

**NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR  
BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.**

STATE OF TEXAS           §  
  §       KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF COLLIN       §

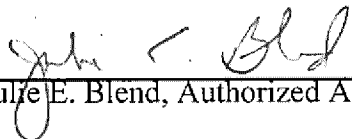
Pursuant to Texas Property Code 202.006, and with respect to the Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates, filed on June 15, 2004, as Document No. 2004-0087747 and recorded in the Real Property Records of Collin County, Texas, (together with each and all amendments and supplements thereto all of which are collectively referred to as "the Declaration"), the undersigned duly authorized agent for the Bozman Farm Estates Master Association, Inc., (the "Association"), states that the dedicatory instruments attached hereto are true and correct copies of the original as follows:

- Exhibit A: **First Amended Architectural Review Authority Rules**
- Exhibit B: **Guidelines For Xeriscaping Or Drought Resistant Landscaping**
- Exhibit C: **Guidelines For Lot Maintenance Standards**

and are hereby filed of record in the Real Property Records of Collin County, Texas.

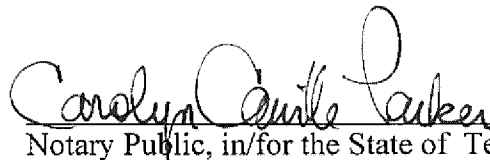
The Association has caused this Notice of Filing of Dedicatory Instruments to be executed by its duly authorized agent as of June 23, 2022.

**BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.**  
a Texas non-profit corporation

By:   
Julie E. Blend, Authorized Agent

STATE OF TEXAS           §  
  §       ACKNOWLEDGMENT  
COUNTY OF DALLAS       §

This instrument was acknowledged before me on June 23, 2022 by Julie E. Blend, Authorized Agent of Bozman Farm Estates Master Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

  
Notary Public, in/for the State of Texas



AFTER RECORDING, PLEASE RETURN TO:  
Julie E. Blend PLLC  
3300 Oak Lawn Ave., Suite 403B  
Dallas, Texas 75219

**BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.'S  
FIRST AMENDED ARCHITECTURAL REVIEW AUTHORITY RULES**

WHEREAS, Article Four of the Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates recorded on June 15, 2004 under County Clerk's File Number 2004-0087747, Real Property Records, Collin County, Texas, as supplemented and/or amended from time to time, grants authority for the adoption of Architectural Rules;

WHEREAS, the Texas Property Code further authorizes the Association to regulate the use and appearance of the lots and the maintenance, repair, replacement, and modification of improvements on the lots in the subdivision;

THEREFORE, BE IT RESOLVED that the Board of Directors adopts the following First Amended rules of architectural guidelines and procedures:

**I. APPLICATION PROCESS**

- A. Contents of Application: Architectural Committee ("AC") applications must contain pictures, diagrams, surveys, or other documentation illustrating the requested modification.
- B. Expiration of Approval: AC approvals expire 60 days after notification of approval. Any project that does not commence within the 60 day period must resubmit for approval.
- C. No Approval Required: Portable Basketball hoops, trampolines, and climbing toy structures do not require AC approval. Flags expressly authorized by the Guidelines for Display of Flags or any amendment thereto do not require AC approval. A POW flag, or a POW/MIA flag, does not require AC approval. Owners may submit a request to the AC for clarification regarding whether approval is required.

**II. SPECIFIC IMPROVEMENTS**

**A. Fence Policy**

**1. Common Area Fencing:**

- a. Definition. "Common Area Fence" is defined as the board on board with top rail fencing originally installed by the developer and faces: the Association's boundary streets of Hwy 544, Stone Road, Beaver Creek main arteries of Collins Drive and Troy Road, and the amenity center at 1700 Wildwood Lane.
- b. Association Maintenance. The Common Area Fence will be maintained by the Association only to the following extent:



- (1) Boards damaged from normal wear and tear will be repaired or replaced;
  - (2) Stain will be applied when necessary; and
  - (3) The entire fence will be replaced when necessary, either at the end of its useful life or if substantially damaged.
- c. Owner Damage. Owners and their guests are responsible for damages caused to the Common Area Fence and may be assessed or fined accordingly. The Association will not pay for damages caused by an owner or their guests.
  - d. Owner Maintenance. Owners must maintain their fences that connect to the Common Area Fence and may be fined for failure to do so. The Association will not pay for maintenance of homeowner fences that connect to the Common Area Fence.
  - e. Approval for Alteration. Owners with fences connected to the Common Area Fence may not alter their fence or the Common Area Fence in any way without prior written approval from the Board of Directors. Owners will assume all maintenance responsibility and expenses for the altered fence if such approval is granted.

## 2. **Owner Fencing:**

- a. If wood fencing is used, the quality must be spruce or cedar.
- b. Stain is not required, but if stained, fence stain must be uniform (i.e. stain boards or pickets if replaced) and refreshed when faded. Approved colors include (a) clear or (b) brown shades.
- c. Painting or whitewashing of Owner fences is not permitted.
- d. Vinyl, composite, and chain link Owner fences are not permitted.
- e. Owners must maintain fencing on their lot as follows:
  - (1) Missing, damaged, or broken pickets or boards must be replaced.
  - (2) Leaning fences must be straightened and may not be temporarily propped with materials that are viewable from the street.
  - (3) Owners will be asked to replace their fence if:
    - i. The Owner has been asked more than 4 times in a 12 month period to repair a portion of their fence; or
    - ii. Any additional non-permanent bracing is used to support their fence that can be seen from the street.

**B. Shed Policy**

1. Sheds must conform to the City of Wylie Accessory Building requirements in terms of placement, setback, materials and anchoring.
2. Sheds must be of a material construction similar to the home and color must match the trim color of the home. Roof must match home shingle color.
3. NO metal sides or roofs are allowed.
4. No polycarbonate roofs are allowed.
5. Plastic sheds will be considered on a case by case basis but must be setting on a treated 2x4 frame or concrete and must be anchored based upon manufacturer recommendations.

**C. Landscaping and Trees Policy**

1. It is expected to maintain a similar or greater amount of landscaping that the home builder or previous owner provided.
2. Owners may remove trees, providing that the tree ring and stump are completely removed and the area covered with sod. Dead trees must be promptly removed. There are no required tree species, but native Texas trees are recommended.
3. Tree ring and flowerbed edging that is permanent and mortared in place requires Architectural Committee (AC) approval prior to installation.
4. Landscape edging must be of stone or brick masonry, or natural edge. The use of plastic or metal edging is prohibited.
5. Changes to the shape and size of existing flowerbeds require AC approval, but changing or adding plants to an existing bed do not. Replacing an existing tree does not require AC approval, but changing the location of a tree, or planting a tree in a new location does require approval.
6. Landscape lighting is permitted inside the landscaping to illuminate home or landscaping. Lighting is NOT permitted along driveways or sidewalks or property lines.
7. Artificial Turf requests will be evaluated on a case by case basis. Must submit ACC for approval with sample material.
8. Xeriscaping is allowed pursuant to the separate xeriscaping guidelines policy.

**D. Roof Policy**

Only architectural shingles may be used. Approved colors are Driftwood and Weathered Wood.

**E. Driveway Policy**

1. Driveway expansion is allowed ONLY on the side yard and NOT into the front yard of the home. Size of expansion will be on a case-by-case basis but may NOT run to the property line.
2. Driveway Expansion is for the driveway up until it meets the curb. The width of the driveway must taper back into the width of existing sidewalk and curb and may not extend into the area between the sidewalk and street.
3. Driveway extensions may not extend past the front of the home into side yards.

**F. Pool Policy**

1. Pool construction of any material is permitted so long as the pool is below grade (i.e. in ground).
2. Hotubs will be considered on a case by case basis.

**G. Exterior Lighting Policy**

Trim lighting must be on security settings outside holiday lighting periods. (i.e. Jellyfish).

