## ARCHITECTURAL GUIDELINES OF

## OWNERS ASSOCIATION OF WOLF RANCH RESIDENTIAL COMMUNITY, INC.

The following general architectural and design guidelines include rules, guidelines, criteria, standards and procedures regarding the architecture, design, standards, development, planning and construction of Improvements on as well as permitted uses of Lots in the Property, as the same may be amended from time to time (the "Architectural Guidelines"). The Architectural Guidelines have been established by H4 WR, LP a Texas limited partnership (the "Declarant"), declarant of that certain Property governed by the Declaration of Covenants, Conditions and Restrictions for Wolf Ranch Residential Community recorded on November 23, 2015 as Instrument No. 2015102163 in the Real Property Records of the County, as may be amended and supplemented ("Declaration") and the criteria, restrictions and provisions set forth herein may be enforced, varied, amended and/or withdrawn by Declarant, the Board of Directors or by the Architectural Control Committee established in accordance with Article XII of this Declaration (the "ACC").

These Architectural Guidelines do not intend to include or have enforced, nor shall the Association, Declarant, Manager, Board of Directors and each of their respective successors, assigns or designees include in the future by amendment or supplement or enforce any provision in these Architectural Guidelines or any other Governing Document that would prohibit or restrict an Owner in any manner in violation of <u>Chapter 202 of the Texas Property Code</u>, entitled <u>Construction and Enforcement of Restrictive Covenants</u>, as amended, including <u>Sections 202.007 and 202.009</u>. Capitalized terms not otherwise defined herein shall have the meaning as set forth in the Declaration.

## I. Procedural Matters Regarding Applications to and Approval by the ACC

## A. Requirements:

Pursuant to Article XII of the Declaration, Plans for initial construction of any Improvements and changes to the exterior of any building (after initial installation or construction) on a Lot that meet any of the criteria set forth in Section 12.1 of the Declaration must first be submitted to and approved in writing by the ACC. The ACC may require other information be submitted with applications as further described in these Architectural Guidelines.

#### **B.** Application Requirements and ACC Approvals:

#### Submission of Plans:

The ACC may require that applications of Owners be accompanied by payment of a fee for processing of the application, together with (as may be applicable) the plot plans, drainage plans, elevation drawings, construction plans, specifications and samples of materials and colors showing exterior design, height, materials, colors, location of the proposed and existing Improvements (plotted horizontally and vertically) and a certification letter from the Owner's architect stating that such drawings and plans and specifications conform with the applicable Architectural Guidelines, as well as such other materials and information as may be required by the ACC.

The ACC may require the submission of additional plans, specifications or other information prior to approving or disapproving any change. Until receipt by the ACC of all required materials in connection with the proposed improvement to the Lot, the ACC may postpone review of any materials submitted. Additionally, if the applicant Owner is in default of any covenants,

conditions or restrictions imposed by this Declaration, any review shall be suspended until such default is cured to the satisfaction of the ACC, in its sole discretion.

The ACC shall exercise its reasonable judgment to the end that all renovations, remodels, additions and changes subject to regulation of the ACC shall comply with the requirements of the Declaration and the Architectural Guidelines. The ACC may approve any proposed improvement to the Lot if it deems in its reasonable discretion that the change to the Lot meets the criteria set forth in of the Declaration and the Architectural Guidelines.

## Approvals:

Decisions of the ACC shall be conclusive and binding on all interested parties, subject to the right of an Owner to appeal to the Board, as provided in the Declaration. Approval shall be based upon factors including conformity and harmony of exterior appearance of structures with neighboring structures, effective location and use of Improvements on the Lots, preservation of aesthetic appearance, and conformity with the specifications and purposes generally set out in the Declaration and Architectural Guidelines. The ACC may condition its approval of plans and specifications on such changes therein as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving the material submitted. The ACC may consider and review any and all aspects of design, architecture, materials, construction, landscaping including technological advances in such areas

In general, in addition to the Plans (or within the Plans), Owners can anticipate that the following information will be required to be submitted for any application of a proposed improvement:

Size and Location of Improvement - information regarding the size of the improvement, where it will be located on the Lot, size, floor plans and square footage.

Exterior of Improvement – information regarding the architectural style and character of the improvement, including the exterior appearance, finish material, color and any textures as well as landscaping, fencing and exterior lighting plans.

Roof and other Elevations of Improvement – information regarding composition and materials of roof along with roof pitch, slope and roof plane and any other information regarding elevations of the Improvement

Lot Changes - any grading, excavation, filling or similar disturbance to the surface of any portion of the Lot or surrounding Property including change of grade, change of ground level, or change of drainage pattern.

Notwithstanding the foregoing, once the ACC has approved a set of Plans for a certain type of residential Improvement to be constructed on multiple Lots by a Builder, such approval sets forth specific criteria as needed regarding frequency, location and distance between those Lots on which the same residential Improvement will be constructed and the Plans conform with the then applicable Architectural Guidelines, the Builder may proceed with construction of the approved residential Improvement on multiple Lots without having to re-submit Plans for approval each time it initiates construction. Any changes that occur to the approved Plans for a certain type of residential Improvement of the Declaration must be submitted to the ACC for approval.

Approval by Declarant, the ACC or by the Board shall not constitute a waiver or estoppel with respect to any future action by the Declarant, ACC or the Board, with respect to any Improvement to a Lot. Specifically, the approval by the ACC of any Improvement to a Lot shall not be deemed a waiver of any right or an estoppel to withholding approval for any similar Improvement to

another Lot or any similar proposals, plans, specifications or other materials submitted with respect to any other improvement to another Lot.

## C. Timelines for ACC Review and Approval:

Within 30 days after the completion of applications and submittals of all information relating to a proposed Improvement, the ACC may respond in writing in one of the following ways: (1) approval as submitted; (2) approval with conditions; (3) deferral of action pending receipt and review of further information required by the ACC; or (4) disapproval. If no action is taken, the ACC shall be deemed to have disapproved the application. Subject to the provisions of Article XII of the Declaration and these Architectural Guidelines, the decision of the ACC shall be final on all matters submitted. All communications and submittals shall be addressed to the ACC in writing at such address as the ACC may designate. Notwithstanding the foregoing, and subject to anything stated herein to the contrary, the ACC owes no duty to any person, Owner or Occupant other than the applicant to provide, keep or make available any information or documentation relating to any application made pursuant to the Declaration and these Architectural Guidelines and any approvals granted by the ACC, or its designees, shall be granted solely for the benefit of the applicant only with respect to its application and shall not be construed as an approval for any other Person, Owner or Occupant planning to perform the same or similar type construction, architectural change or other improvement for which an application would be necessary pursuant to the Declaration.

#### D. Variances:

Variances may be granted without limitation by Declarant, ACC and the Board in order to overcome practical difficulties and unnecessary hardships arising by reason of the application of the Architectural Guidelines or such other conditions and restrictions. Variances may be granted in accordance with these Architectural Guidelines but in no event shall any variance granted be injurious to the other Lots, any portion of the Property or Common Areas, nor deviate substantially from the general intent and purpose of the Architectural Guidelines or the Declaration. No variance or adjustment granted by the ACC shall be deemed to apply to any other building, Person, Improvement or Lot, other than the Owner or Person granted such variance.

## E. Miscellaneous:

Notice of Completion:

Upon completion of the Improvements to a Lot, the Owner shall give a written notice of completion to the Declarant, Board or ACC, whichever is applicable.

## Inspection of Improvements:

The ACC or its duly authorized representative shall have the right, <u>but not the obligation</u>, to inspect any Improvement prior to or after completion; provided that the right of inspection shall terminate 60 days after the ACC receives a notice of completion from the Owner.

#### Address:

The address of the ACC shall be the address of the Association, set forth below, unless otherwise specified by Declarant or the Board:

Wolf Ranch Residential Community - Architectural Control Committee

## 3090 Olive Street, Suite 300 Dallas, Texas 75219

## Obtaining Governmental Approvals:

Prior to commencement of construction of any Improvements, an Owner shall obtain all required approvals by any Governmental Authority and comply with all applicable Legal Requirments in order for the Owner to construct, operate and maintain the Improvements.

## II. Architectural Standards, Materials and Requirements

## A. Masonry:

- (i) Masonry must be stone, stucco or brick. Stucco specs must be approved by ACC. All other forms or uses of concrete or faux material are subject to review from the ACC.
- (ii) Coverage Percentages:

Single Story	Front 100%	Side 100%	Rear 100%
Two Story 1 <sup>st</sup> Story	100%	100%	100%
2 <sup>nd</sup> Story*	100%	80%	80%

<sup>\*</sup> All elevations backing or siding to Wolf Ranch Parkway, school or open space must be 100% masonry on 2nd floor. All corner lots must have 100% masonry on 2nd floor side street elevation.

Accents are permitted with ACC approval

- (iii) Trim/Shutter Color:
  - Trim color must compliment colors of masonry/stucco and must be approved by the ACC.

## **B.** Setbacks – Home to Street Relationship:

Front Yard Measurements and Considerations:

The front yard shall be measured from the street right of way (public use area which includes streets, sidewalks, crosswalks as well as trails and other means of public access) to the front face of the building. A covered porch or covered terrace may encroach into this space to help improve the architecture of the home and the character of the street.

On corner lots, the front yard setback shall be observed along the frontage of both intersecting streets, unless shown specifically otherwise on a Final Plat.

There should be a variety of home styles and front setbacks within a given block face. Builders are encouraged to use both the 20' and 25' front setback as determined on the plat, giving the street more interest and depth.

