CARLSON PARK RESIDENTIAL COMMUNITY, INC.

XERISCAPE AND WATER-EFFICIENT LANDSCAPING POLICY

(Adopted Pursuant to the Declaration of Covenants, Conditions and Restrictions recorded as Document Number 20200084754 in the Official Public Records of Bexar County, Texas, the Texas Property Code § § 202.007 & 209, and City of San Antonio UDC Chapter 35, Article III, Division 6)

I. Purpose and Intent

The purpose of this policy is to establish uniform guidelines for water-efficient landscaping (xeriscaping) within Carlson Park while maintaining the aesthetic standards and harmony of the community. This policy ensures compliance with Texas Property Code §202.007, which prohibits an association from restricting drought-resistant landscaping or water-conserving natural turf, and with City of San Antonio ordinances. All xeriscape modifications must balance individual homeowner choice, property values, and neighborhood consistency.

II. Applicability

This policy applies to any Owner seeking to replace existing turf with drought-tolerant vegetation, rock, gravel, mulch, or artificial turf; reduce irrigation-dependent lawn areas; or materially change vegetation type or irrigation needs. All projects require ACC review and approval per Article 9 of the Declaration.

III. ACC Review Process

Applications must include a completed modification form, a scaled site plan, material samples or color photos, existing condition photos, and a drainage confirmation. The ACC will issue a decision within 30 days of receipt of a complete application. Standards require a balanced appearance consistent with surrounding homes, natural tones, and sustainable design.

IV. Design Standards

A. General Standards

All xeriscape installations must create a cohesive, well-maintained appearance consistent with the character of Carlson Park and neighboring homes. Xeriscaping shall incorporate drought-tolerant plantings, decorative groundcovers, and approved hardscape materials to promote water conservation and visual harmony.

B. Plant and Material Requirements

1. Owners are encouraged, but not required, to include a combination of living drought-tolerant plants (such as native grasses, shrubs, or groundcovers) and permeable hardscape materials (such as gravel, mulch, or stone).

2. The Association does not impose a fixed percentage of live plant material or turf. However, visible yard areas must maintain a naturally balanced appearance that

integrates vegetation and groundcover, avoiding a barren or overly rock-heavy look. Designs should preserve a cohesive aesthetic consistent with surrounding homes.

3. Acceptable plant materials include native and adaptive species from the SAWS WaterSaver Landscape list or the Texas A&M AgriLife Extension native plant database.

4. Prohibited plants include those classified as invasive or noxious by the Texas Department of Agriculture or City of San Antonio.

C. Hardscape and Groundcover

1. Permitted materials include natural-toned gravel, decomposed granite, crushed stone, river rock, mulch, and decorative boulders.

2. All hardscape materials must be installed over a weed barrier fabric and maintained in a neat condition.

3. Artificial turf is permitted if it:
- Has a 1.5 to 2 inch blade height with a natural appearance and is composed of at least 50% polyethylene fibers;
- Is high-quality, UV-resistant, and designed for residential use with a minimum 10-year warranty;
- Is installed on a 3–6 inch compacted permeable sub-base made of crushed rock with proper drainage; and
- Is bordered by masonry, steel, or other approved edging to prevent material migration.

4. Excessive use of bright white rock or reflective materials is discouraged and may be denied if inconsistent with community aesthetics.

D. Drainage and Erosion Control

1. No xeriscape installation may alter or redirect drainage in a manner that unreasonably affects adjoining properties, common areas, or easements.

2. Sloped areas must incorporate erosion-control measures such as retaining borders, groundcover plants, or erosion matting.

E. Front-Yard Appearance

1. Xeriscaped front yards must maintain a neat, natural appearance and clear distinction between landscape areas, driveways, and sidewalks.

2. Barren soil or full-coverage rock yards without any vegetative elements are discouraged unless justified by site conditions (such as shade or slope) and approved by the ACC.

3. All designs must maintain visibility and safety at intersections, driveways, and sidewalks in accordance with City of San Antonio visibility standards.

F. Irrigation and Water Use

1. Drip irrigation, hand-watering, or other low-flow systems are encouraged to maintain plant health and minimize runoff.
2. Irrigation systems must comply with SAWS water conservation rules and City of San Antonio UDC § 35-523.
3. Backflow prevention devices are required where irrigation connects to a potable water source.

V. Maintenance and Owner Responsibility

Owners must maintain all xeriscaped areas in a neat and orderly condition, replacing dead vegetation and controlling weeds. The Association may require replanting or correction if the xeriscape becomes noncompliant.

VI. Prohibited Materials and Practices

White rock, plastic sheeting, artificial flowers, or designs altering natural drainage are prohibited. Reflective or fluorescent materials are not allowed.

VII. City of San Antonio Compliance

Installations must comply with San Antonio UDC §35-523, SAWS WaterSaver standards, and applicable tree preservation ordinances. Any required City permits must be provided to the ACC prior to installation.

VIII. Enforcement

Violations of this policy constitute violations of the Declaration and may result in enforcement per the Association's Fine and Enforcement Policy, including notices, hearings, and potential restoration requirements, consistent with Texas Property Code §209.006.

IX. Effective Date

This Xeriscape Policy is adopted by the Board of Directors of Carlson Park Residential Community, Inc., effective upon approval and posting to the Association's website and/or recordation in the Official Public Records of Bexar County, Texas.

I, the undersigned, being the President of Carlson Park Residential Community, Inc., do hereby certify that the foregoing "Xeriscape and Water-Efficient Landscaping Policy" was duly approved by a majority of the Board of Directors at a duly noticed and held meeting with a quorum of the Board in attendance.

IN WITNESS WHEREOF, I have subscribed my name on the date shown below to be effective upon recording in the Official Public Records of Real Property of Bexar County, Texas.

CARLSON PARK RESIDENTIAL COMMUNITY, INC., a Texas non-profit corporation

By: Iris Chapa Reyes
Print Name: Iris Chapa Reyes
Its: President

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

BEFORE ME, the undersigned notary public, on this 13 day of December, 2025 personally appeared Iris Chapa Reyes, the President of Carlson Park Residential Community, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Priscila A. Alv.

Notary Public in and for the State of Texas

PRISCILA ARIZBE ALVAREZ
Notary Public, State of Texas
Comm. Expires 10-17-2029
Notary ID 135526031

File Information

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 12/16/2025 3:12 PM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk