

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 May ____, 2022 to be effective upon recordation in the office of the Collin County Clerk.

Title:

Date

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Water-Wise Landscape Websites

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

CITY OF DALLAS WATER CONSERVATION

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>