

**SHADOW CREEK RANCH MAINTENANCE ASSOCIATION**

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006  
OF THE TEXAS PROPERTY CODE**

THE STATE OF TEXAS           §  
  §  
COUNTY OF BRAZORIA         §  
COUNTY OF FORT BEND       §  
COUNTY OF HARRIS           §

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B. Gerdes, who, being by me duly sworn according to law, stated the following under oath:

“My name is Sarah B. Gerdes. I am over twenty-one (21) years of age and fully competent to make this affidavit. I have personal knowledge of all facts stated herein, and they are all true and correct.

I am the attorney and an agent for Shadow Creek Ranch Maintenance Association, a Texas non-profit corporation (the “Association”), and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as defined in Section 202.001(2) of the Texas Property Code.

Attached hereto is the original of, or a true and correct copy of, the following dedicatory instrument, including known amendment or supplement thereto, governing the Association, which instrument has not previously been recorded: **Architectural Review Committee Guidelines which shall replace the Architectural Review Committee Guidelines recorded in the real property records of each of the following counties as follows: Fort Bend County Clerk’s File No. 2023037212 and Brazoria County Clerk’s File No. 2023017983.**

The document attached hereto is subject to being supplemented, amended or changed by the Association.

Primary dedicatory instruments of the Association that have already been filed in the Real Property Records and which are amended by the attached are as follows:

Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association recorded in the real property records of each of the following counties as follows:

RP-2024-239580

Harris County Clerk's File No. V361959; re-recorded under V472436  
Fort Bend County Clerk's File No. 2001095077; re-recorded under 2001111335  
Brazoria County Clerk's File No. 01 042985; re-recorded under 01 051825

Supplemental Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. V829950  
Fort Bend County Clerk's File No. 2002051975  
Brazoria County Clerk's File No. 02 010779

Supplemental Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. X534957  
Fort Bend County Clerk's File No. 2004054723  
Brazoria County Clerk's File No. 2004018022

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20070111492  
Fort Bend County Clerk's File No. 2006158321  
Brazoria County Clerk's File No. 2006072217

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20090000572  
Fort Bend County Clerk's File No. 2009003857  
Brazoria County Clerk's File No. 2008058725

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20090574625  
Fort Bend County Clerk's File No. 2009132469  
Brazoria County Clerk's File No. 2009056174

Supplemental and Amended Declaration of Covenants, Conditions, and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20100550611

RP-2024-239580

Fort Bend County Clerk's File No. 2011006523  
Brazoria County Clerk's File No. 2010050787

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Fort Bend County Clerk's File No. 2011065923  
Brazoria County Clerk's File No. 2011026360

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20120119252  
Fort Bend County Clerk's File No. 2012028878  
Brazoria County Clerk's File No. 2012008062

Supplemental and Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. 20130053988  
Fort Bend County Clerk's File No. 2013014348  
Brazoria County Clerk's File No. 20130053988

Supplemental Declaration of Covenants, Conditions and Restrictions for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Fort Bend County- Clerk's File No. 2014108051  
Brazoria County- Clerk's File No. 2014054898

Supplemental and Second Amended Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. RP-2016-149295  
Fort Bend County Clerk's File No. 2016036672  
Brazoria County Clerk's File No. 2016016015

Architectural Review Committee Guidelines. The Architectural Review Committee Guidelines shall replace and supersede the Architectural Review Committee Guidelines recorded on April 27, 2021 under Instrument No. 2021027043, Official Public Records of Brazoria County, Texas, recorded in the real property records of each of the following counties as follows

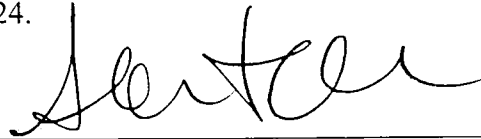
Fort Bend County Clerk's File No. 2023037212  
Brazoria County Clerk's File No. 2023017983

RP-2024-239580

Shadow Creek Ranch Maintenance Association **Collection Policy for Delinquent Account** recorded in the real property records of each of the following counties as follows

Harris County Clerk's File No. RP-2024-185579  
Fort Bend County Clerk's File No. 2024048148  
Brazoria County Clerk's File No. 2024048148

SIGNED on this the 26<sup>th</sup> day of June 2024.



