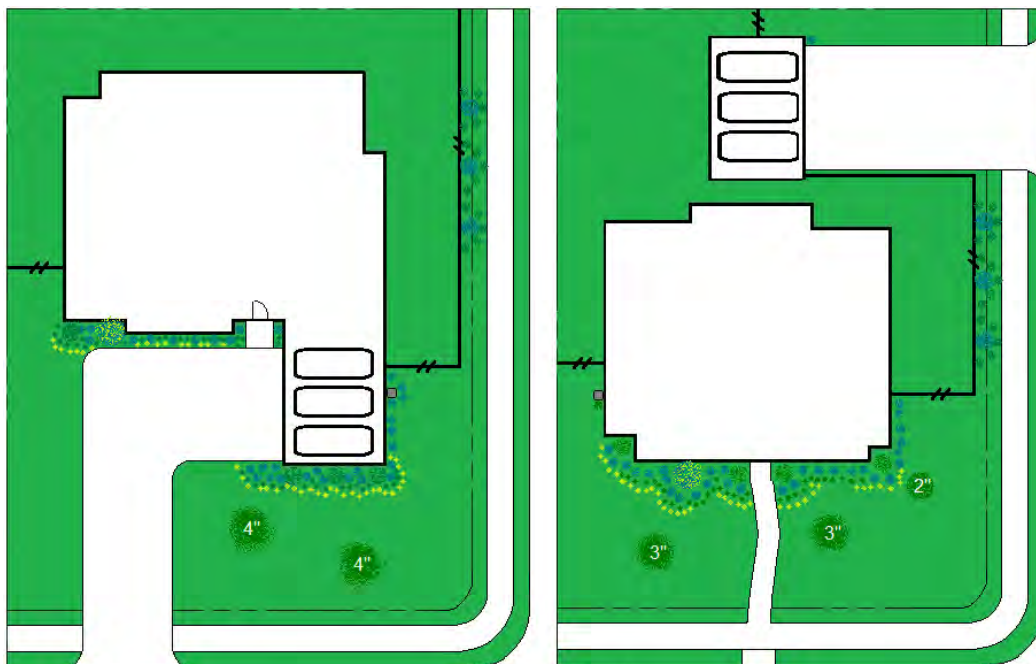
Heritage Lots

2. Corner Side Yard: Green Space between the Corner Side Elevation and the Corner Side R.O.W.
 - a. The table reflects minimum requirements. Additional shrubs and design creativity are encouraged.

Corner Side Planting Area		
Lot Size	15 Gallon Ornamental Tree	5 Gallon Shrubs
Classic 70'	3	15
Heritage 90' – 110'	3	15
Legacy 110' +	Landscape Plan required for each Lot. Must exceed Heritage requirements	
All	Additional Foundation Screening required for visible foundation.	
*Tree caliper is measured 12" from base of tree		
*Visible Fencing of 60' or more in length requires One Corner Lot PLUS One 2" Corner Side Tree.		



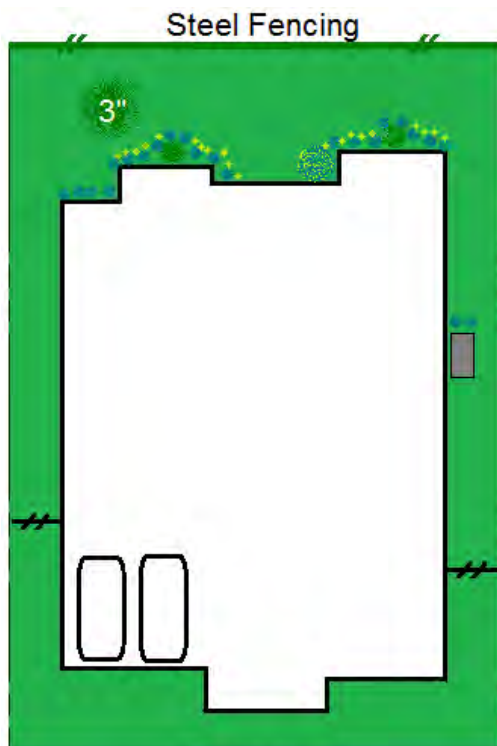
Classic Lots



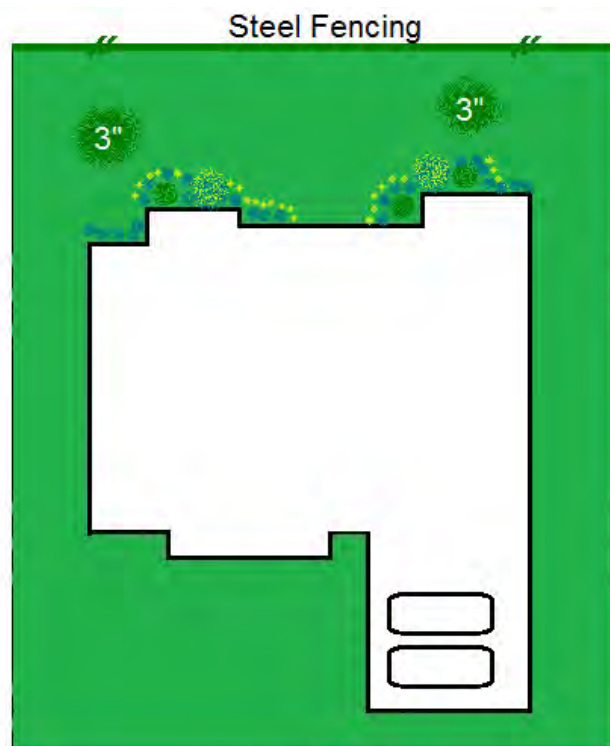
Heritage Lots

3. Visible Rear Yard: Rear Yards that have a view. Landscape planting beds must be located along the rear of the home. Exposed foundations are prohibited.

Visible Rear Yard Planting Area					
Lot Size	Yard Tree*	30 Gallon Ornamental Tree*	15 Gallon Shrubs	5 Gallon Shrubs	1 Gallon Plants**
Classic 70'	One 3" caliper Hardwood Tree	1	2	15	20
Heritage 90' – 110'	Two 3" caliper Hardwood Trees	2	3	15	25
Legacy 110' +	Landscape Plan required for each Lot. Must exceed Heritage requirements				
*Trees caliper are measured 12" from base of tree					
**Perennials. Annuals do not apply to required Plant count.					
May increase 15 gal. and decrease 1 gal. shrubs.					



Classic Lot

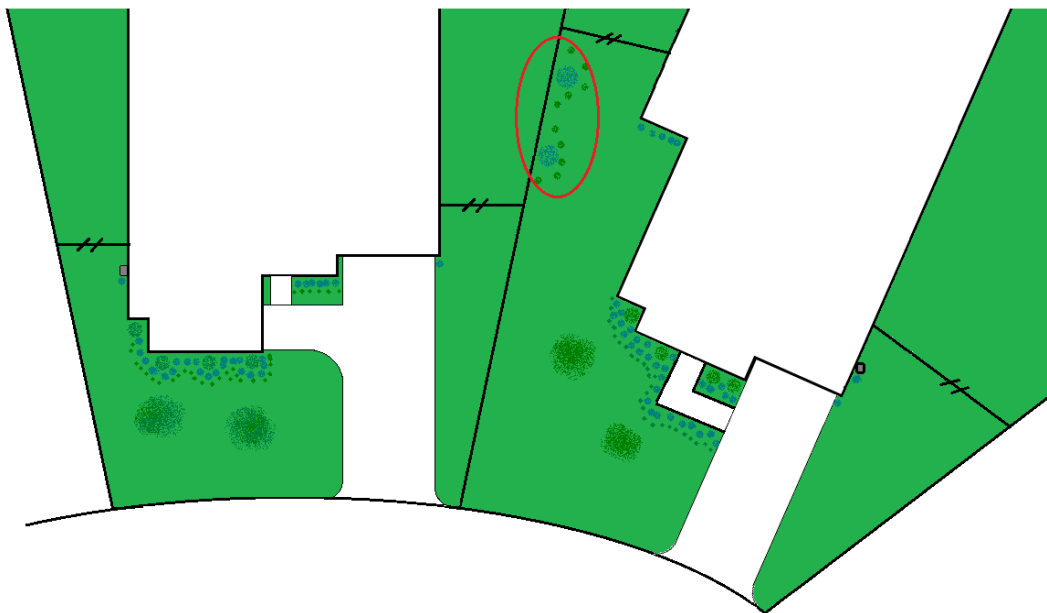
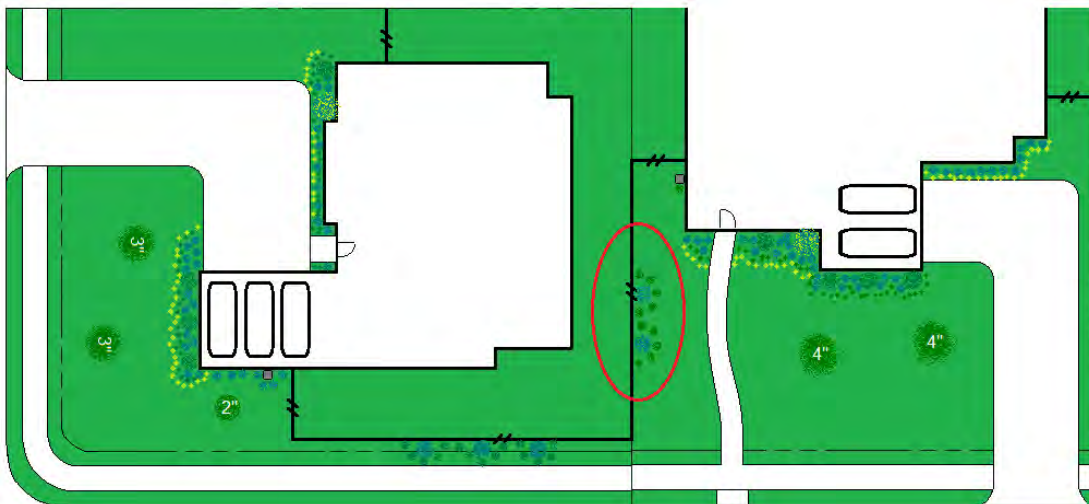


Heritage Lot

4. Landscape Buffer: For visible fencing exceeding 30' in length and/or exposed foundation of Corner Lots and Open Space

Landscape Buffer		
Lot Size	15 Gallon Shrubs*	5 Gallon Shrubs*
Classic 70'	2	10
Heritage 90' – 110'	2	10
Legacy 110' +	Landscape Plan required for each Lot. Must exceed Heritage requirements	

*All visible Fencing more than 60' in length requires double the quantities above.



E. Screening

1. All utilities from public view: Utility boxes, pedestals, meters etc.
2. Foundation visible from R.O.W. and/or public view including exposed garage foundation facing R.O.W.
3. Pool, HVAC, water softeners, etc.
4. Screening shall be of a height at least equal to half of the height of the equipment

F. Sod

1. Type
 - a. Required:
 - i. TifTuf Certified Bermuda grass
 - ii. Zeon Zoysia
2. Location:
 - a. All Visible yard
3. Prohibited:
 - a. St. Augustine

G. Mulch

1. Required Mulch:
 - a. Type:
 - i. Natural wood
 - b. Colors:
 - i. Brown or natural color
2. Prohibited Mulch:
 - a. Type: Artificial
 - b. Colors:
 - i. Black or Red
 - ii. All other dyed colors

H. Irrigation

1. All visible yards

I. Preferred Plant List

Hardwood Yard Trees

Cerciscanadensis 'Texas Redbud'
Fraxinuspennsylvanica
Platinusmexicana
Quercuslaurifolia
Quercusshumardii
Quercusvirginiana

Texas Redbud
Green Ash
Mexican Sycamore
Laurel Oak
Shumard Oak
Live Oak

Additional Trees

Crataegusmarshalliieggl.
Ilex decidua
Ilex vomitoria
Juniperusvirginiana
Liquidambar styraciflua
Myricacerifera
Magnolia grandiflora
Olea europaea 'Arbequina'
Populusdeltoides
Quercuslyrata 'Highbeam'
Quercusmacrocarpa
Quercusnuttallii
Quercuspolymorpha
Taxodiumdistichum
Taxodiummucronatum
Ulmusamericana
Ulmuscrassifolia
Vitex angus-castus
Viburnum rufidulum

