

**RESOLUTION OF THE BOARD OF DIRECTORS
OF PROMONTORY POINTE HOMEOWNERS ASSOCIATION, INC.
REGARDING LANDSCAPE GUIDELINES**

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

Pursuant to Article IV, Section 4 of the Declaration of Covenants, Conditions, and Restrictions, Promontory Pointe Homeowners Association (PPHOA), Inc., acting through its Board of Directors, has adopted the following:

WHEREAS, in the best interest of the Association in light of frequent and persistent drought conditions in the area, the Association has adopted the following resolution for the purpose of water conservation.

BE IT RESOLVED, that the Association's supplementary guidelines, effective January 2015, for Owners and Members are as follows:

Promote the use of xeriscaping practices.

Xeriscaping means using native and adapted plants that will grow and sustain themselves with low water requirements and that can tolerate heat and drought conditions.

To promote xeriscaping PPHOA will allow reasonable variances to the requirement for full green lawn (turf) areas. Up to 60% of available front yard vegetative space may be xeriscaped. Conversely, at least 40% of the visible lawn area should contain a turf grass. The easement strip between the public sidewalk and the curb does not count toward the 40% turf area.

Approval for Changes

Prior to changing their landscape, homeowners must submit a request for variance to the Architectural Control Committee (ACC) using the ACC Improvement Request Form and the applicable processes and timelines. The request must include an outline of the project and a design plan, as well as details on the types of plants, the ground covers, border materials, and hardscape materials to be used. Consideration of water flow and drainage issues must be addressed as part your submission. Installation of the new xeriscaping cannot begin until the variance has been approved. Once landscape installation has commenced, the project must be completed as approved. If the project is not commenced within six months of approval and completed within nine months from commencement, homeowner may be subject to violations.

Ground Cover

If a variance is granted, non-turf areas can contain decomposed granite, ground hardwood mulch, river rock, plants or other materials, as approved by the ACC, for a ground cover. The ground cover must be maintained to prevent weed growth. Paver stones and flagstone may be used to create walkways. Concrete surfaces are limited to driveways and sidewalks only.

Plants

For public safety, no plants with thorns, spines, or sharp edges can be used within six feet (6') of the public sidewalks. Also, no plants that will grow higher than twelve inches (12") may be planted in the sidewalk strip, as this constitutes a visual safety hazard to pedestrians and drivers.

Borders

Xeriscaped areas must be surrounded by a border to clearly define the xeriscaped areas from turfed areas. Borders can consist of metal edging or masonry. Masonry products include stone, clay brick pavers, or concrete masonry units manufactured for landscaping. All masonry products must be properly secured to avoid displacement and weed encroachment or growth between masonry units. Brick/masonry must be approved for color and type; if brick units are to be used they must be solid units, not those with holes. No "common" concrete blocks are permitted. If metal edging is used, it must be properly secured and set with top edge not more than 2 inches above grade. Borders must be maintained as part of the landscaping and kept in attractive condition.

Hardscapes

Hardscapes can include large boulders and other natural materials that are used as part of the xeriscape design. Any proposed landscape "decorative items" such as birdbaths, statuary, or other similar items must be approved in advance. No boulders or large rocks exceeding six inches (6") may be used on the easement strips between the public sidewalks and the street curb. Urns, pots, and other man-made ornamentation can add variety, but should be limited in number and size as to not become the focal point of the yard.

Synthetic Materials

Synthetic plants and turf will be considered only for back yards and other areas not visible from the front of the home as seen from the street.

Landscape Maintenance

Xeriscaped areas are subject to the same maintenance requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Plants must be trimmed, beds must be kept weed-free, and borders must be edged. No plants may encroach on

public sidewalks. Sickly and dying plants must be removed and replaced. Perennials that die back during winter must be cut back to remove dead material. This includes ornamental grasses and shrub-like flowering perennials that go dormant to the ground in winter.

Summary of Enforcement Guidelines

The Architectural Control Committee (ACC) will generally allow variances for xeriscaping as long as 40% of publicly visible area is turfed and all other guidelines below are met.

- Homeowners must submit a request for variance to the ACC. The request must include details of the project and a design plan. Installation of the new xeriscaping cannot begin until the variance has been approved.
- Non-turf planted areas must be bordered to clearly define the xeriscaped areas from turfed areas. Xeriscaped areas must be kept maintained at all times to ensure an attractive appearance. This includes trimming/thinning plants, keeping the area weed-free, and edging along borders.
- No boulders or large rocks exceeding six inches (6") may be used on the narrow strips between public sidewalks and the street curb.
- No plants that will grow higher than twelve inches (12") in height should be planted in the sidewalk strip area.
- No plants may encroach onto or over public sidewalks.
- No plants with thorns, spines, or sharp edges can be used within six feet (6') of the public sidewalks.
- No synthetic plants or turf may be used in areas visible from the street.
- Sickly and dying plants must be removed and replaced.
- Perennials and ornamental grasses that die back in winter must be cut back to remove dead material.
- Urns, pots, and other manmade ornamentation cannot be the focal point of the yard.
- Consideration of water flow and drainage issues must be addressed as part your submission.

Further information and tips can found on the HOA web page: promontoryhoa.org.

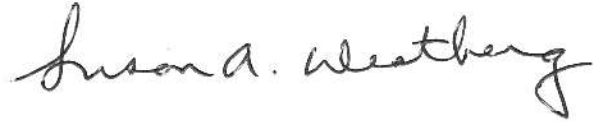
To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall supersede. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This resolution was adopted by the ACC for the Association on the date set forth below to be effective January 21, 2015.

Executed this the 21st day of January, 2015.

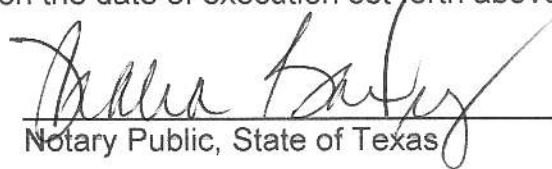
By: Promontory Pointe Homeowners Association

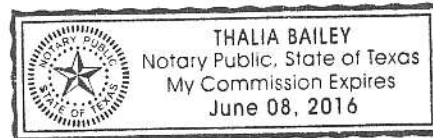
By: Name: Susan Westberg
ACC Chair



STATE OF TEXAS §
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COUNTY OF BEXAR §

I hereby certify that the foregoing instrument was acknowledged before me, the undersigned Notary, by Susan Westberg, Chair, Architectural Control Committee, Promontory Pointe Homeowners Association, Inc., on the date of execution set forth above.



Notary Public, State of Texas

STATE OF TEXAS §§
AFTER RECORDING RETURN TO:
Promontory Pointe Homeowners Association, Inc.
c/o Association Management Services
1600 N.E. Loop 410, Suite 202
San Antonio, TX 78209