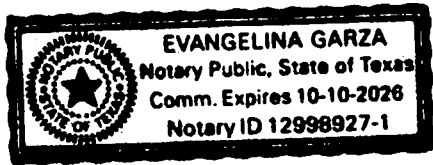
Printed Name: Sarah B. Gerdes  
Attorney/Agent for Shadow Creek Ranch  
Maintenance Association

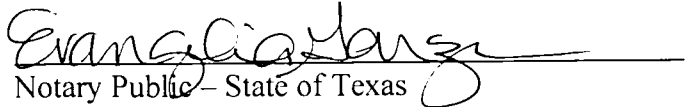
**VERIFICATION**

THE STATE OF TEXAS            §  
COUNTY OF FT BEND           §

**BEFORE ME**, the undersigned authority, on this day personally appeared Sarah B. Gerdes, who, after being duly sworn stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

**SUBSCRIBED AND SWORN TO BEFORE ME**, a Notary Public, on this the 26<sup>th</sup> day of June 2024.



  
Notary Public - State of Texas

RECORDED BY:

**ISG** | SEARS  
BENNETT  
& GERDES, LLP

6548 GREATWOOD PKWY.  
SUGAR LAND, TX 77479

RP-2024-239580



SHADOW  
CREEK  
RANCH

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## ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

In an effort to provide and protect each individual Owner's rights and values, it is required that any Owner or group of Owners considering improvements and/or changes to their Lot, Improvement, or Residence submit a REQUEST FOR HOME APPROVAL to the Architectural Review Committee ("ARC") for planned improvements and/or changes. This includes items as simple as fence repair/replacement, roof repair replacement, or changes to the landscaping. *Any required permits from the city or other agencies are the responsibility of the homeowner. Construction/Installation may not commence until approval from your Association (defined below) has been obtained.*

**All homes and front yards must be kept in a neat, safe and attractive condition at all times. Lawns must be fertilized, mulched, watered, treated for insects, mowed, edged and weeded on a regular basis. During the spring and summer growing season it is necessary to maintain your lawn on a weekly basis; during the Fall and Winter months it may only be necessary to maintain your lawn every other week.**

***A \$25 administrative application fee is required for all applications. For sheds, pergolas, and other improvements for which the ARC deems necessary, the homeowner must schedule a post-improvement inspection to ensure that all work completed is consistent with the application submitted to the ARC before the work commenced. A post-improvement inspection fee of \$25 will also be required at the time of application for all other improvements to exclude solar panels.***

***The application fee for pools is \$125 plus the additional post-inspection fee of \$25.***

***Your application will not be processed until the check has been received. If any change is made that has not been approved, the Association has the right to ask the Homeowner to remove the improvement(s) and/or change(s) from the property. One application per modification.***

ALL MODIFICATIONS AND/OR IMPROVEMENTS RELATED TO LOTS, IMPROVEMENTS OR RESIDENCES ARE REQUIRED TO BE SUBMITTED TO THE ARC FOR REVIEW PRIOR TO THE INCEPTION OF ANY CONSTRUCTION OR MODIFICATION, UNLESS SPECIFICALLY PROVIDED OTHERWISE IN THESE GUIDELINES. FURTHERMORE, ALL MODIFICATIONS MUST BE PROFESSIONAL-LOOKING, REGARDLESS OF WHETHER THE IMPROVEMENT OR MODIFICATIONS ARE DONE BY THE HOMEOWNER OR A THIRD PARTY. IT IS THE APPLICANT'S RESPONSIBILITY TO ENSURE COMPLIANCE WITH THE LATEST REVISIONS TO THESE GUIDELINES. THESE GUIDELINES ARE AVAILABLE ON THE SHADOW CREEK RANCH WEBSITE ([www.shadowcreekranchoa.com](http://www.shadowcreekranchoa.com)) UNDER COMMUNITY INFO → DOCUMENTS.

The property encumbered by these Architectural Review Committee Guidelines ("ARC Guidelines" or "Guidelines"), is the property restricted by the Re-Recorded Declaration of Covenants, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association, filed for record under Brazoria County Clerk's File No. 01 051825, unless otherwise specified herein. The encumbered property shall hereinafter be referred to as Shadow Creek Ranch, or "SCR". Defined terms herein shall have the same meaning as set forth in the Master CCRs (as defined below), or those certain Declaration of Covenants, Conditions and Restrictions for each "village" within SCR (as that term is referenced in the Master CCRs) filed of record in the Brazoria County Clerk's real property records, as same may have been amended or modified from time to time.

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These Guidelines are intended to serve as general guidelines for modifications and/or improvements related to Lots, Improvements or Residences, and have been adopted for the general purpose of establishing design guidelines and improvement criteria for making changes to the exterior of structures visible to the public, areas within structures that are subject to public view, and/or improvements, modifications and/or additions subject to public view on Lots within SCR, as described in the Re-Recorded Declaration of Covenants, Restrictions, Easements, Charges and Liens for Shadow Creek Ranch Maintenance Association ("SCRMA"), filed of record under Brazoria County Clerk's File No. 01 051825 ("Master CCRs").

Establishment of consistent standards for design and improvement, as well as policies and procedures to implement such standards, is one of the most effective methods of establishing and maintaining the master plan concept and a community lifestyle environment. In order to accomplish these objectives, the ARC will review applications and design documents for all modifications, improvements, and additions, including landscaping. Pursuant to the authority granted to the ARC in the Declaration, the ARC was created to assist with the review of plans and specifications and to serve at the pleasure of the Board of Directors of SCRMA. Each application is evaluated on its own merit, with reasonable flexibility for design functionality and creativity. It is the responsibility of each Owner to act in accordance with these Guidelines and to maintain their Lots, Improvements or Residences in accordance with same. These Guidelines are presented as a minimum set of development guidelines and standards for SCR, being the real property and any improvements subject to the Master CCRs. The intended use is to provide a framework to illustrate and define design objectives for a unified, harmonious setting for SCR.

These Guidelines are supplemental to the Declaration as same has been or may be amended from time to time, and are to be used for the review of architectural, builder, developer or Owner plans. Non-compliance with these Guidelines is grounds for disapproval of plans and further enforcement action by the Association, if necessary.

Notwithstanding anything contained herein to the contrary, Owners should note that any supplemental declaration filed by the Association may contain different and/or additional requirements. Owners should review these applicable documents prior to submitting a request for construction or modification of any Improvement or Residence to determine the requirements for their respective section.

In the event of a conflict between the provisions contained within these Guidelines and any other applicable Declaration, or supplemental declaration, controlling plat or any other dedicatory instrument contained in the Governing Documents (as that term is defined in the Master CCRs), the more restrictive provision shall control to the extent allowed by law. If a defined term is used in these Guidelines but is not defined herein, such term shall have the meaning contained in the Declaration or the Master CCRs.

Any reference made herein regarding SCRMA and/or ARC approval means prior written approval.

All modifications and improvements related to Lots, Improvements or Residences are required to be submitted to the ARC for review prior to the inception of any construction, unless specifically provided otherwise in these Guidelines. The ARC has the right, but not the obligation, to refuse to review a request for an improvement or modification, or to deny such a request, if the Owner requesting same is delinquent or has any unpaid Assessment, as described and defined in the Declaration or Master CCRs as same may have been or may be amended from time to time.

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# I. DESIGN GUIDELINES AND IMPROVEMENT CRITERIA

## A. ADDRESS TREATMENTS

Any changes to builder installed address plaques will require written approval from the ARC. Painting of address numbers on street curbs is prohibited unless approved by the ARC. The ARC cannot approve any applications for address treatments unless such address treatments will be painted on street curbs, utilizing a black background, with white numbering, and do not exceed four (4) inches high by ten (10) inches wide.

## B. BASKETBALL GOALS

Permanent basketball goals shall be installed/mounted either centered on the garage or on a free standing pole on the exterior side of the driveway. No basketball goal, net and/or backboard may be kept, placed, or mounted to any fence. Every effort should be made to position the goal in a location which is least visible from public view and has the least effect on surrounding neighbors.

Basketball goals shall be installed on commercially sized, professionally finished backboards. Backboards shall be constructed of heavy-gauge fiberglass, aluminum or Plexiglas and shall be white, clear or black.

Support brackets for roof-mounted goals shall be painted to match the color of the roof. Poles for free-standing goals shall be manufactured out of galvanized steel with a color to be approved by the ARC.

Regulation and commercially purchased portable/movable goals may be considered on a case-by-case basis subject to the proposed placement of the goal in relation to driveway, Lot, and adjacent homes.

All basketball goals shall be maintained in such a manner as to not detract from the neighborhood. Maintenance shall include, but not be limited to the following:

- Replacement of torn or missing nets
- Repair of bent or damaged supports, poles, or trims
- Replacement or repainting of worn or discolored backboards
- Repair or replacement of the structure or other improvements near tow where goal and backboard unit are mounted (e.g., garage roof, doors, gutters, etc.)

If damage to Owner's or a neighbor's adjoining property is incurred as a result of the installation and/or use of a basketball goal, the Owner of the Lot with such basketball goal has the obligation to repair the damage, and the ARC has the right, but not the obligation, to require the relocation or removal of the goal.

It should be noted that portable basketball goals are prohibited from being placed, even on a temporary basis, at a location (e.g., driveway, street) where play will take place in a Street, or block the sidewalk.

## C. CHARGING STATIONS

The installation of a charging station wall that is visible from the street requires approval from the ARC Committee, and also is required to have landscaping to conceal the charging station wall from view. All applications are required to include a copy of the City permit obtained for the modification.

## C. EXTERIOR DOOR REPLACEMENT

### 1. Front Doors

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Front entries should incorporate solid core doors not less than 6 feet 8 inches in height. Clear leaded glass or eight panels distinguished by mullions are recommended. The use of double entry doors, enhanced by side and or top window panels is encouraged.

When replacing front doors the following must be included in the ARC application for approval:

- Provide a photograph or brochure showing the style selected.
- Provide the color or stain.
- Installation may not commence until written approval has been obtained.

## **2. Storm Doors**

- All storm doors must be "full view" (all glass). The frame must match the exterior paint trim of the house or the color of the doorframe.
- Installation may not commence until written approval has been obtained by the ARC after submission of the ARC application.

## **3. Garage Doors**

All garage doors should consist of non-warping and non-peeling material and be of a design and color which complements the adjacent elevation. Treatment of detail on garage doors should be consistent with the overall character of the Improvement. This may be accomplished with windows along the top of the garage door and by breaking up the mass with paneled construction. Changes to garage door materials, color, styles and hardware are subject to ARC prior written approval. No plywood or particleboard doors are permitted and no reflective film or foil will be permitted to be placed on windows.

## **D. FLAG POLES**

1. These Guidelines apply to the display of "Permitted Flags":
  - a. the flag of the United States; and
  - b. the flag of the State of Texas; and
  - c. The official flag of any branch of the United States armed forces.
2. These Guidelines do not apply to any flags other than the Permitted Flags listed in Section 1 above including, but not limited to:
  - a. Flags for schools, sports teams, businesses or foreign countries; or
  - b. Flags with marketing, seasonal, historical, commemorative, nautical, political or religious themes; or
  - c. Historical versions of flags permitted in Section 1 above.
3. Permitted Flags may be displayed subject to these Guidelines. Advance written approval of the ARC is required for any free-standing flagpole and any additional illumination associated with the display of Permitted Flags.
4. Permitted Flags must be displayed in a respectful manner in accordance with the current relevant federal, state or military code.
5. Permitted Flags must be displayed from a pole attached to a structure or to a free-standing pole. Permitted Flags may not be draped over or directly attached to structures. For example, a Permitted Flag may not be laid across a fence or stapled to a garage door.
6. Permitted Flags shall be no larger than three foot (3') by five foot (5') in size.
7. Only one Permitted Flag may be displayed on a flagpole attached to a structure. Up to two Permitted Flags may be displayed on an approved free-standing flagpole that is at least fourteen feet (14') tall.

