



**NOTICE OF DEDICATORY INSTRUMENTS**

**Declaration:** Restated Declaration of Covenants, Conditions and Restrictions for River Place Residential Areas recorded at Volume 11479, Page 386, Real Property Records, Travis County, Texas, and all amendments, supplements, annexations, and joinders thereto.

**Association:** River Place Residential Community Association, Inc.

**Subdivision Name:** River Place

Pursuant to Texas Property Code §202.006, the Association gives notice that all property subject to the Declaration is also subject to the following dedicatory instrument:

Drought Tolerant Landscaping Guidelines and Recommendations, attached hereto as **Exhibit A**.

The attached dedicatory instrument is complete, correct, and current as of the date hereof, but may be amended from time to time.

A current copy of the dedicatory instrument can be obtained from the Association's managing agent, Certified Management of Austin, 9600 Great Hills Trail, Ste 100E, Austin, Texas 78759.

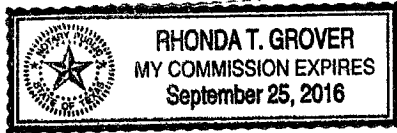
EXECUTED this 5<sup>th</sup> day of November, 2013.

RIVER PLACE RESIDENTIAL COMMUNITY  
ASSOCIATION, INC.

By: Patrice Arnold  
PATRICE ARNOLD, attorney in fact

STATE OF TEXAS       §  
                                  §  
COUNTY OF TRAVIS   §

This instrument was acknowledged before me on the 5th day of Nov., 2013, by Patrice Arnold, attorney in fact for River Place Residential Community Association, Inc., on behalf of said entity.



*Rhonda T. Grover*  
\_\_\_\_\_  
NOTARY PUBLIC, THE STATE OF TEXAS

AFTER RECORDING RETURN TO:  
Arnold and Associates  
Attorneys at Law  
406 Sterzing Street  
Austin, Texas 78704

## EXHIBIT A

### River Place Homeowners Association and Architectural Control Committee Drought Tolerant Landscaping Guidelines and Recommendations

In light of the frequent and persistent drought conditions in the area, the River Place Residential Community Association (HOA) and its Architectural Control Committee (ACC) are providing the following information and guidelines for landscaping renovations.

The primary purpose of the ACC is to ensure that improvements to properties in River Place are tasteful, do not detract from property values or livability, and harmonize with the architecture, design appearance, and environment of the River Place Community. Additionally, with the increasing frequency of drought conditions, the HOA encourages landscaping changes that are consistent with recommended Firewise guidelines.

This document gives guidance on the acceptable use of native and adaptive plants that can grow and sustain themselves with low water requirements and high tolerance for heat and drought conditions. The HOA joins with the City of Austin in promoting water wise plantings for resource conservation and environmental protections.

The advantages of implementing these guidelines include:

- Cost savings on water bills
- Easier compliance with water restrictions imposed during drought periods
- Reduced pollution of surface and ground water from runoff
- Wildlife protection through restoration of native plants that provide shelter and natural balance
- Pride in doing something to protect the community's environment.

**Firewise Committee:** Owners of homes that back up to a greenbelt, MUD property, HOA property, or Balcones Canyonlands Preserve (BCP) who are concerned about wildfires should contact the HOA Firewise Committee before trimming or clearing brush on these adjacent properties.

Firewise Committee details can be found online at:

<http://www.riverplacehoa.org/firewise/>

**Wildlands Education Committee:** Entry on BCP property is prohibited and subject to fines and criminal prosecution. For more information on the BCP land, and to determine whether a home the BCP, please contact the River Place Wildlands Education Committee. Contact information: Ann Burns, [annburnsnc@aol.com](mailto:annburnsnc@aol.com)

Approval of Changes: Prior to initiating any major change in the landscape that is visible from the street, the homeowners must submit a fully completed ACC Submittal Form. The form is available at <http://www.riverplacehoa.org/wp-content/uploads/RPRCA-ACC-Submittal-Form.pdf>. The submittal must include an outline of the project and a design plan, as well as details on the types of plants, ground

covers (including exact measurements of grass coverage in yard), border materials, and any hardscape materials to be used. The ACC may request additional information or changes to the plans before final approval. In all such cases the ACC will work with Certified Management of Austin (CMA) and the homeowners to arrive at a mutually acceptable plan. The ACC has 30 days after submission of all requested information to approve or deny the proposed plan. Installation of new landscaping may not begin until the ACC has approved the plan.

**Turf Grass:** Turf grass must cover at least 25% or more of the visible lawn area when viewed from the street(s) adjacent to the home. Homeowners should consider replacing “thirsty” turf grasses such as St. Augustine with turf that has lower water requirements, like Bermuda and Zoysia.

**Plants:** Sickly and dying plants must be removed and replaced. Replacement plants that are deemed to be invasive will not be approved by the ACC. Common examples of invasive plants include barring forms of Nandina, most varieties of bamboo, Ligustrums/Privet, Vitex, and Chinaberry Trees.

**Hardscapes:** Hardscapes that include large boulders or other natural material are allowed, provided that the ACC may limit the amount of hardscape to 40% of the visible lawn area.

**Borders:** Non-turf planted areas must be bordered to separate and define the non-turf area from turf areas. If crushed granite is used in beds, a hard border must be installed to prevent erosion of the crushed granite.