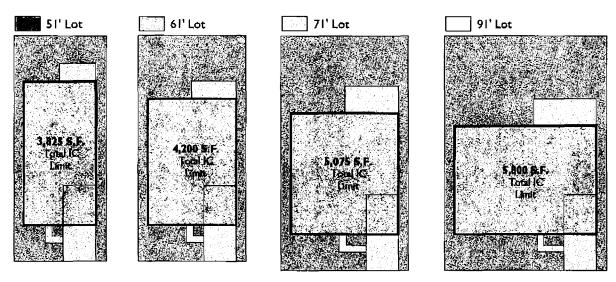
#### Side Yard and Rear Yard Measurements and Considerations:

Owners shall maintain a minimum side yard setback of five feet and six inches (5'.6") for all approved structures. Drainage swales and other grading or engineered site features must not be altered. All proposals for additional structures, improvements and/or site alterations shall be submitted to the ACC.

Rear yard considerations should be made for drainage and easements.

Minimum rear yard setback of 10 feet for all approved structures.

## C. Impervious Cover:



#### Notes:

- 1. Home footprints are conceptual in nature
- 2. Impervious surfaces include house pad, patio, walkway and driveway
- 3. Actual home placement on lot may vary due to topography and trees
- Non-typical lots noted on "Ph 1A Impervious Cover Lot Type Plan" may be granted an additional impervious cover allowance based on driveway requirements
- 5. Swimming Pools (per Georgetown code): 50% of the square footage of the water surface of a residential swimming pool shall be counted as a pervious surface. This does not include the apron of the pool, surrounding patio, or decking.

#### D. Roof Construction and Materials:

- 1. Roof Height and Chimney
  - All Chimneys must meet Industry Safety Guidelines
  - Chimneys shall be constructed completely to the ground so as not to appear cantilevered from the building
  - Chimneys located on exterior wall must be 100% masonry
  - Chimney color to match base or accent material of the house or compliment color of roof
- 2. Roof Materials

- All roofs must be constructed with 3 tab/3 dimensional shingles and must have ACC approval
- Roof Colors must be submitted for ACC approval

#### 3. Roof Pitch

- A minimum of 8:12 slope roof pitch is set as standard, each home plan will be reviewed on a case by case basis by the ACC.
- No flat roofs are allowed as a major structural element

#### 4. Solar Panels

- Solar design should be considered in the early design stages
- All solar appurtenances shall be submitted for approval by ACC and will be evaluated on a case by case basis

## E. Retaining Walls

- All retaining walls shall be constructed on the high side of the lot and maintained by the owner. The face of the retaining wall shall be on the property line.
- Walls more than four feet (4') tall must be engineered by a licensed Professional Engineer.
- Retaining walls shall be stacked limestone with smooth mortar joints.
- The wall cap is to be 4" thick flatted topped limestone with a 1" overhang.
- Locate 2" diameter weeps at 10' on center. The weep holes should be 3" above low side finish grade, cut flush and painted to match stone.
- Provide gravel drain pocket and foundation stone per geo-tech and engineer's recommendation. The top of wall is to remain flush with the high side finish grade. A 6" deep vegetated swale along top of wall to facilitate drainage is required.

## F. Utility, Service and Mechanical Equipment:

All equipment related to utilities intended to serve one Lot shall be installed by the Owner of the Lot and shall be located underground.

All services to the Lot, including pre-wiring for cable television, must be installed underground.

Ground-mounted mechanical equipment, such as HVAC units, shall be screened from view and grouped together away from street and public view. In the event cable boxes are installed, such boxes must be screened from view and grouped together away from street and public view.

Private, surface-mounted mechanical equipment, transformers, air conditioners, condensers, compressors, pool equipment, switches, etc. should be placed behind the side yard fence of a Lot. If placement in the side yard is not feasible, then all equipment must be screened with either a 3-4' wide horizontal plank fence ("Wolf Ranch Fence") specified or three (3) five-gallon shrubs and approved in writing by the ACC.

#### G. Size of Residences:

The size of residences shall be limited in general to the following square footage band requirements:

LOT SIZE	MINIMUM SQUARE FOOTAGE	MAXIMUM SQUARE FOOTAGE
51 X 125 (1)	1800	2900 (1)
61 X 125	2200	3600
71 X 130 (2) & (3)	2800 (2)	4500 (3)
91 X 130	3100	No Limit-

- (1) Single story homes are capped at 2400 square feet.
- (2) Single story plans MIN are allowed to start at 2800 square feet.
- (3) Two story plans MIN are required to start at 3100 square feet.
- up to 200 square feet may be added to 30% of the plans per phase

Builder must have ACC approval if variance requested from the square footage bands.

Declarant, during the Declarant Control Period, may exercise its right, in its absolute and sole discretion, to vary, amend or change these minimum square foot requirements as set forth in the Declaration.

#### H. Landscaping and Lawn:

All required landscaping shall be installed by Builder and must be installed prior to the closing of the sale of the home.

#### Initial Landscape:

Owners must provide drought-tolerant plants as shown on landscape appendix. In addition, all homes shall be planted with 2" composted material along with 3" of double shredded hardwood mulch.

Turf areas in the front yard zone and corner zones shall not exceed 70% of the available pervious area. The remaining 30% shall be shrubs, ornamental grasses, perennials, vines and groundcover. Side yards between homes are encouraged to avoid turf and use stone or decomposed granite with landscape planting, when feasible. All turf areas must be sodded with Bermuda grass prior to the closing of sale of a Lot from a Builder to a homeowner.

Synthetic or artificial turf is not permitted.

## Landscape Beds:

Landscape beds must use native and adaptive plants from the approved Plant List in these design guidelines, requiring less water and giving consistency to the landscape palette at Wolf Ranch and must be 30% of the front yard landscape. All beds must be prepped with a minimum two inches (2") of compost.

#### Corner Lots:

Owner shall maintain at a minimum, a 5 foot wide living screen between the fence and sidewalk on the side street of all corner lots. *This requires a 5' fencing setback*. All fencing facing the side street must have landscape planting in front of it to help soften the fences impact on the street. The planting design should include primarily evergreen plant material, with perennial accents for seasonal interest.

A mix of large, medium and small shrubs should be used from the Approved Plant List set forth in **Exhibit A** attached hereto and made a part hereof and arranged in a thoughtful manner.

In addition to the front yard landscape requirements for Lots, corner Lots must have shade trees planted by the Builder along the planter strip within the side street ROW. The spacing shall be one tree per each 50 feet of street frontage and the shade tree types shall be chosen from the list of "Canopy Trees" on the Approved Plant List in Exhibit A attached hereto and made a part hereof.

#### I. Trees:

It is the intent to provide tree coverage at Wolf Ranch to help reduce the heat island, shade the homes and to provide long-term value.

Owner shall preserve existing trees and understory vegetation to the extent practical.

Shade trees shall be chosen from the list of "Canopy Trees" on the Approved Plant List in Exhibit A, and planted within each street yard at a ratio of one tree per each 50 feet of street frontage or portion thereof, exclusive of driveway.

Shade trees located along a Residential Collector (for example Legacy Parkway) are to be a minimum 6" in caliper and shall measure 6" from the base of tree. All other shade trees are to be a minimum of 4" in caliper and shall measure 6" from the base of tree. This size tree should be equivalent to a 65-gallon container unless otherwise stated in **Exhibit A** attached hereto and made a part hereof.

All shrub beds must be fully prepped with compost material and top dressed with a 3" layer of double shredded hardwood mulch.

Colored Mulch such as dyed material in red is prohibited.

Front Yard – small & ornamental tree(s) are encouraged. These must be minimum 1 ½" caliper or 30 gal. Rear Yard – One 3" caliper shade tree required. Two small or ornamental trees, minimum 1 ½" or 30 gal., may be substituted for one shade tree.

#### J. Fencing:

#### The "Wolf Ranch" Wood Fence

Fence is to be six feet (6') tall #2 grade rough cedar. All Wood to be painted with Sherwin Williams Super Deck Solid Color CUSTOM (see Exhibit B for product detail). All connections to be galvanized, bottom picket to be field cut to slope with grade at 2" above finish grade. 3x3 Galvanized Steel Post @ 6' o.c. Steel post to be powder coated RAL 7022 "Umbra Grey" (see Exhibit B for product detail).

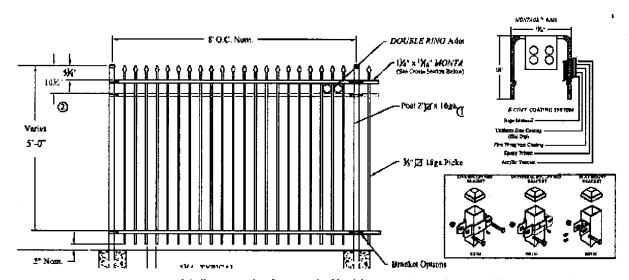
Nailer strip to be 2x2 pine fastening board mounted to steel post. Corner posts shall be 3x3 galvanized square tubing. 1x6 pickets to be installed on fastening board with ½" spacing max.

Any fence facing a public street or area should always show the non intermediate post or "good side" towards the street or public area.

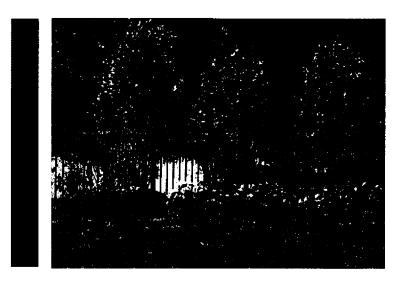
Given the horizontal nature of the fencing planks special care should be taken when joining a new fence with an existing one. Construction should always begin from the existing fence to ensure that the existing and new horizontal planks line up and create a seamless transition.