8. Flagpoles must be constructed of permanent, long-lasting materials with an appropriate finish that is harmonious with the dwelling.
9. A flagpole attached to a structure may be up to six feet (6') long and must be securely attached with a bracket with an angle of 30 to 45 degrees down from vertical. The flagpole must be attached in such a manner as to not damage the structure. One attached flagpole is allowed on any portion of a structure facing a street and one attached flagpole is allowed on the rear or backyard portion of a structure. Brackets which accommodate multiple flagpoles are not allowed.
10. Free-standing flagpoles may be up to twenty feet (20') tall, including any ornamental caps. Free-standing flagpoles must be permanently installed in the ground according to manufacturer's instructions. One free-standing flagpole is allowed in the portion of the Owner's property between the main residential dwelling and any street and one free-standing flagpole is allowed in the rear or backyard portion of a property.
11. Free-standing flagpoles may not be installed in any locations described below:
  - a. In any location other than the Owner's property; or
  - b. Within a ground utility easement or encroaching into an aerial easement; or
  - c. Beyond the side or rear setback lines (for example, on a lot with a 10' side setback line, a flagpole may not be installed closer than 10' from the side property line); or
  - d. Beyond half the distance of the front setback line (for example, on a lot with a 30' front setback line, a flagpole may not be installed closer than 15' from the front property line); or
  - e. Closer to a swelling on an adjacent lot than the height of the flagpole (for example, a 20' flagpole cannot be installed closer than 20' from an adjacent house).
12. Lighting may be installed to illuminate Permitted Flags if they will be displayed at night and if existing ambient lighting does not provide proper illumination. Flag lighting must:
  - a. Be ground mounted in the vicinity of the flag; and
  - b. Utilize a fixture that screens the bulb and directs light in the intended direction with minimal spillover; and
  - c. Point towards the flag and face the main structure on the property or to the center of the property if there is no structure; and
  - d. Provide illumination not to exceed the equivalent of a 60 watt incandescent bulb.
13. Flagpoles must not generate unreasonable noise levels which would disturb the quiet enjoyment of other residents. Each flagpole owner should take steps to reduce noise levels by using vinyl or plastic snap hooks, installing snap hook covers or securing a loose halyard (rope) around the flagpole with a flagpole clasp.
14. Flagpoles are allowed solely for the purpose of displaying Permitted Flags. If a flagpole is no longer used on a daily basis, it must be removed.
15. All flags and flagpoles must be maintained in good condition. Deteriorated flags must be removed and promptly replaced. Deteriorated or structurally unsafe flagpoles must be promptly repaired, replaced or removed.

These Guidelines may be amended from time to time, and are filed in the Brazoria County or Fort Bend County Real Property Records. These Flag Display Guidelines are also available at [www.shadowcreekbranchhoa.com](http://www.shadowcreekbranchhoa.com).

## **E. CARPORTS**

Carports are prohibited and shall not be constructed on any Lot or Tract.

## **F. GARAGES**

All garages shall be: (a) fully operable; (b) capable of housing at least two (2) automobiles; and, (c) enclosed by fully functional and operational garage doors which must be kept in the closed position when the garage door is not being used by the Owner or occupant.

## **G. GENERATORS**

The installation of a generator or battery wall that is visible from the street requires approval from the ARC Committee, and also is required to have landscaping to conceal the generator or battery wall from view. All applications are required to include a copy of the City permit obtained for the modification.

## **H. DRIVEWAYS**

Any change or modification to driveways must be approved by the ARC (including coloring, design, texture, etc.) Driveway extensions can be approved on a case-by-case basis. A copy of a City permit is required when submitting an application.

## **I. ENERGY SAVING DEVICES GUIDELINES**

Energy saving devices such as solar panels, solar collectors, roofing materials, wind turbines and rainwater harvesting systems, are subject to the following provisions, as same may be amended from time to time and as have been filed in the Brazoria and/or Fort Bend County Real Property Records. These guidelines are also available at [www.shadowcreekranchhoa.com](http://www.shadowcreekranchhoa.com).

1. These Guidelines apply to solar energy devices ("Devices") as defined in Section 171.107(a) of the Texas Tax Code. A solar energy device means a system or series of mechanisms designed primarily to provide heating or cooling or to produce electrical or mechanical power by collecting and transferring solar-generated energy. The term includes a mechanical or chemical device that has the ability to store solar-generated energy for use in heating or cooling or in the production of power.
2. Such Devices may only be installed with advance written approval of the ARC subject to these Guidelines.
3. Any such Device must be installed on land or structures owned by the property Owner. No portion of the Device may encroach on adjacent properties or common areas.
4. Such Devices may only be installed in the following locations:
  - a. On the roof of the main residential dwelling; or
  - b. On the roof of any other approved structure; or
  - c. Within a fences yard or patio.
5. For Devices mounted on a roof, the Device must:
  - a. Have no portion of the Device higher than the roof section to which it is attached; and
  - b. Have no portion of the Device extend beyond the perimeter boundary of the roof section to which it is attached; and
  - c. Conform to the slope of the roof; and
  - d. Be aligned so the top edge of the Device is parallel to the roof ridge line for the roof section to which it is attached; and
  - e. Have a frame, brackets and visible piping or wiring that is a color to match the roof shingles or a silver, bronze or black tone commonly available in the marketplace; and
  - f. Be located in a position on the roof which is least visible from any street or common area, so long as such location does not reduce estimated annual energy production more than 10% over alternative roof locations (as determined by a publicly available modelling tool provided by the National Renewable Energy Laboratory [[www.nrel.gov](http://www.nrel.gov)] or equivalent entity)

