

**RESOLUTION ADOPTING XERISCAPING POLICY  
FOR  
MESA TRAILS HOMEOWNERS ASSOCIATION  
(the "Association")**

WHEREAS, Texas Property Code §§ 202.007(a)(4), 202.007(d)(8), and 202.007(d-1) become effective September 1, 2013, allowing owners in property owner associations the limited right to install drought-resistant landscaping or water-conserving natural turf; and

WHEREAS, the Association desires to adopt a resolution setting forth guidelines on the installation of drought-resistant landscaping or water-conserving natural turf

BE IT RESOLVED, that the Association's supplementary guidelines, effective September 1, 2013, for Owners and Members are as follows:

1. No drought-resistant landscaping or water-conserving natural turf shall be allowed on any property owned by the Association or owned in common by the members of the Association, without the express approval of the Board of Directors.
2. No drought-resistant landscaping or water-conserving natural turf shall be allowed or located in an area other than within a fenced yard or the fenced patio of the property owner.
3. The Association may regulate the owner's use of gravel, rocks, or cacti around the drought-resistant landscaping or water-conserving natural turf, in accordance with the Architectural Control Committee's policies or other appropriate committee's guidelines or discretion.
4. The Association may regulate yard and landscape maintenance.
5. All such drought-resistant landscaping or water-conserving natural turf, and the location of its installation, must be approved by the Association either through its architectural committee, if one exists, or the board of directors.
6. A property owner who is seeking approval from the Association to install drought-resistant landscaping or water-conserving natural turf must submit a detailed description or a plan for the installation, including but not limited to the name or type of drought-resistant landscaping or water-conserving natural turf to be installed, a description of its aesthetic qualities, and the planned location of the installation.

To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below to be effective immediately. .

Executed this the 7th day of October, 2013.

By: [Signature]  
Name: LARRY A. LERCHE  
Title: President

STATE OF TEXAS )  
COUNTY OF Travis }

This instrument was acknowledged before me on this the 7th day of October, 2013, by Larry Lerche, President of and for the Association, for the purposes therein expressed.



[Signature]  
Notary Public, State of Texas

**AFTER RECORDING PLEASE RETURN TO:**  
Goodwin Managements Inc.  
11149 Research Blvd. Ste 100  
Austin TX 78759



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

[Signature]  
DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
October 17 2013 03:27 PM  
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