All fences shall be constructed with the finished side facing out on key lots, side lots and window lots.

The "Wolf Ranch" Wrought Iron Fence By Ameristar 5' height



http://www.ameristarience.com/residential-ornamentai-wrought-iron-steel-fence-montage-plas



#### K. Rain Water Collection and Irrigation:

Harvesting rainwater is allowed and encouraged. Rain barrels should be located along side or rear yards and screened from view.

Each Lot shall have an automatic irrigation system that must be installed with 100% head-to-head coverage on all turf areas. All irrigation systems must be installed per requirements of the Texas Commission of Environmental Quality.

All sprinkler heads should be placed to prevent spraying onto paved areas.

All trees and shrub beds shall be irrigated with a low-flow drip system and flush valve such as Netadirm dripline or a closely matched equivalent.

Each home shall be equipped with an ET (Evapo-Transpiration) Controllers and Wind/Rain Sensors.

A Hunter Controller model no: Pro-C Indoor/Outdoor controller or equal shall be used.

### L. Elevation and Floor Plan Repetition on Residential Lots:

Architectural diversity, within a traditional aesthetic framework, is of primary importance at Wolf Ranch. Multiple floor plans, elevations and architectural styles shall be provided by each Builder to help promote visual diversity and excitement within the street scene.

Product spacing requirements are as follows:

- Elevations are allowed to repeat when there are 4 Lots of separation on the same side of the street on which residential improvements are being constructed.
- The same elevation cannot repeat on a Lot across the street from the Lot on which the improvements are being constructed, nor on the two Lots immediately adjacent on either side of the Lot across the street.
- The same elevation cannot exist on the Lot immediately behind the Lot on which the improvement is being constructed.
- Repeating floor plans will follow the above criteria, with the exception that there can be a 3 Lot minimum spacing on floor plans instead of the 4 as dictated for repeating elevations.
- Brick colors are to vary according to the elevation repetition requirements.

## M. Driveways, Garages and Sidewalks:

### 1. Garages:

Front-facing garages have a tremendous impact on the character of a community. Every effort should be made to minimize the negative visual impact of the garage on the street. Garages should be thought of as an accent piece to the house, and not as the dominant architectural feature. Garages must be setback a minimum of twenty feet (20').

Garages facing Public Streets:

• Homes shall be designed in a manner that functionally enhances the front porch and pedestrian entry to the home, rather than the garage door.

- Detached garages are acceptable.
- All homes shall have at least a two-car garage.
- The minimum garage dimensions shall accommodate two cars with a 20' setback.
- Three-car garages are permitted, but no more than two garage doors may face a public street.
- Main structure must be 60% of the elevation, except 50% is allowed on 51 ft lots.

## Garage Door Treatments:

The garage door must be recessed a minimum of 9 inches from the garage face and adhere to the "Gifts to the Street" principles. Architectural garage doors must be used—these are defined as hardie board double doors with cedar trim and decorative hardware.

#### Gifts to the Street:

All residences shall include at least three of the following design features to provide visual relief along the front of the residence:

- 1. Bay Window
- 2. Brick Chimney on exterior wall visible from the front of the home.
- 3. Cast Stone Accents
- 4. A Covered Front Porch
- 5. Dormers
- 6. Gables
- 7. Garage doors that do not face the front yard.
- 8. A recessed front entry with a minimum depth of three feet.
- 9. Variable Pitch Roof
- 10. Shutters

## 2. Driveways:

Driveways should take into account street frontage, front setbacks and tree preservation.

All driveways must accommodate the off-street parking of 2 vehicles without blocking the sidewalk.

Driveways shall be constructed with no damage or alterations to drainage swales.

Concrete driveways and aprons shall be a minimum of 2,500 PSI concrete with #3 rebar on a 16 inch grid pattern.

Driveway stain or treatments must be submitted to ACC for approval. Neutral colors only.

#### 3. Sidewalks:

A walkable pedestrian environment is a top priority at Wolf Ranch. All public sidewalks not constructed by Declarant shall be constructed by Builders, where required at such Builder's sole cost and expense.

The Builder shall install residential sidewalks along all public ROW.

All public sidewalks are required to be 5 feet wide and must match the grade of any previously installed utility structures.

All sidewalks will be a minimum of 2,500 PSI concrete and must meet City of Georgetown construction requirements.

Any sidewalks damaged by a Builder shall be repaired at Builder's sole expense prior to closing of the sale of any home adjacent to the damaged sidewalk. All sidewalks adjacent to a home must be in good condition prior to closing of the sale of any home.

Sidewalks adjacent to a Lot must be maintained by the Owner of such Lot. Any sidewalks damaged by an Owner shall be timely repaired at such Owner's sole expense and in the event of a sale, all damage must be repaired prior to the closing any sale.

#### N. Trash:

Recycling and trash collection containers shall be stored within the garage or hidden from view.

A 4' screening fence may be constructed along the side yard to allow the home- owner to store trash containers outside the garage. The screening fence must be constructed and stained to match the horizontal plank fence ("Wolf Ranch Fence") specified and a concrete pad for the "parking" of trash receptacle must accompany the fence.

## O. Drainage on Lots:

Builder shall maintain the drainage pattern as originally designed by the civil engineer and approved by the local municipality pursuant to any recorded Plat. Owners shall not alter the drainage pattern throughout construction and ownership.

## P. Site Lighting Standards:

The exterior lighting standards for Wolf Ranch are intended to preserve a "Dark Sky" environment. As such, all light fixtures must be designed and installed in a manner that prevents the spillover of light on neighboring properties and must be shielded to prevent glare. Further, the light source must be in a shade of white and the light bulb shall not be visible from the street or adjacent properties. The use of colored lights are not permitted. Tree lights should be concealed underground or in shrub masses. Exterior flood lights are to be directed away from neighboring homes and yards. Carriage or Coach lighting provides property security.

- Two (2) Coach Lights are required on the front elevation.
- Spotlights and/or floodlights cannot be mounted to the front elevation of the house.
- Mercury Vapor Lights and P38 Floodlights are Prohibited.

#### Q. Sheds:

Sheds must be located behind a 6' wood fence, not exceed 8' overall height and limited to 100 square feet. Exterior materials are limited to wood or cedar (metal and plastic sheds are not allowed). The

shed must have a pitched roof and shingles similar to that of the main house. Sheds must have a minimum of 5' clearance from other structures or property lines.

## R: Pools / Spas / Hot Tubs:

All pools, spas and hot tubs are to be located in side or rear yards and abide by City of Georgetown standards. Pool, spa and hot tub equipment must be enclosed within a 6' fence. Above ground, masonry block, vinyl lined and low hung vinyl lined pools will not be approved. Pool, spa or hot tub drainage must be routed into the sanitary sewer line. Under no circumstances is surface deck or overspill drainage permitted to drain into a concentrated drain source (i.e., pvc pipe) into streets, neighboring properties, or "natural area". Improvements must have a minimum 5' clearance from other structures or property lines. Height of water features cannot exceed 4'. Exposed areas must be screened with landscaping or faced with an acceptable material.

## S. Permanent Outdoor Fireplaces / BBQ Grills:

Permanent outdoor fireplaces/ BBQ grills are classified in two ways: attached and freestanding. Both types may require a building permit and must comply with City of Georgetown building and fire codes. A spark arrestor for the chimney and a screen for the fire box will be required for both types of units.

Wood burning fire pits may be permitted but must include a top screen. These outdoor fire units must not create a neighborhood nuisance and the homeowner will be responsible for any damage created by smoke, fire or ash.

Attached Units should complement the architectural style of the home. Construction must be of 100% masonry (brick or stone) and must match materials in the original construction. Access doors, screens, grills, etc. may be steel.

Free Standing Units should be designed so that the main body of the unit does not exceed 6' height, with the chimney tapering to a maximum of 12' height including any chimney cap. The overall size (footprint) of the unit should not exceed 30 square feet but larger units will be considered on a case by case basis. As with attached units, the free standing unit must complement the architectural style of the home, be constructed of 100% masonry and constructed of materials that match the original construction of the home. Access doors, screens, grills, etc may be steel. Any overhanging tree limbs should be trimmed to help reduce the fire risk. A sufficient hearth must be included in the design to prevent fire danger to surrounding vegetation.

Please Note: The Fire Chief (or his designee) is authorized to require that recreational fires be immediately discontinued if such fires are determined by the chief (or his designee) to constitute a hazardous condition or neighborhood nuisance.

### T. Decks and Patios:

Patios may be constructed of concrete, brick, pavers or stone. Decks may be constructed of redwood, cedar, pressure treated pine or a material acceptable to the ACC. Decks that are elevated above 12" must be screened with non-deciduous (evergreen) shrubbery around the perimeter of the deck concealing the skirt from view.

#### U. Trellises / Arbors / Gazebos:

A trellis should be a "continuation" or a complement of the architectural style of the house (both in design, color and materials). Design, color and materials that are not part of or do not complement the house should not be introduced. An overall height of 12' - 0" and an area of seventy-five (75) square feet shall not be exceeded. Locations shall be confined to within the side or rear yard and located within the building setback lines. Clearance of at least ten (10) feet must occur between any attached or detached structure. Properties that already have a playhouse or shed will not be allowed to have a gazebo.

## V. Play Equipment / Playhouses:

Play equipment shall be limited to the rear yard and not exceed a maximum height of 12' - 0". The setback requirements will be measured from the property line/fence to the raised portion of the structure. Awnings must be composed of wood (to match the stained structure) or fabric. Fabric awnings shall be solid earth tone color (i.e. dark green, grey, brown, etc).

Playhouses are also confined to the rear yard and located behind a 6' wood fence. The playhouse roof and façade materials and colors must be similar to that of the main house if visible over the fence. The overall height shall not exceed 8', not exceed 80 square feet in area and have at least a 5' clearance from any structure or property line. If a property already has a storage shed or gazebo, the playhouse may not be permitted.

Trampoline nets must be screened from view with one tree on each side visible from the street, common area or neighborhood home.

## W. Flagpoles and Flags:

Flagpoles on lots must be black in color, must be constructed of aluminum and may not exceed 20 feet in height. One flagpole that attaches to the façade of a residence is also allowed. Only one flagpole is allowed per Lot. The location of a flagpole must be approved by the ACC prior to its installation on a Lot or residence

Flags. Each Owner has a right to fly certain flags on his Lot. A United States flag, State of Texas flag or an official or replica flag of any branch of the United States armed forces may be displayed in a respectful manner on a flagpole. Flags may not exceed three feet by five feet in size. Flag lighting (if any) shall be directed at the flag and may not cause or be a nuisance to neighboring Lots. All flags must be in good condition and flown in compliance with applicable federal and state laws governing public flags.

#### X. Storm and Screen Doors:

The proposed storm or screen door shall be without ornamentation or grill work and finished in a color complementary of the house. Storm doors shall have transparent glass. Screen doors shall have a screen mesh (dark in color) with an even transparent look.

#### Y. Shutters:

Shutters must be proportioned and sized to match windows/doors. In order to give the appearance that the shutters are operable, the shutter width should equal one half of the overall window width (i.e., a 3' wide window should have a pair of 1'-6" wide shutters). The shutter color should be compatible with the color scheme of the house.

#### Z. Birdhouses / Feeders:

Pole mounted birdhouses area limited to one per property, confined to the rear or side property (except corner lots which front two street) area and not to exceed 20' overall height. Pole material is to be limited to wood or metal, painted a dark earth tone (preferably black) and maintained as required.

## AA. Painting / Staining / Color Changes:

Property owners who wish to re-paint their house with the same original color do not have to submit a modification application. Property owners who elect to change their house color from the originally approved color are required to submit a modification application.

#### **BB.** No Soliciting Signs:

An Owner is permitted to post a "no soliciting" sign near or on the front door of the residence, provided that the sign not exceed twenty-five (25) square inches.

#### **CC.** Garage Door Paint/Stain:

An Owner wishing to paint or stain their garage doors must submit written notification with a photo of the residence and requested color to the ACC for approval.

#### **DD. Roof Replacements:**

All roof replacements are required to make a submission for approval prior to completion unless the roof is being replaced with the exact same roof (material and color).

#### **EE.** Dog Runs:

Dog runs must adhere to the following guidelines.

- 1.) Located behind a 6' wood fence.
- 2.) Confined to rear or side yard.

3.) Chain link is permissible only if it is located inside of a 6' wood fence and not visible from the street or neighboring homes.

## FF. Landscape Boarders

Must be constructed with masonry in a manner approved by the ACC. A copy of your plat indicating the proposed location as it relates to the home and a drawing, brochure or picture of the proposed masonry color and pattern/formation and height must be submitted for approval.

## **GG.** Xeriscape Guidelines

Xeriscaping refers to <u>landscaping</u> and <u>gardening</u> in ways that reduce or eliminate the need for supplemental water from <u>irrigation</u>. It is promoted in regions that do not have easily accessible, plentiful, or reliable supplies of <u>fresh</u> <u>water</u>. Common elements in xeriscaping are the reduction of lawn grass or sodded areas (since lawn grass is often one of the worst offenders against water conservation), and the installation of indigenous plants that are adapted to the local climate and consequently require less water.

Any homeowner interested in replacing a standard sod lawn by xeriscaping with native groundcovers, plants, or mulch must submit a landscape plan **before removing any sod and/or installing any plant material**. All plans will be reviewed on a case by case basis and must conform to the guidelines.

The Wolf Ranch Board of Directors has adopted the following xeriscaping guidelines for the community:

- Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants.
- Allow variances for xeriscaping as long as 50% of front yard area is turfed and all other guidelines below are met.
- Non-turf planted areas must be bordered to define the xeriscaped area clearly from turfed areas.
- Xeriscaped areas must be kept maintained at all times (plants trimmed and thinned, weeded, and borders edged) to ensure a reasonably attractive appearance.
- No boulders or large rocks exceeding 12" in height may be used on the narrow strips between public sidewalks and the street curb.
- No plants may encroach onto or over public sidewalks
- No plant with thorns, spines, or sharp edges can be used within 6' of the public sidewalks
- A minimum of 60% of shrubs must be evergreen
- A Minimum of 50% of planters in street beds must be decomposed granite
- River Rock must be used in appropriate water runoff areas

Residents are encouraged to consider converting the sidewalk strip areas (between sidewalk and curb) from turf grasses to xeriscaped areas as these areas are difficult to water. This area may be composed of a combination of river rock, crushed granite, and include native plantings.

IN WITNESS WHEREOF, the Declarant has caused these Architectural Guidelines to be executed and effective as of the \_\_\_\_\_\_\_ day of November, 2016.

#### **DECLARANT**:

H4 WR, LP,

a Texas limited partnership

By:

BOH Investments GP, LLC,

a Delaware limited liability company,

its general partner

By:

Name:

Title: \_

STATE OF TEXAS

§

§

**COUNTY OF DALLAS** 

§

This instrument was acknowledged before me on Normber 142016, by Signature 15. V.P. of BOH Investments GP, LLC, a Delaware limited liability company, on behalf of said limited liability company, in its capacity as sole general partner of H4 WR, LP, a Texas limited partnership, on behalf of said limited partnership.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Hillwood

3090 Olive Street, Suite 300

Dallas, TX 75219

Attn: Michele Ringnald

# Exhibit A Wolf Ranch Approved Plant List – Residential Lots

#### **Color Chart:**

Very drought tolerant - Red Moderately drought tolerant - Green Slightly drought tolerant - Blue Not drought tolerant - Purple Deer tolerant - Orange

#### **Canopy Trees:**

- 1. Acer grandidentatum, Bigtooth Maple Moderately drought tolerant
- Carya illinoensis, Pecan, select Pawnee or Choctaw variety- Moderately drought tolerant
- 3. Ehretia anacua, Anacua, Moderately drought tolerant
- 4. Fraxinus berlandierana, Berlander Ash Moderately drought tolerant
- 5. Fraxinum texensis, Texas Ash Moderately drought tolerant
- 6. Jugians microcarpa, Texas Black Walnut Moderately drought tolerant
- 7. Juniperus chinensis, **Spartan Juniper Very drought tolerant**, **Deer tolerant**
- 8. Juniperus virginiana, Eastern Red Cedar Very drought tolerant, Deer tolerant
- 9. Koelreuteria bipinnator, Chinese Flame Tree Moderately drought tolerant
- 10. Platanus mexicana, **Mexican Sycamore Moderately drought tolerant, Deer** tolerant
- 11. Prosopis glandulosa, Honey Mesquite Very drought tolerant, Deer tolerant
- 12. Prunus caroliniana, Carolina Laurelcherry- Slightly drought tolerant
- 13. Prunus serotina, Escarpment Black Cherry Moderately drought tolerant
- Quercus buckleyi or Quercus texana, Texas Red Oak Moderately drought tolerant
- 15. Quercus fusiformus, Escarpment Live Oak Moderately drought tolerant
- 16. Quercus laceyii, Lacey Oak, bluish foliage Very drought tolerant
- 17. Quercus lyrata, Overcup Oak Moderately drought tolerant
- 18. Quercus macrocarpa, Bur Oak Moderately drought tolerant
- 19. Quercus muhlenbergii, Chinquapin Oak Moderately drought tolerant
- 20. Quercus polymorphya, Mexican White Oak or Monterey Oak Moderately drought tolerant
- 21. Quercus shumardii, Shumard Red Oak Moderately drought tolerant
- 22. Quercus sinuate, Big Low Oak Moderately drought tolerant
- Quercus virginiana, Live Oak, select native Live Oak or Highrise, Cathedral, Millennium varieties- Moderately drought tolerant
- 24. Sapindus drummondii, Western Soapberry Moderately drought tolerant
- 25. Taxodium ascendens, Pond Cypress Moderately drought tolerant, Deer tolerant
- 26. Taxodium distichum, Bald Cypress Moderately drought tolerant, Deer tolerant
- 27. Taxodium distichum var. Shawnee Brave, **Shawnee Brave Bald Cypress Moderately drought tolerant**, **Deer tolerant**
- 28. Taxodium mucronatum, Montezuma Baldcypress Moderately drought tolerant,
  Deer tolerant
- 29. Ulmus alata, Winged Elm Moderately drought tolerant

- 30. Ulmus Americana, **American Elm**, select Valley Forge, Jefferson, New Harmony, Prairie Expedition, Princeton varieties that are resistant to Dutch Elm Disease and phloem necrosis- **Moderately drought tolerant**
- 31. Ulmus crassifolia, Cedar Elm Moderately drought tolerant
- 32. Ulmus parvifolia, **Lacebark Elm** select Athena, Bosque, Dynasty, Emerald Prairie, Everclear, Emerald Flair, varieties **Moderately drought tolerant**
- 33. Ulmus parvifolia var. Allee, Allee Elm Moderately drought tolerant