6. For Devices located in a fenced yard or patio, no portion of the Device may extend above the top of the fence. If the fence is not a solid fence which blocks view of the Device, the Association may require the Device to be placed in a location behind a structure or otherwise require visual screening. The Association may consider installation of Devices on properties without a fenced yard if there is adequate screening from public view from any street or common area.
7. All Devices must be installed in compliance with manufacturer's instruction and in a manner which does not void material warranties. Licensed craftsmen must be used where required by law. Permits must be obtained where required by law.
8. Installed Devices may not:
  - a. Threaten public health or safety; or
  - b. Violate any law; or
  - c. Substantially interfere with the use and enjoyment of land by causing unreasonable discomfort or annoyance to any adjoining property owner.
9. All Devices must be maintained in good repair. Unused or inoperable Devices must be removed.

## **J. EXTENSIONS OF BUILDINGS**

An ARC application must be submitted and approved in writing before construction of any project. Once approved by the ARC, house additions should be constructed of the same materials as the existing structure and should be designed so as to look original to the Improvement. It is very important that the submitted plans are clear and accurate and must be professional quality. Dimensioned design plans with front, rear and side elevations, as well as a roof plan must be included with application. Any additions or extensions of buildings should follow the minimum criteria:

- **Maximum Building Height** - The maximum permissible building height for Improvements is 35 feet.
- **Every garage and Outbuilding (except a greenhouse) shall correspond in style and Architecture**  
With the Improvement to which it is appurtenant. All elevation treatments such as entrances, windows, rooflines, etc., shall follow the common architectural design of the existing Improvement as nearly as possible.
- **All extensions added to homes and garages facing a public view corridor (e.g., Lakes, parks, etc.)**  
Must match existing materials of the structure. The material, if applicable, shall be painted to match the approved colors for siding and trim.
- **Extensions which overhang or cantilever from the second floor of an Improvement (e.g., decks, balconies, canopies, etc.) must be reasonable in proportion to the existing structure, and must be located within the building setback requirements. Balconies shall not be permitted on facades that face adjoining residential properties.**
- **All extensions and additions shall be constructed of materials consistent with the Common**  
Architectural design of the existing Improvement as nearly as possible. The material, if applicable, shall be painted to match the approved colors for siding and trim.
- **Ornamental iron may be used on balconies, if appropriate with the architectural style of the Improvement.**

## **K. EXTERIOR LIGHTING**

All exterior lighting must be first approved by the ARC committee outside of the traditional holiday decorative lights, that are permitted to be displayed for one (1) month prior to and one (1) month after any commonly recognized holiday for which lights are traditionally displayed. No exterior lighting may shed light onto other properties or into residential dwellings in such a manner that creates a nuisance. Installation shall not commence until written approval from the ARC has been obtained.

- The placement, location, number and type of any exterior light fixture must receive ARC approval. The ARC has the authority to require the relocation or removal of any fixtures which adversely affects neighboring property.
- All light fixtures must be attached to a structure (fences will not be considered as a structure).
- Lighting on individual Lots shall be installed in a manner which does not cause distraction, nuisance, or become unsightly. Light sources may not conflict with the sight lines of pedestrians or motorists. Light sources must not "spill over" into neighboring yards or Improvements to the extent reasonably practicable, taking into account the proximity of the Lots to each other.
- Exterior illumination of architectural features such as columns, entries, and landscape features are encouraged. Lights should be directed to illuminate address graphics. A sconce type light is preferred for this purpose.
- Ground lighting or decorative fixtures must be of high quality materials and workmanship and must be in scale and style with the Improvement. No address or name sign will be permitted to hang from a yard light.
- Sodium vapor lights, except for streetlights within SCR, are prohibited. Mercury vapor security lights, when the fixture is visible from public view or from other Lots, are prohibited. However, when used for special landscape lighting effect, mercury vapor lights may be permissible with ARC approval.
- White lights are permitted only. The use of colored lenses, colored light bulbs, fluorescent and neon lighting are not permitted.
- Incandescent, low voltage incandescent, metal halide, quartz, LED and natural gas lights are acceptable.
- All wiring for exterior lighting should be underground, with any transformers being buried or concealed from view, subject to objection by applicable utility provider(s).
- Solar lights will be permitted in landscape beds.