**Safety:** For public safety, it is recommended that:

- No plant with thorns, spines or sharp edges be used within three feet of public sidewalks or roadways.
- No border or large rocks exceeding twelve inches in diameter be used on strips between a public sidewalk and the street curb.

**Maintenance:** All landscaping must be maintained at all times to ensure a neat and attractive appearance. Turf areas must be regularly mowed. Weeds must be removed. Plants must be trimmed. Beds must be kept weed-free. Borders must be edged. Plants may not encroach on public sidewalks or roadways. Tree branches should be trimmed to a height of at least eight feet above ground level if near any roadway or sidewalks. Perennials that die back during the winter should be cut back to remove dead materials by early spring. Most perennial plants should be trimmed during early spring to ensure plant health; this includes most ornamental grasses and other flowering perennials, which go dormant in winter.

**Summary:**

- Homeowners must submit the ACC Submittal Form and obtain approval before beginning any landscape renovations. Approval may take 30 days after submission of all requested information.

- Landscaping design should reflect recommended Firewise guidelines.
- At least 25% of publicly visible areas must be turf grass, possibly more, depending on the overall landscaping plan and property location. Measurements of grass areas must be included in the submission to show at least 25% coverage.
- Weeds must be pulled or treated on a regular basis to ensure that the yard has a neat and well-maintained appearance.
- Non-turf areas must be bordered to define the turfed area and prevent run off of materials (like crushed granite).
- Landscaping must be watered, please keep in mind water restrictions.
- Plants should not encroach onto sidewalks or roadways
- No plants with thorns, spines, or sharp edges should be used within three feet (3') of public sidewalks or roadways.
- Tree branches should be trimmed to minimum of 8 feet off the ground if near any roadway or sidewalk.
- No boulders or large rocks should be placed between sidewalks and roadways.
- Sickly and dying plants must be removed and replaced.
- The foundation and side elevated driveways must be screened by evergreen shrubs.
- Residents must follow water restrictions imposed by the MUD or City of Austin.

#### Recommendations:

- Recommended turf grasses include Bermuda and Zoysia. No turf grass is ideal for all situations; owners should carefully consider the amount of sunlight the lawn receives, slope and quality of the soil before choosing a new turf. Manually pulling weeds is the most environmentally sensitive method of weed control.
- Use of chemicals for weed control should be minimized.
- In the summer months, it is best to mow every other week, as this allows for less water usage.
- Perennials and ornamental grass, which dies back or goes dormant in winter, should be cut back by early spring.
- All irrigation sprinklers should be inspected seasonally to make sure they are working properly.
- To minimize runoff from sprinklers, the runtime should be divided into 3 watering times. For example, instead of running sprinkler for 15 minutes using one start time, run sprinklers for 5 minutes using three start times. This allows the water more time to soak into the soil.
- Sprinklers should be run the days and times specified in the directive from the River Place MUD to minimize evaporation and allow plants to absorb more water.
- Changing from sprinklers to drip irrigation will minimize water usage.
- If water restrictions are in place, residents should follow the watering restrictions.

For More Information: For information and recommendations on plants to use and ideas, see the City of Austin's free 52 page booklet Native and Adaptive Landscape Plants, an Earth Wise Guide for Central Texas commonly known as the "Grow Green" book. The booklet is free at most garden centers and plant

nurseries. While not all the recommendations are consistent with the River Place guidelines above, the booklet is still a good reference.

Suggested Native and Adapted Landscape Plants with low flammability ratings:

Ash, Cypress, Honey Mesquite, Maple, Oak, Pecan, Sycamore, Buckeye, Crape Myrtle and Desert Willow, Hop Tree, Mountain Laurel, Persimmon, Redbud, Silktassel, Sumac, Walnut, Acuba, American Beautyberry, Barberry, Carolberry, Dalea, Fragrant Mimosa, Mallow, Mistflower, All Rose Species, Turk's Cap, Artemisia, Black-Eyed Susan, Bulbine, Square Bud Primrose, Cast Iron, Chile Pequin, Columbine Red, Coral Bean Erythria Herbacea, Cuphea, Daisy, Damianita, Esperanza, Fall Aster, Fern, Gaura, Golden Groundsel, Hibiscus, Honeysuckle, Iris, Lamb's Ear, Lantana, Lion's Tail, Obedient Plant, Phlox, Plumbago, Pride of Barbados, Purple Coneflower, Most Sage Varieties, Shrimp Plant, Skeleton Goldeneye, Skullcap, Society Garlic, Spiderwort, Verbena, Winecup, Yarrow Achillea, Zexmenia, Agave, Cactus, Yucca, Crossvine Bignonia, Passion Vine, Trumpet Vine, Virginia Creeper.

The HOA also suggests that owners review landscaping provisions of the RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC., Declaration of Covenants, Conditions, and Restrictions, which can be found on the HOA website:

[http://www.riverplacehoa.org/wp-content/uploads/River-Place-Art-of-Inc-Bylaws-Rules-Dec-of-Covenants withOCR.pdf](http://www.riverplacehoa.org/wp-content/uploads/River-Place-Art-of-Inc-Bylaws-Rules-Dec-of-Covenants-withOCR.pdf).

**Recorders Memorandum**-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

**FILED AND RECORDED**

OFFICIAL PUBLIC RECORDS



Nov 07, 2013 02:13 PM

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MORALES: \$46.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS