

**WINCHESTER COUNTRY MAINTENANCE ASSOCIATION  
GUIDELINES FOR XERISCAPING**

STATE OF TEXAS

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COUNTY OF HARRIS

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KNOW ALL PERSONS BY THESE PRESENTS:

The WINCHESTER COUNTRY MAINTENANCE ASSOCIATION ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declarations for the various sections of the community (referred to collectively as "Declarations"); and

Chapter 202 of the Texas Property Code was amended effective September 1, 2013, to amend Section 202.007(d) and add Section 202.007(d-1) ("Section 202.007") dealing with drought-resistant landscaping or water-conserving natural turf (referred to collectively as "Xeriscaping"); and

The Board of Directors of the Association ("Board") has determined that in connection with maintaining the aesthetics and architectural harmony of the community, and to provide clear and definitive guidance regarding the installation and maintenance of Xeriscaping, it is appropriate for the Association to adopt guidelines regarding Xeriscaping.

The Board has duly adopted the following *Guidelines for Xeriscaping* within the community.

**Written Approval Required:**

- 1) "Xeriscaping" refers to the installation of drought-resistant landscaping, or water-conserving natural turf, or both.
- 2) Xeriscaping may be installed with advance written approval of the Architectural Review Committee ("ARC") subject to these guidelines.
- 3) The written application for installing Xeriscaping should include the following:
  - a) List of all plants and turf to be used;
  - b) Detailed description of proposed materials to be used; and
  - c) Scaled diagram(s) indicating type and location of:
    - i) plants,
    - ii) materials (such as gravel, rocks, beams, and concrete),
    - iii) ornamental features, and/or
    - iv) turf.
- 4) All Xeriscaping must be installed on the applying property owner's property only.

**Maintenance:**

- 5) The ARC may regulate Xeriscape maintenance.

The guidelines are effective upon recordation in the Public Records of Harris County, and supersede any guidelines for Xeriscaping which may have previously been in effect. Except as affected by Section 202.007 and/or by these guidelines, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

I, the undersigned, being the Secretary of Winchester Country Maintenance Association hereby certify that the foregoing resolution was adopted by at least a majority of the Association's Board of Directors. Approved and adopted by the Board on this \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_, Secretary of  
Winchester Country Maintenance Association

STATE OF TEXAS                    §  
   §  
COUNTY OF HARRIS           §

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, Secretary of Winchester Country Maintenance Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Notary Public, State of Texas

[Notarial Seal]

\_\_\_\_\_  
Printed Name

My commission expires: \_\_\_\_\_