

**GUIDELINES RELATING TO DROUGHT-RESISTANT LANDSCAPING AND  
WATER-CONSERVING NATURAL TURF  
for  
ASHFORD COMMUNITY ASSOCIATION, INC.**

THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

I, Virginia McGarvey, President of Ashford Community Association, Inc. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 8 day of October, 2013, with at least a quorum of the Board being present and remaining throughout, and being duly authorized to transact business, the following "Guidelines Relating to Drought-Resistant Landscaping and Water-Conserving Natural Turf" was duly approved by a majority vote of the members of the Board in attendance:

**RECITALS:**

1. Chapter 202 of the Texas Property Code was amended to add sections relating to drought-resistant landscaping and water-conserving natural turf.
2. The Board of Directors of the Association desires to adopt guidelines relating to drought-resistant landscaping and water-conserving natural turf consistent with the applicable provisions in Chapter 202 of the Texas Property Code.

**GUIDELINES:**

**Section 1. Definitions.** Capitalized terms used in these Guidelines have the following meanings:

- 1.1. **ACC** - The Architectural Control Committee for Ashford Community Association, Inc., as identified in the Restrictions.
- 1.2. **Ashford** - The residential development located in Harris County, Texas comprised of Ashford South, Sections One (1), Two (2), and Three (3), Ashford Forest, Sections Three (3), Four (4), and Five (5), and Ashford Forest, Lake Section.
- 1.3. **Dedicatory Instrument (or dedicatory instrument)** - Each document governing the establishment, maintenance or operation of the properties within Ashford, as more particularly defined in Section 202.001 of the Texas Property Code.
- 1.4. **Guidelines** - These Guidelines Relating to Drought-Resistant Landscaping and Water-Conserving Natural Turf for Ashford Community Association, Inc.
- 1.5. **Restrictions** - The Restrictions for each section of Ashford South and Ashford Forest under the jurisdiction of the Association duly recorded in the Official Public Records of Real Property of Harris County, Texas, as amended.

REP 089-51-2374

- 1.6. **Xeriscape Landscaping** - Drought-resistant landscaping or water-conserving natural turf.

**Section 2. Xeriscape Landscaping.** Section 202.007 of the Texas Property Code provides that a property owners' association may not include or enforce a provision in a dedicatory instrument that prohibits or restricts a property owner from using drought-resistant landscaping or water-conserving natural turf except as otherwise provided therein.

The following Guidelines shall be applicable to drought-resistant landscaping or water-conserving natural turf on lots in Ashford:

- 2.1. **ACC Approval.** The installation of drought-resistant landscaping and water-conserving natural turf requires the prior written approval of the ACC.
- 2.2. **Criteria.** A proposed installation of drought-resistant landscaping and water-conserving natural turf shall be reviewed by the ACC to ensure, to the extent practicable, maximum aesthetic compatibility with other landscaping in Ashford.
- 2.3. **General Requirements.** Full green lawns (turf) are, as a general rule, required in the front yard space and the space along the side of the residential dwelling on a lot not enclosed by a fence. If a deviation from the general requirement is allowed, non-turf areas must be decomposed granite, hardwood mulch, crushed limestone, flagstone, or loose stone material as approved by the ACC. Concrete surfaces are limited to driveways and sidewalks. Non-turf materials may not be used in an area between a sidewalk and an adjacent street as the material is likely to wash out onto the street. The area within a particular lot that may be non-turf shall be determined by the ACC; the non-turf area may vary from lot to lot depending upon the size and configuration of the lot and the objective of preserving maximum aesthetic compatibility with other landscaping in the subdivision.
- 2.4. **Maintenance.** Xeriscape Landscaping is subject to the same requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Plants must be trimmed, beds must be kept 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 winter must be cut back to remove visible dead materials; this includes most ornamental grasses and other flowering perennials, which go dormant to the ground in winter.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing Guidelines Relating to Drought-Resistant Landscaping and Water-Conserving Natural Turf was approved by a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

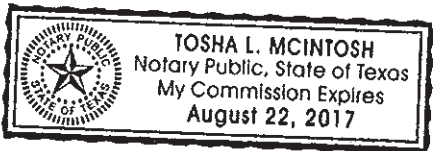
TO CERTIFY which witness my hand this the 23 day of October, 2013.

ASHFORD COMMUNITY ASSOCIATION, INC.

By: Virginia Mc Garvey  
Virginia McGarvey, President

THE STATE OF TEXAS   §  
  §  
COUNTY OF HARRIS   §

BEFORE ME, the undersigned notary public, on this 23 day of October, 2013 personally appeared Virginia McGarvey, President of Ashford Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.



Don A. McEwen  
Notary Public in and for the State of Texas

Return to:

Rick S. Butler  
Butler | Hailey  
8901 Gaylord, Suite 100  
Houston, Texas 77024  
245901

**RECORDER'S MEMORANDUM:**  
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

RP 089-51-2376

2232-15-680 RP

FILED

2013 NOV 12 PM 2:55

Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped herein by me, and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

NOV 12 2013



Stan Stewart  
COUNTY CLERK  
HARRIS COUNTY, TEXAS