#### **Accent Plants:**

- 1. Acacia farnesiana, Huisache Moderately drought tolerant
- 2. Aesculus pavia, Red Buckeye Moderately drought tolerant, Deer tolerant
- 3. Arbutus texana, Texas Madrone - Very drought tolerant
- Bauhinia lunariodes, Anacho Orchid Tree Moderately drought tolerant, Deer tolerant
- 5. Cephalanthus occidentalis, Button Bush Moderately drought tolerant
- Cercis canadensis, Redbud full sun or understory tree Moderately drought tolerant
- Cercis canadensis var. Alba, White Redbud full sun or understory tree -Moderately drought tolerant, Deer tolerant
- Cercis canadensis var. Texas Redbud full sun or understory tree -Moderately drought tolerant, Deer tolerant
- Cercis canadensis var. Mexicana, Mexican Redbud full sun or understory tree Very drought tolerant, Deer tolerant
- Cercis reniformis var. Oklahoma, Oklahoma Redbud full sun or understory tree -Moderately drought tolerant, Deer tolerant
- 11. Chilopsis linearis, Desert Willow Very drought tolerant, Deer tolerant
- 12. Chionanthus virginicus, White Fringe Tree Moderately drought tolerant
- 13. Condalia hookeri, Bluewood Very drought tolerant
- 14. Cordia boissieri, Mexican Olive Very drought tolerant, Deer tolerant
- Cornus drummondii, Roughleaf Dogwood understory tree Very drought tolerant
- 16. Cornus florida, Flowering Dogwood Moderately drought tolerant
- 17. Cotinus obovatus, American Smoketree Very drought tolerant
- 18. Crataegus texana, Texas Hawthorn Moderately drought tolerant
- 19. Cupressus arizonica Arizona Cypress Very drought tolerant
- 20. Diospyros texana, Texas Persimmon Very drought tolerant, Deer tolerant
- 21. Eysenhardtia texana, Kidneywood Very drought tolerant
- 22. Foresteria pubescens, Elbow Bush Moderately drought tolerant
- 23. Fraxinus cuspidate, Fragrant Ash Very drought tolerant
- 24. Fraxinus gregii, Greg Ash Very drought tolerant
- Garrya ovate spp. lindheimeri, Mexican Silktassel Moderately drought tolerant,
   Deer tolerant
- 26. Hamamelis vernalis, Arkansas Witch Hazel Moderately drought tolerant
- 27. Hamamelis virginiana, Comman Witch Hazel Moderately drought tolerant
- 28. llex decidua, Possumhaw Holly Moderately drought tolerant, Deer tolerant
- 29. llex decidua var. Finch's Golden, Finch's Golden Possumhaw Holly bright golden berries Moderately drought tolerant, Deer tolerant
- 30. Ilex decidua var. Paco, **Paco Possumhaw Holly –** deep orange berries **Moderately drought tolerant, Deer tolerant**
- 31. llex decidua var. Warren's Red, Warren's Red Possumhaw Holly bright red berries Moderately drought tolerant, Deer tolerant

- 32. liex opaca, American Holly Moderately drought tolerant, Deer tolerant
- 33. liex var. Mary Nell, Mary Nell Holly Slightly drought tolerant, Deer tolerant
- 34. Ilex var. Nellie R. Steven's, Nellie R. Steven's Holly Slightly drought tolerant, Deer tolerant
- 35. Ilex var. Oakleaf Holly, Oakleaf Holly Slightly drought tolerant, Deer tolerant
- 36. Ilex vomitoria var. Pride of Houston, **Pride of Houston Yaupon Holly Moderately** drought tolerant, **Deer tolerant**
- 37. Ilex vomitoria var. Will Fleming, **Will Fleming Yaupon Holly** upright, 1-2' spread, no berries **Moderately drought tolerant**, **Deer tolerant**
- 38. Jacaranda mimosifolia, Jacaranda Moderately drought tolerant
- 39. Jugians microcarpa, Little Walnut Moderately drought tolerant
- 40. Juniperus chinensis var. Blue Point, **Blue Point Juniper –** blue color  **Very drought tolerant –** more upright  **Moderately drought tolerant**
- 41. Juniperus chinensis var. Spartan, **Spartan Juniper** more upright **Very drought** tolerant
- 42. Juniperus deppeana Alligator Juniper Very drought tolerant
- 43. Juniperus virginiana, Eastern Red Cedar Very drought tolerant
- 44. Koelreuteria panicuata, Goldenraintree Moderately drought tolerant
- 45. Lagerstroemia indica var. Acoma, **Acoma Crape Myrtie –** white with weeping, cascading growth habit **Very drought tolerant**
- 46. Lagerstroemia indica var. Basham's Party Pink, **Party Pink Crape Myrtle –** lavender pink **Very drought tolerant**
- Lagerstroemia indica var. Muskogee, Muskogee Crape Myrtle Light lavender Very drought tolerant
- 48. Lagerstroemia indica var. Natchez, **Natchez Crape Myrtle** White **Very drought tolerant**
- Lagerstroemia indica var. Sioux, Sioux Crape Myrtle vivid pink Very drought tolerant
- 50. Lagerstroemia indica var. Tonto, **Tonto Crape Myrtle** deep red **Very drought tolerant**
- 51. Lagerstroemia indica var. Tuscarora, **Tuscarora Crape Myrtle** coral pink **Very** drought tolerant
- 52. Lagerstroemia indica var. Tuskegee, **Tuskegee Crape Myrtle** dark pink **Very drought tolerant**
- 53. Leucana retusa, Lemonball or Goldenball Lead Tree Very drought tolerant
- 54. Linderg benzoin, Spice Bush Moderately drought tolerant
- 55. Magnolia grandiflora var. Alta, **Alta Magnolia –** upright and dense  **Moderately** drought tolerant
- 56. Magnolia grandiflora var. Claudia Wannamaker Claudia Wannamaker Magnolia Moderately drought tolerant
- 57. Magnolia grandiflora var. Little Gem Little Gem Magnolia Moderately drought tolerant
- 58. Magnolia stellata, Star Magnolia understory tree Moderately drought tolerant
- Magnolia soulangiana, Saucer Magnolia understory tree Moderately drought tolerant
- 60. Magnolia virginiana, **Sweet Bay Magnolia –** understory tree  **Moderately drought tolerant**
- 61. Morella cerifera, Wax Myrtle Moderately drought tolerant
- 62. Myrospurnum sousanum, Arroyo Sweetwood Very drought tolerant
- 63. Nyssa sulvatica, Blackgum Moderately drought tolerant
- 64. Parkinsonia aculeata, **Jerusalem-Thorn or Palo Verde** select Desert Museum thornless variety **Very drought tolerant**, **Deer tolerant**

- 65. Pinus edulis, Pinion Pine Very drought tolerant
- 66. Pinus halapensis, Aleppo Pine Very drought tolerant
- 67. Pinus nigra, Austrian Pine Moderately drought tolerant
- 68. Pinus pinea, Italian Stone Pine Very drought tolerant
- 69. Pinus thunbergii, Japanese Black Pine Very drought tolerant
- 70. Pistacio texana, Texas Pistache Moderately drought tolerant
- 71. Pithecellobium flexicaule, Texas Ebony Very drought tolerant
- 72. Prosopis glandulosa, Honey Mesquite Very drought tolerant
- 73. Prunus mexicana, Mexican Plum Moderately drought tolerant
- 74. Prunus serotina, Escarpment Black Cherry Moderately drought tolerant
- 75. Ptelea trifoliate, Hop Tree Moderately drought tolerant, Deer tolerant
- 76. Pyrus ioensis var. texensis, Blanco Crabappie Very drought tolerant
- 77. Rhamnus caroliniana, Carolina Buckthorn Moderately drought tolerant, Deer tolerant
- 78. Punica granatum, Pomegranite Very drought tolerant
- 79. Rhus aromatic, Fragrant Sumac Very drought tolerant, Deer tolerant
- 80. Rhus lanceolata, Prairie Flameleaf Sumac Very drought tolerant, Deer tolerant
- 81. Rhus microphylla, Littleleaf Sumac Very drought tolerant, Deer tolerant
- 82. Rhus virens, Evergreen Sumac Very drought tolerant, Deer tolerant
- 83. Sophora secundiflora, Texas Mountain Laurel Very drought tolerant, Deer tolerant
- 84. Styphnolobium affinis, Eve's Necklace Very drought tolerant, Deer tolerant
- 85. Tilia caroliniana, Carolina Basswood Slightly drought tolerant
- 86. Ungnadia speciosa, Mexican Buckeye Very drought tolerant, Deer tolerant
- 87. Vaccinium spp., **Ornamental Blueberry**, select Emerald or Jubilee variety **Moderately drought tolerant**
- 88. Viburnum acerfolium, Maple-Leaf Viburnum Moderately drought tolerant, Deer tolerant
- 89. Viburnum macrocephalum, Chinese Snowball Viburnum Moderately drought tolerant, Deer tolerant
- 90. Viburnum rufildulum, **Rusty Blackhaw –** good understory tree  **Moderately drought tolerant**, **Deer tolerant**
- 91. Viburnum suspensum, **Sandankwa Viburnum Moderately drought tolerant, Deer** tolerant
- 92. Xylosma congestum, **Xylosma Moderately drought tolerant**