**H. Pergolas & Patio Covers**

1. Patio covers must adhere to the same standards as the roof of home, the same color as the home, and must be a shingle matching the home. NO metal roofs, polycarbonate, or similar materials are allowed.
2. Pergolas may be approved with a multi-wall poly-carbonate cover but NO single wall polycarbonate materials are allowed on flat pergola roofs.

**I. Sign Policy**

Signs of any type, material, or message must submit for AC approval if visible from a public space. Blanket approval is granted for one professional "For Sale" sign, WISD school sports or spirit signs, temporary yard sale, open house or celebration signs (not to exceed one week), and any sign protected by state statute.

**III. ADDITIONAL COVENANTS**


These Rules incorporate the additional protective covenants regarding architectural guidelines set forth in Sections 6.4, 6.6 and 6.16 – 6.28 of the Declaration as added by the Second Amendment to the Master Declaration of Covenants, Conditions and Restrictions for Bozman Farm Estates recorded on August 5, 2019 as Instrument Number 20190805000933610, Real Property Records, Collin County, Texas.

**IV. PROCEDURES**

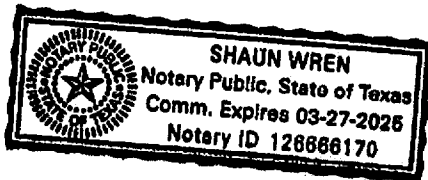
The Board and AC will follow the procedures set forth in Article Four of the Declaration, as well as the procedures set forth in Chapter 209 of the Texas Property Code regarding denial notices and appeals thereof.

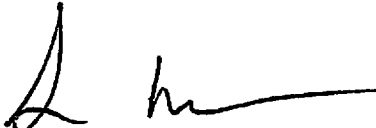
**IT IS FURTHER RESOLVED** that this First Amended Architectural Review Authority Policy is effective JUNE 22, 2022, to remain in force and effect until revoked, modified or amended.

This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting of the Board on JUNE 21, 2022, and has not been modified, rescinded or revoked.

  
\_\_\_\_\_  
Officer PRESIDENT

Date 6/22/2022





**BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.  
GUIDELINES FOR XERISCAPING OR DROUGHT RESISTANT LANDSCAPING**

**Introduction:**

Xeriscaping is a method of landscaping design which minimizes water use. Plants used in xeriscaping are typically native and adaptive plants that can grow and sustain themselves with low water requirements and can tolerate heat and drought conditions.

Subject to compliance with these guidelines, including the requirement to obtain written approval prior to making a landscape change to a xeriscape design, the Bozman Farm Estates Master Association, Inc. will allow the use of drought resistant landscaping and water-conserving natural turf. These guidelines are promulgated pursuant to and in accordance with Section 202.007 of the Texas Property Code.

**Design Requirements:**

Color and texture of the planted areas and inert areas are an important design aspect. Color and texture should be seen to flow neatly from one area of the yard to another. Extensive areas of "desert" or "barren" appearance must be avoided in order to preserve the aesthetic compatibility with the neighborhood. Large areas may not be composed of a single material. For example, any areas of bare mulch must be interspersed with plants. The Architectural Committee ("AC") may, in its discretion, prohibit water features, urns, and other man-made ornamentation. The xeriscape landscaping must not alter drainage patterns on a Lot. The design must encompass a smooth and pleasing transition between xeriscaped areas and turf areas, including a transition to adjoining lots on either side. Owners must ensure that no stone, soil, mulch, or other such runoff runs into a neighboring Lot, the sidewalk or street.

Refer to the list of "Water-Wise Landscape Websites" following these guidelines as a source of reference on the subject of xeriscaping and drought resistant landscaping.