Parsley Hawthorn
Possumhaw
Yaupon Holly
Eastern Red Cedar
Sweetgum
Southern Wax Myrtle
Magnolia
Arbequina Fruiting Olive
Eastern Cottonwood
HighbeamOvercup Oak
Burr Oak
Nuttall Oak
Monterrey Oak
Bald Cypress
Motezuma Cypress
American Elm
Cedar Elm
Chaste Tree
Blackhaw Viburnum

Shrubs

Callicarpa Americana L.
Buddleia davidii
Anisacanthusquadrifidus
Rhus aromatic
Ilex cornuta'Burfordii'
Ilex vomitoria 'Nana'
Lantana urticoides
Nandinadomestica
Nerium oleander 'Dwarf'
Rosa radrazz
Rosmarinus officinalis
Leucophyllumfrutescens
Myricacerifera
Distylium 'Piidist-II' Plant Patent #24,409
Iteavirginica
Juniperus x pfitzeriana'Sea Green'
Viburnum awabuki 'Chindo'

Beautyberry
Butterfly Bush
Flame Acantus
Fragrant Sumac
Burford Holly
Dwarf Youpon Holly
Texas Lantana
Nandina
Dwarf Oleander
Knockout Rose
Rosemary
Texas Sage
Wax Myrtle
Blue Cascade Evergreen Distylium
Virginia Sweetspire
Sea Green Juniper
Chindo Sweet Viburnum

Perennials

Aloe cameronii
Coreopsis integrifolia
Dryopteris x australias
Dietes bicolor
Dianellarevoluta 'Allyn-Citation' PP22965
Gauralindheimeri
Iris hexagona
Iris x robusta
Iteavirginica
Leucophyllumfrutescens
Liatrispicata
Malvaviscusarboreus var. *drummondii*
Muhlenberiacapillaris 'Pink Muhly'
Nephrolepsisbiserrata
Neomaricacaerulea
Rudbeckiafulgida var. *Sullivantii* 'Goldstrum'
Sabal minor
Zephyranthes candida

Red Aloe
Fringeleaf Tickseed
Dixie Wood Fern
Butterfly Flag
Clarity Blue Dianella
Lindheimer'sBeeblossom
Louisiana Iris
'Gerald Darby' Iris
Virginia Sweetspire
Texas Sage
Blazing Star
Turk's Cap
Gulf Coast Muhly
Macho Fern
Giant Walking Iris
Coneflower
Dwarf Palmetto
Rain Lily

Grasses

ChasmathiumLatifolium
Muhlenbergiacapillaris 'Irvine'
Muhlenberialindheimeri
Miscanthussinensis 'Little Kitten'
Miscanthussinensis 'Morning Light'

Northern Sea Oats
Plumetastic Pink Muhly Grass
Lindheimer Muhly
Little Kitten Grass
Morning Light Maiden Grass

Groundcovers

Dichondraargentea 'Silver Falls'
Eragrostiscurvula
Ficustikoua
Lantana x hybrid 'New Gold'
Liriopepuscari 'Tidwell's Big Blue'
Pennisetumalopecuroides 'Hameln'
Rosmarinus officinalis 'Prostratus'

Silver Falls Dichondria
Weeping Lovegrass
Sandy Leaf Fig Ivy
New Gold Lantana
Lily Turf
Dwarf Fountain Grass
Creeping Rosemary

Vines

Clematis paniculata
Ficuspumila
Gelsemiumsempervirens
Trachelospermumjasminoides

Sweet Autumn Clematis
Creeping Fig
Carolina Jessamine
Star Jasmine

J. Prohibited Plant List

1. All Yucca plants, Bamboo, Cactus, Invasive Vines and Ornamental Trees, Palms in front yard,
2. Chinaberry, Chinese Parasol Tree, Chinese Pistache, Chinese Tallow, Common Privet, Common Water Hyacinth, Elephant Ear, Eurasian Watermilfoil, Giant Cane, Holly Fern, Japanese Honeysuckle, Johnson Grass, Kudzu, Mimosa (Silk Tree), Nandina, Paper Mulberry, Poison Ivy, Pyracantha, Running Bamboo, Russian Olive, Tamarisk (Salt Cedar), Tree of Heaven, White Mulberry, Wisteria