## Shrubs:

- 1. Abelia var. Rose Creek, Rose Creek Abelia Moderately drought tolerant
- 2. Abelia var. Kaleidoscope, Kaleidoscope Abelia Moderately drought tolerant
- 3. Abelia var. White Prostrate, White Prostrate Abelia Moderately drought tolerant
- 4. Acuba japonica, Acuba Moderately drought tolerant, Deer tolerant
- 5. Agave spp, Agave Very drought tolerant
- 6. Ageratina havanensis, White Mistflower Moderately drought tolerant
- Anisacanthus quadrifidus var. wrightii, Flame Acanthus Very drought tolerant, Deer tolerant
- Berberis thunbergii, Japanese Barberry Moderately drought tolerant, Deer tolerant
- 9. Berberis trifoliata, Agarita Very drought tolerant, Deer tolerant
- 10. Buddleja davidii, Butterfly Bush Moderately drought tolerant
- 11. Buddleja marrubifolia, Wooly Butterfly Bush Very drought tolerant, Deer tolerant
- 12. Buxus var.Wintergreen, Wintergreen Boxwood Moderately drought tolerant

- 13. Buxus var Winter Gem, Winter Gem Boxwood Moderately drought tolerant
- 14. Callicarpa americana, American Beautyberry Moderately drought tolerant,
  Deer tolerant
- 15. Callistemon citrinus, Bottlebrush Very drought tolerant, Deer tolerant
- 16. Cassia corymbosa, Flowering Senna Moderately drought tolerant, Deer tolerant
- 17. Ceanothus americana, New Jersey Tea Plant Very drought tolerant
- Chaenomeles superba var. Texas Scarlet, Texas Scarlet Flowering Quince -Moderately drought tolerant
- Cotoneaster glaucophyllus, Gray Cotoneaster Very drought tolerant, Deer tolerant
- 20. Dalea formosa, Feather Dalea Very drought tolerant, Deer tolerant
- 21. Dalea frutescens, Black Dalea Very drought tolerant, Deer tolerant
- 22. Duranta erecta, Skyflower Duranta Moderately drought tolerant
- 23. Elaeagnus pungens, Elaeagnus Very drought tolerant, Deer tolerant
- 24. Eupatorium greggii, Greg's Mist Flower Very drought tolerant
- 25. Fatsia japonica, Japanese Aralia Moderately drought tolerant, Deer tolerant
- 26. Feijoa sellowiana, Pineapple Guava Moderately drought tolerant, Deer tolerant
- 27. Forestirera pubescens, Elbow Bush Very drought tolerant
- 28. Galphimia glauca, Golden Showers Very drought tolerant, Deer tolerant
- 29. Hesperaloe funifera, Giant Red Yucca Very drought tolerant
- 30. Hesperaloe parviflora, False Red Yucca Very drought tolerant
- 31. Hesperaloe parviflora, False Yellow Yucca Very drought tolerant
- 32. Hibiscus coccineus, Texas Star Hibiscus Very drought tolerant
- 33. Hydrangea quercifolia, Oakleaf Hydrangea Moderately drought tolerant
- 34. Ilex cornuta var. Burfordii, **Dwarf Burford Holly Moderately drought tolerant**, **Deer tolerant**
- 35. Ilex comuta var. Rotunda, **Dwarf Chinese Holly Moderately drought tolerant**, **Deer tolerant**
- 36. Ilex vomitoria var. Nana, Dwarf Yaupon Holly Moderately drought tolerant
- 37. Ilex vomitoria var. Bordeaux, **Bordeaux Dwarf Yaupon Holly Moderately drought** tolerant
- 38. Jasminum mesnyi, Primrose Jasmine Moderately drought tolerant, Deer tolerant
- 39. Lagerstroemia indica, **Dwarf Crape Myrtle**, this plant is available in many colors and range of heights **Very drought tolerant**
- 40. Leucaena retusa, Goldenbali Leadtree Very drought tolerant
- 41. Leucophyllum frutescens, Texas Sage Very drought tolerant, Deer tolerant
- 42. Leucophyllum var. Greencloud, **Greencloud Texas Sage Very drought tolerant**, **Deer tolerant**
- 43. Leucophyllum var. Silverado Dwarf, **Silverado Dwarf Texas Sage Very drought** tolerant, **Deer tolerant**
- 44. Lonicera albiflora, Honeysuckle Bush Moderately drought tolerant, Deer tolerant
- 45. Malpighia glabra, Cherry Barbados Moderately drought tolerant
- 46. Malvaviscus drummondii, Turk's Cap Very drought tolerant
- 47. Mimosa borealis, Fragrant Mimosa Very drought tolerant, Deer tolerant
- 48. Myrica pusila, Dwarf Wax Myrtle Moderately drought tolerant
- 49. Optunia ellisiana, Spineless Prickly Pear Very drought tolerant
- Philadelphus coronarius, Mock Orange Moderately drought tolerant, Deer tolerant
- 51. Nerium oleander, Oleander Very drought tolerant, Deer tolerant
- 52. Punica granatum, Pomegranate Very drought tolerant
- 53. Rhaphiolepis indica, Indian Hawthorne Moderately drought tolerant
- 54. Rhus aromatica, Fragrant Sumac Very drought tolerant, Deer tolerant

- 55. Rhus michauxii, Michaux's Sumac Very drought tolerant, Deer tolerant
- 56. Rhus virens, Evergreen Sumac Moderately drought tolerant, Deer tolerant
- 57. Rosa var. Belinda's Dream, Belinda's Dream Rose Moderately drought tolerant
- 58. Rosa var. Cecile Brunner, Cecile Brunner Rose Moderately drought tolerant
- 59. Rosa var. Grandma's Yellow, **Grandma's Yellow Rose Moderately drought** tolerant
- 60. Rosa var. Knockout, Knockout Rose Moderately drought tolerant
- 61. Rosa var. Lady Banksia, Lady Banksia Rose Moderately drought tolerant
- 62. Rosa var. Livin' Easy, Livin' Easy Rose Moderately drought tolerant
- 63. Rosa var. Martha Gonzalez, Martha Gonzalez Rose
- 64. Rosa var. Mutabilis, Mutabilis Rose Moderately drought tolerant
- 65. Rosa var. Nearly Wild, Nearly Wild Rose Moderately drought tolerant
- 66. Rosmarinus officinalis, Rosemary Moderately drought tolerant, Deer tolerant
- 67. Sedum var. Autumn Joy, Autumn Joy Sedum Moderately drought tolerant
- 68. Sphaeralcea ambigua, Globe Mallow Moderately drought tolerant
- 69. Spirea vanhouttei, Bridal Wreath Spirea Moderately drought tolerant
- 70. Spirea japonica var. Anthony Japonica, **Anthony Spirea Moderately drought** tolerant
- 71. Symphoricarpos chenaultii var. Hancock, **Hancock Snowberry Moderately** drought tolerant, **Deer tolerant**
- 72. Symphoricarpos orbiculatus, Coralberry Very drought tolerant, Deer tolerant
- 73. Teucrium fruticans, Germander Bush Moderately drought tolerant, Deer tolerant
- 74. Yucca filamentosa var. Color Guard, Color Guard Yucca Very drought tolerant,
  Deer tolerant
- 75. Yucca gloriosa var. Variegata, **Variegated Spanish Dagger Very drought** tolerant, Deer tolerant
- 76. Yucca pallida, Pale Leaf Yucca Very drought tolerant, Deer tolerant
- 77. Yucca recurvifolia, Softleaf Yucca Very drought tolerant, Deer tolerant
- 78. Yucca rigida, Blue Yucca Very drought tolerant, Deer tolerant
- 79. Yucca rostrata var. Sapphire Skies, **Sapphire Skies Yucca Very drought tolerant**, **Deer tolerant**
- 80. Yucca rupicola, Twisted Leaf Yucca Very drought tolerant, Deer tolerant
- 81. Yucca treculeana, Texas Bayonet Yucca Very drought tolerant, Deer tolerant

#### Agave, Yucca, Cacti, Succulents, Sotols:

- 1. Agave americana, Century Plant Agave Very drought tolerant
- 2. Agave bracteosa, **Squid Agave Very drought tolerant**, **Deer tolerant**
- 3. Agave parryi, Parry's Agave Very drought tolerant, Deer tolerant
- 4. Agave tequilana, Blue Agave Very drought tolerant
- 5. Agave victoria-reginae, Queen Victoria Agave Very drought tolerant
- 6. Dasylirion texanum, **Texas Sotol Very drought tolerant**, **Deer tolerant**
- 7. Hesperaloe funifera, Giant Yucca Hesperaloe Very drought tolerant
- 8. Hesperaloe parviflora, Red Yucca Very drought tolerant
- 9. Nolina lindheimeriana, **Nolina Very drought tolerant**, **Deer tolerant**
- 10. Nolina texana, Basket Grass Very drought tolerant, Deer tolerant
- 11. Optuntia spp., Prickly Pear Cactus Very drought tolerant, Deer tolerant
- 12. Yucca filamentosa var. Color Guard, Color Guard Yucca Very drought tolerant,
  Deer tolerant
- 13. Yucca gloriosa var. Variegata, **Variegated Spanish Dagger Very drought** tolerant. Deer tolerant
- 14. Yucca pallida, Pale Leaf Yucca Very drought tolerant, Deer tolerant