**Soils and Irrigation:** Soils in xeriscape areas must either be replenished to suit the plants chosen, or plants must be selected to fit the existing soil. For non-turf areas, organic mulches such as bark chips must be applied at least three inches (3") deep and maintained at all times at least two inches (2") deep. Inorganic mulches such as crushed rock must be applied at least three inches (3") deep and maintained at all times at least two inches (2") deep. Efficient irrigation systems must be planned and implemented as part of the xeriscape project. Irrigation for xeriscapes must be different than for turf zones. Owners should select plants and zones in accordance with the amount of sunlight, wind and moisture in the particular yard area. Owners should use a licensed irrigator to make any irrigation system changes.

**Turf Grass:** At least fifty percent (50%) of the visible lawn area of the Lot must contain some form of sodded grass. The exact requirement of the turf may vary from property to property and is dependent on the specific plan submitted. The AC may consider for approval



grass installed by seed rather than sod, but this is not preferred due to the longer timing to a finished look and may not be approved. The AC may consider for approval grass alternatives such as Asian Jasmine, Wintercreeper or other evergreen ground covers, but in all cases there must be areas of standard turf grass.

Owners should consider replacing any "thirsty" grasses such as St. Augustine with turf that has lower water requirements.

Artificial turf is prohibited unless approved by a variance granted by the AC. The AC shall not have authority to approve artificial turf in any area between the front building line of a Lot and the street, nor in any side or rear yard that is not secluded by a wooden privacy fence.

**Plants:** It is recommended to use plants that are adapted to the pH soil conditions created by the non-turf materials used. For example, don't use plants that require acidic soil along with alkaline crushed limestone, whereas acid-loving plants do well with a ground hardwood mulch covering and native plants usually do well with limestone or crushed granite. Sickly and dying plants must be promptly removed or replaced. Artificial plants are prohibited.

**Hardscapes Rocks, Gravel, Cacti:** The AC may prohibit or limit the size and number of hardscape items, including boulders. The AC may prohibit or limit the installation of inorganic mulches or ground coverings (including gravel and crushed stone). The AC may prohibit or limit the installation of cacti.

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

**Safety:** No plant with thorns, spines or sharp edges may be used within eighteen inches (18") of the sidewalk or street.

**Maintenance:** Xeric landscapes are subject to the same requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Xeriscape designs are not intended to be "zero maintenance"; in fact, they often require more effort than turf throughout the year. Plants must be trimmed; beds must be kept grass and weed-free and borders must be edged. Leaves and other debris must be removed on a regular basis so as to maintain a neat and attractive appearance. Perennials which die back during the winter must 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.

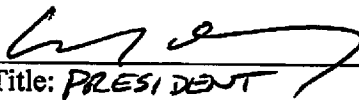
**AC Approval Process:** All exterior modifications to Lots within the Bozman Farm Estates subdivision must first be approved by the Architectural Committee (AC). This includes landscape changes such as a modification of the existing landscaping design on a Lot to a xeriscaped design.



**AC Submission Requirements:**

- A copy of the existing site plan for the Lot showing the house and any accessory structures, significant vegetation and hardscape, currently existing on the Lot.
- A drawing or photographs showing the proposed location of the xeriscaped planting(s). Plants to be installed must be identified on the design plan.
- A drawing or photographs showing the transition between the proposed xeriscaped landscaping and the landscaping present on the lots to either side.
- A complete list of plants to be installed.
- A plan showing the revised irrigation system for the proposed new landscaping.
- A detailed plan must be submitted. Simply submitting a general request with a list of potential plants will not be accepted.

Approved by the Board of Directors on <sup>JUNE</sup> ~~May~~ 21, 2022 to be effective upon recordation in the office of the Collin County Clerk.

  
Title: PRESIDENT

6/22/2022  
Date

**Water-Wise Landscape Websites**

These websites may give helpful information about xeriscaping/drought resistant landscaping.