- 15. Yucca recurvifolia, Softleaf Yucca Very drought tolerant, Deer tolerant
- 16. Yucca rigida, Blue Yucca Very drought tolerant, Deer tolerant
- 17. Yucca rostrata var. Sapphire Skies, **Sapphire Skies Yucca Very drought tolerant**, **Deer tolerant**
- 18. Yucca rupicola, Twisted Leaf Yucca Very drought tolerant, Deer tolerant
- 19. Yucca treculeana, Texas Bayonet Yucca Very drought tolerant, Deer tolerant

#### **Ornamental Grasses:**

- Carex buchananii var. Red Rooster, Red Rooster Sedge Moderately drought tolerant, Deer tolerant
- Carex cherokeensis, Cherokee Sedge Moderately drought tolerant, Deer tolerant
- 3. Carex divulsa, Meadow Sedge Moderately drought tolerant, Deer tolerant
- 4. Carex oshimensis var. Everest, **Everest Weeping Sedge Moderately drought** tolerant, Deer tolerant
- Carex oshimensis var. Evergold, Evergold Sedge Moderately drought tolerant,
   Deer tolerant
- 6. Carex perdentata, **Webberville Sedge Moderately drought tolerant**, **Deer tolerant**
- 7. Carex phyllocephala var. Sparkler, **Sparkler Sedge Moderately drought tolerant**, **Deer tolerant**
- 8. Chasmanthium latifolium, **Inland Sea Oats Moderately drought tolerant**, **Deer tolerant**
- Cortaderia selloana var. Pumila, Dwarf Pampas Grass Moderately drought tolerant
- Corynephorus canescens var. Spiky Blue, Spiky Blue Grass Moderately drought tolerant
- 11. Cyperus alternifolia, Umbrella Plant Not drought tolerant
- 12. Cyperus nanas, Compact Umbrella Plant Not drought tolerant
- 13. Dianella tasmanica var. Variegata, **Variegated Flax Lily Moderately drought**
- 14. Eragrostis curvula, Weeping Lovegrass Very drought tolerant
- 15. Eragrostis elliottii, Blue Lovegrass Very drought tolerant
- 16. Jungus inflexus var. Blue Arrows, Blue Arrows Rush Moderately drought tolerant
- 17. Juncus pallidus var. Javelin, Javelin Rush Moderately drought tolerant
- 18. Koeleria glauca var. Coolio, Coolio Blue Hair Grass Moderately drought tolerant
- Koeleria glauca var. Blue Sprite, Blue Sprite Blue Hair Grass Moderately drought tolerant
- 20. Miscanthus sinensis var. Adagio, Adagio Miscanthus Very drought tolerant
- 21. Miscanthus sinensis var. Gracillimus, Maiden Grass Very drought tolerant
- 22. Muhlenbergia capillaris, Gulf Coast Muhly Very drought tolerant, Deer tolerant
- Muhlenbergia capillaris var. Lenca, Regal Mist Pink Muhly Very drought tolerant,
   Deer tolerant
- 24. Muhlenbergia dubia, Pine Muhly Very drought tolerant, Deer tolerant
- 25. Muhlenbergia duboides, Weeping Muhly Very drought tolerant, Deer tolerant
- 26. Muhlenbergia dumosa, Bamboo Muhly Very drought tolerant, Deer tolerant
- 27. Muhlenbergia lindheimeri, **Lindheimer Muhly Very drought tolerant**, **Deer tolerant**
- 28. Muhlenbergia rigens, Deer Muhly Very drought tolerant, Deer tolerant
- 29. Nassella tenuissima, **Mexican Feathergrass Moderately drought tolerant**, **Deer** tolerant

- 30. Panicum virgatum var. Dallas Blues, **Dallas Blues Switchgrass Very drought** tolerant, **Deer tolerant**
- 31. Panicum virgatum var. Heavy Metal, **Heavy Metal Switchgrass ~ Very drought** tolerant, Deer tolerant
- Pennisetum alopercuroides, Dwarf Fountain Grass Moderately drought tolerant,
   Deer tolerant
- 33. Schizachyrium scoparium, Little Bluestem Very drought tolerant, Deer tolerant

#### Perennials:

- 1. Achillea var. Moonshine, Moonshine Yarrow Very drought tolerant, Deer tolerant
- 2. Anisacanthus quadrifidus wrightii, Flame Acanthus Very drought tolerant
- Aquilegia canadensis, Red Columbine Moderately drought tolerant, Deer tolerant
- Aquilegia chrysantha var. hinkcleyana, Texas Gold Columbine Very drought tolerant, Deer tolerant
- 5. Artemesia var. Powis Castle, Powis Castle Artemesia Moderately drought tolerant, Deer tolerant
- 6. Aspidistra elatior, Cast Iron Plant Very drought tolerant, Deer tolerant
- 7. Aster oblongifolius, Fall Aster Moderately drought tolerant
- 8. Astrolepis sinuata, Wavy Scaly Cloakfern Very drought tolerant
- 9. B. frutescens, Bulbine Very drought tolerant, Deer tolerant
- 10. Buddleia davidii, Butterfly Bush Very drought tolerant
- 11. Caesalpinia pulcherrima, **Pride of Barbados Moderately drought tolerant**, **Deer tolerant**
- 12. Callirhoe involucrate, Winecup Very drought tolerant
- Calylophus berlandeieri, Square Bud Primrose Calylophus Very drought tolerant, Deer tolerant
- 14. Calyptocarpus vialis, Horse Herb Very drought tolerant
- 15. Capsicum annuum, Chile Pequin Very drought tolerant, Deer tolerant
- 16. Chrysactinia mexicana, Damianita Very drought tolerant, Deer tolerant
- 17. Coreopsis lanceolata, Lanceleaf Coreopsis Very drought tolerant, Deer tolerant
- 18. Cuphea llavea, Batface Cuphea Very drought tolerant, Deer tolerant
- 19. Cuphea llavea var David Verity, David Verity Cuphea Very drought tolerant
- 20. Datura wrightii, Datura Jimson Weed Very drought tolerant
- 21. Dietes bicolor, Bicolor Iris Very drought tolerant
- 22. Dyschoriste linearis, Snake Herb Very drought tolerant
- 23. Echinacea purpurea, Purple Coneflower Very drought tolerant, Deer tolerant
- 24. Engelmannia peristenia, Engelmann Daisy Moderately drought tolerant
- 25. Erythrina herbacea, Coralbean Very drought tolerant
- 26. Eupatorium greegii, Greg's Mist Flower Very drought tolerant
- 27. Gaura lindheimeri, Pink Gaura Moderately drought tolerant, Deer tolerant
- 28. Hamelia patens Firebush Moderately drought tolerant
- 29. Hemerocallis var. Yangtze, Yangtze Daylily Very drought tolerant
- 30. Hibiscus moscheutos, Perennial Hibiscus Moderately drought tolerant
- 31. Iris bracteata, Siskiyou Iris Moderately drought tolerant, Deer tolerant
- 32. Iris germanica, Bearded Iris Very drought tolerant, Deer tolerant
- 33. Justica brandegeana, Shrimp Plant Moderately drought tolerant, Deer tolerant
- 34. Justica spicigera, Mexican Honeysuckle Very drought tolerant, Deer tolerant
- 35. Lantana camara var. Dwarf Yellow, **Dwarf Yellow Lantana Very drought tolerant**, **Deer tolerant**

- Lantana horrida or urticoides, Texas Lantana Very drought tolerant, Deer tolerant
- 37. Lantana hybridii, Lantana Very drought tolerant, Deer tolerant
- 38. Lantana montevidensis, Trailing Lantana Very drought tolerant, Deer tolerant
- 39. Leonotis leonurus, Lion's Tail Very drought tolerant, Deer tolerant
- 40. Lavandula intermedia var. Provence, Provence Lavender Very drought tolerant
- 41. Liatris mucronata, Gayfeather Liatris Very drought tolerant
- 42. Lippia graveolens, Mexican Oregano Moderately drought tolerant
- 43. Marsilia macropoda, Clover Fern Very drought tolerant
- 44. Melampodium leucanthum, **Blackfoot Daisy Very drought tolerant**, **Deer tolerant**
- 45. Nepeta faassenii var. Walker's Low, **Walker's Low Catmint Moderately drought** tolerant
- 46. Nierembergia gracilis var. Starry Eyes, **Starry Eyes Nierembergia Very drought tolerant**
- 47. Oenothera missouriensis, Fluttermills Very drought tolerant, Deer tolerant
- 48. Pavonia lasiopetala, Rock Rose Very drought tolerant, Deer tolerant
- 49. Packera obovata, Golden Groundsel Moderately drought tolerant, Deer tolerant
- 50. Penstemon baccharifolius, Copper Rock Penstemon Very drought tolerant
- 51. Penstemon tenuis, Brazos Penstemon Moderately drought tolerant
- 52. Penstemon triflorus, Hill Country Penstemon Very drought tolerant
- 53. Perovskia atriplicifolia, Russian Sage Moderately drought tolerant, Deer tolerant
- 54. Phlox paniculata, Garden Phlox Moderately drought tolerant
- 55. Phlomis fruticosa, Jerusalem Sage Very drought tolerant, Deer tolerant
- 56. Physostegia virginiana, Fall Obedient Plant Moderately drought tolerant
- 57. Plumbago auriculata, Plumbago Moderately drought tolerant, Deer tolerant
- 58. Poliomintha longiflora, Mexican Oregano Very drought tolerant, Deer tolerant
- 59. Rosmarinus officinalis var. Prostratus, **Prostrate Rosemary Moderately drought** tolerant
- 60. Rudbeckia fulgida, Black-Eyed Susan Very drought tolerant, Deer tolerant
- 61. Rudbeckia fulgida var. Goldsturm, Goldsturm Rudbeckia Moderately drought tolerant, Deer tolerant
- 62. Rudbeckia maxima, **Giant Coneflower Moderately drought tolerant**, **Deer tolerant**
- 63. Ruellia brittoniana, Dwarf Ruellia Very drought tolerant, Deer tolerant
- 64. Russelia equisetiformis, Firecracker Fern Very drought tolerant, Deer tolerant
- 65. Salvia chamaedryoides, Gray Shrub Sage Very drought tolerant, Deer tolerant
- 66. Salvia coccinea, Tropical Sage Very drought tolerant, Deer tolerant
- 67. Salvia farinacea var. Henry Duelberg, **Henry Duelberg Sage Moderately drought tolerant**, **Deer tolerant**
- 68. Salvia guaranitica, Majestic Sage Very drought tolerant, Deer tolerant
- 69. Salvia gregii var. Autumn Sage, **Autumn Sage Salvia Moderately drought** tolerant. Deer tolerant
- 70. Salvia hybrid, Nuevo Leon Sage Moderately drought tolerant, Deer tolerant
- 71. Salvia leucantha, Mexican Bush Sage Very drought tolerant, Deer tolerant
- 72. Salvia longispicata var. Indigo Spires, **Indigo Spires Salvia Moderately drought tolerant**, **Deer tolerant**
- 73. Salvia lyrata, Lyre Leaf Sage Moderately drought tolerant. Deer tolerant
- 74. Salvia penstemonoides, Sage Penstemon Very drought tolerant, Deer tolerant
- 75. Salvia roemeriana, Cedar Sage Moderately drought tolerant, Deer tolerant