CITY OF DALLAS WATER CONSERVATION  
[www.savedallaswater.com](http://www.savedallaswater.com)

TEXAS SMARTSCAPE  
<http://www.txsmartscape.com>

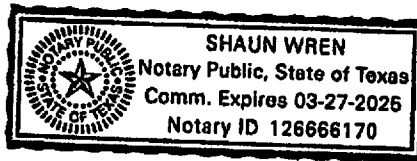
TEXAS A&M UNIVERSITY  
<http://aggie-horticulture.tamu.edu>

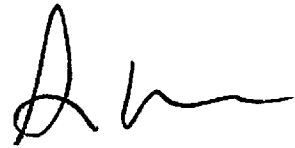
URBAN LANDSCAPES  
<http://urbanlandscapeguide.tamu.edu>

TEXAS SUPERSTAR PLANTS  
<http://www.texassuperstar.com>

EARTHKIND ROSES  
<http://aggie-horticulture.tamu.edu/earthkind/roses>

LADY BIRD JOHNSON WILDLIFE CENTER  
<http://www.wildflower.org>





**BOZMAN FARM ESTATES MASTER ASSOCIATION, INC.  
GUIDELINES FOR LOT MAINTENANCE STANDARDS**

**1. Grass Maintenance**

- Grass must be regularly cut and edged. Clippings do not have to be bagged, but must be blown off grass, sidewalk and driveway
  - Grass edges cannot extend past the sidewalk.
  - Grass must be consistent length across the yard. This includes grass up against fencing and barriers.
  - Turf must be regularly policed for weeds.

**2. Flower Bed Maintenance**

- Barriers are not required but there should be a defined separation from the flower bed and grass area. Loose brick, plastic and metal materials are not permitted as barriers for a flower bed.
- Mulch, gravel, river rock, ornamental grass, ground coverings or other natural materials required in flowerbeds. If synthetic weed barriers are used, they must be covered by natural material.
- Beds should be routinely policed for weeds and non-ornamental grass.
- No artificial shrubs or flowers may be planted in beds.

**3. Fencing**

- Missing, damaged, or broken pickets or boards must be replaced.
- Leaning fences must be straightened and may not be temporarily propped with materials that are viewable from the street.
- We will ask that you replace your fence if:
  - You have been asked more than 4 times in a 12 month period to repair a portion of your fence
  - Any additional non-permanent bracing is used to support your fence that can be seen from the street

**4. Trash Can Screening**

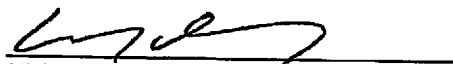
- Permanent structures or trees that are consistent with landscaping fencing and/or home brick.
- Screening devices designed for that purpose and kept in good condition
- Shrubs
- AC units of sufficient height to obscure can
- Inside garages
- Trash cans may not be stored in driveways even if cars are parked to obscure them from view.



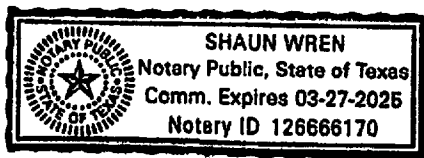
5. Storage of Items in Driveways


- o Driveways may not be used for permanent or long term storage of firewood, construction materials, barbecues or smokers, furniture, coolers, dumpsters, PODs or similar storage containers.

Approved by the Board of Directors on <sup>JUNE</sup> ~~May~~ 21, 2022 to be effective upon recordation in the office of the Collin County Clerk.

  
Title: PRESIDENT

6/22/2022  
Date





**Collin County  
Honorable Stacey Kemp  
Collin County Clerk**

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**Instrument Number:** 2022000098460

eRecording - Real Property

HOMEOWNERS ASSOC DOCS

Recorded On: June 23, 2022 11:23 AM

Number of Pages: 12

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**" Examined and Charged as Follows: "**

Total Recording: \$66.00

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**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2022000098460  
Receipt Number: 20220623000244  
Recorded Date/Time: June 23, 2022 11:23 AM  
User: Matt M  
Station: Station 12

**Record and Return To:**

Simplifile



**STATE OF TEXAS  
COUNTY OF COLLIN**

**I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp  
Collin County Clerk  
Collin County, TX