- Salvia var. May Night, May Night Salvia Moderately drought tolerant, Deer tolerant
- Santolina chamaecyparissus, Gray Santolina Very drought tolerant, Deer tolerant
- 78. Santolina pinnata, Green Santolina Very drought tolerant, Deer tolerant
- 79. Scuttellaria ovata, Heartleat Skullcap Moderately drought tolerant
- 80. Scutellaria suffrutescens, Pink Skulicap Moderately drought tolerant, Deer tolerant
- 81. Sedum var. Autumn Joy, Autumn Joy Sedum Moderately drought tolerant
- 82. Senna lindheimeriana, Lindheimer Senna Very drought tolerant, Deer tolerant
- 83. Stachys byzantine, Lamb's Ear Moderately drought tolerant, Deer tolerant
- 84. Stachys coccinea, Texas Betony Very drought tolerant, Deer tolerant
- 85. Tagetes lemmonii, Copper Canyon Daisy Very drought tolerant, Deer tolerant
- 86. Tagetes lucida, Mexican Mint Marigold Very drought tolerant, Deer tolerant
- 87. Tecoma stans, Yellow Bells Esparanza Moderately drought tolerant, Deer tolerant
- 88. Tetraneuris scaposa, Four Nerve Daisy Very drought tolerant, Deer tolerant
- 89. Thelypteris kunthii, Southern Wood Fern Moderately drought tolerant
- 90. Tradescantia spp., Spiderwort Very drought tolerant
- 91. Tulbaghia violacea, Society Garlic Very drought tolerant, Deer tolerant
- 92. Verbena canadensis var. Homestead Purple, **Homestead Purple Verbena Very** drought tolerant, Deer tolerant
- 93. Viguiera stenoloba, **Skeletonleaf Goldeneye Very drought tolerant**, **Deer tolerant**
- 94. Wedelia texana, Orange Zexmenia Moderately drought tolerant, Deer tolerant

#### Vines and Groundcover:

- 1. Antigonon leptopus, Coral Vine Moderately drought tolerant
- Bignonia capreolata var. Tangerine Beauty, Tangerine Beauty Crossvine -Moderately drought tolerant, Deer tolerant
- 3. Calyptocarpus vialis, Horseherb Very drought tolerant, Deer tolerant
- 4. Carex cherokeensis, Cherokee Sedge Very drought tolerant, Deer tolerant
- 5. Carex flacca, Blue Sedge Very drought tolerant, Deer tolerant
- 6. Carex perdentata, Meadow Sedge Very drought tolerant, Deer tolerant
- 7. Carex texensis, Texas Sedge Very drought tolerant, Deer tolerant
- 8. Carex tumulicola, Berkeley Sedge Very drought tolerant, Deer tolerant
- Ceratostigma plumbaginoides, Leadwort Plumbago Very drought tolerant, Deer tolerant
- 10. Clematis paniculata, Sweet Autumn Clematis Moderately drought tolerant
- 11. Clematis var. Henryi, Henry's Clematis Moderately drought tolerant
- 12. Clematis var. Jackmanii, Jackmanii Clematis Moderately drought tolerant
- 13. Clematis var. Ramona, Ramona Clematis Moderately drought tolerant
- 14. Dalea greggii, Gregg Dalea Very drought tolerant, Deer tolerant
- 15. Dianella tasmanica vareigata **Variegated Dianella Moderately drought** tolerant
- 16. Dichondra argentea, Silver Ponyfoot Very drought tolerant
- 17. Ficus pumila, Fig Vine Moderately drought tolerant
- 18. Gelsemium rankinii, Swamp Jessamine Very drought tolerant, Deer tolerant
- Gelsemium sempervirens, Carolina Jessamine Moderately drought tolerant, Deer tolerant
- 20. Ipomoea quamoclit, Cypress Vine Very drought tolerant

- 21. Ipomoea sinuate, Alamo Vine Very drought tolerant
- 22. Liriope gigantea, Giant Liriope Moderately drought tolerant
- 23. Lonicera sempervirens, Coral Honeysuckle Moderately drought tolerant, Deer tolerant
- 24. Lonicera sempervirens, Yellow Honeysuckle Moderately drought tolerant, Deer tolerant
- 25. Mascagnia macroptera, Butterfly Vine Very drought tolerant
- 26. Mazus Reptans, Mazus Reptans Moderately drought tolerant
- 27. Millettia reticulata, **Evergreen Wisteria Moderately drought tolerant**, **Deer tolerant**
- 28. Ophiopogon intermedius, **Aztec Grass Moderately drought tolerant**, **Deer tolerant**
- 29. Orbexilum spp. nov., Mountina Pea Very drought tolerant
- 30. Origanum vulgare, Oregano Moderately drought tolerant, Deer tolerant
- 31. Parthenocissus quinquefolia, **Virginia Creeper Moderately drought tolerant**, **Deer tolerant**
- 32. Passiflora caerulea var. Blue Crown, Blue Crown Passion Vine Moderately drought tolerant, Deer tolerant
- 33. Passiflora incarnate cinnicata var. Incense, Incense Passion Vine Moderately drought tolerant, Deer tolerant
- 34. Phyla nodiflora, Texas Frogfruit Very drought tolerant, Deer tolerant
- 35. Riving humilis, Pigeonberry Moderately drought tolerant, Deer tolerant
- Rosmarinas officinalis var. ptrostratus, Trailing Rosemary Very drought tolerant,
   Deer tolerant
- 37. Sedum spp., Sedum Moderately drought tolerant
- 38. Setcreasea pallida, Purple Heart Very drought tolerant
- 39. Stemodia lanata, Wooly Stemodia Very drought tolerant
- 40. Teucrium cossonii, Creeping Germander Very drought tolerant, Deer tolerant
- 41. Trachelospermum jasminoides, **Confederate Jasmine Very drought tolerant**, **Deer tolerant**
- 42. Viola missourensis, Violet Very drought tolerant
- 43. Wisteria frutescsens, Texas Wisteria Moderately drought tolerant, Deer tolerant

#### Wildflower Blends:

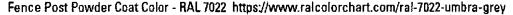
- 1. Butterfly/Hummingbird Blend from Wildseed Farms
- 2. Cut Flower Mix form Wildseed Farms
- 3. Texas/Oklahoma Wildflower Mix from Wildseed Farms

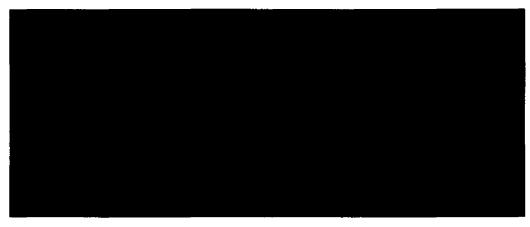
## Exhibit B Fence Stain

#### Fence Stain - Sherwin Williams Product Spec

#### ' INDICATES SALE PRICE TERMS: 2% 10 DAYS, NET PAYMENT DO PRODUCT DESCRIPTION SALES NUMBER SIZE QTY 6508-82509 5 GAL SQ7T00054 SPRDK \$LD COL ULT 35 CUSTOM: MANUAL CCE COLOR CAST OZ 32 64 128 36 23 · 6 10 1 B1 BLACK RE MAROON YJ DEEP GOLD 53 **GUSTOM MANUAL MATCH** \*\*\*\*\*\* MANUAL SPRAY SOCK HOOD MFG NBR:08301-B/72 416-8944 EACH 2 1000-63239 EACH 09961/6 HOBODYBARRIERCVAL XL SUBTOTAL BEFORE TAX 8,250% SALES TAX:1-447520400 CHARGE Thank You receipt required for retund

SIGNED PACKING SLIP # 20615 VERIFIES MERCHANDISE WAS RECEIVED IN GOOD ORDER BY: ALFONSO





#### RECORDERS MEMORANDUM