## **L. EXTERIOR MATERIALS, COLOR, AND FINISHES**

### **1. Exterior Materials**

The ARC recognizes the dynamic nature of the building materials industry and recognizes that building materials are constantly changing and improving. The ARC will consider alternative materials not included or listed below that from either a cost, maintenance or aesthetic context justifies such reconsideration. Each application for architectural approval will be evaluated on its own merit based on compatibility with the surrounding environment. All proposed changes in materials from that used on the existing structure must receive approval of the ARC.

Materials should be used with restraint in regards to both color and diversity of material types. The intent is to create a continuity of materials and color throughout SCR. The number of primary materials on the exterior will be limited to three, not including roof shingles. The following materials are acceptable:

- **BRICK** - neutral earth tone colors. Brick shall meet standard specifications established by The Brick Institute of America.
- **MORTAR JOINTS** - All mortar joints shall be tooled; "slump" joints will not be allowed. Mortar colors if used, shall be selected to compliment stone or brick color. Mortar shall be natural and not colored unless prior approval is given by the ARC. The use of dark mortar is discouraged, and mortar joints shall be approximately 3/8-inch in thickness.
- **SIDING** - Hardiplank stained in neutral earth tone colors or painted in neutral colors, horizontal application only. All other siding must be approved by the ARC. The use of plywood siding is prohibited.
- **ALUMINUM** - not permitted.
- **STONE** - neutral earth tone colors only.
- **STUCCO** -the use of solid stucco and stucco with brick or stone is permitted. Stucco may be used as an exterior wall finish only if the quality of the stucco and method of construction are acceptable to the ARC. When stucco is used as an exterior wall material, its detail should be consistent with the style of the architecture. "Heavy" applications of a rough textured, Mexican or adobe-style finish are not acceptable.

- Smooth-finish stucco may be used as an exterior wall material. The ARC has the right to require that stucco be painted, if it is not uniform in color. All paint applied to the stucco finish must contain a mildew retardant.
- **WINDOWS** - Bronze, or white finish only; mill finish aluminum is prohibited.
- **ROOFING MATERIALS** - Roofing materials shall be of a limited number of colors for continuity and individuality throughout SCR. Please refer to roofing provisions below for additional information. Roofing materials must comply with the most current International Residential Building Code roofing standards ("IRBC"). However, if Pearland provides for stricter roofing standards than the IRBC standards, the stricter standards must be followed. Likewise, if a supplemental declaration or revised Guidelines provide for stricter roofing standards than either the IRBC or Pearland City roofing standards, then the more restrictive provision shall control. In any case, the most restrictive roofing standard shall control. All roofing materials must be approved by the ARC.
- **WOOD** - Board and wood siding shall receive a paint or stain finish. Applications of a high gloss finish, such as varnish or high sheen enamels, are prohibited. Non-reflective finishes shall be used on all exterior wood surfaces. Wood siding and/or Masonite-type products (with ARC approval) shall be horizontal lap type, with a weather exposure of no less than 4 1/2-inches and no more than 7 1/2-inches. No diagonal siding shall be used except by special consent of the ARC. It is required that all wood trim be smooth, high quality, finish-grade stock, stained, or painted as approved by the ARC. Soffits made of hardboard and/or Masonite require special approval by the ARC. The use of rough cut wood trim is prohibited.
- **VINYL SIDING** - Not permitted.

Each application for architectural approval will be evaluated on its own merit based on compatibility with the surrounding environment. All proposed changes in materials from that used on the existing structure must receive approval of the ARC.

## 2. Exterior Color and Finishes

The palette of exterior paints and stains for each Improvement shall be selected to compliment, coordinate, and harmonize with the colors of building materials which are used in their "natural" state, such as brick and stone, as deemed appropriate by the ARC. Exterior colors selected for an Improvement may be modified or changed in order to respond to adjacent Improvements. A list of pre-approved paint colors is attached hereto as Exhibit A, and is also available online, located at the "ARC Approved Paint List" link. Paint color number may change based on the vendor. In this case, resident must show that the proposed color or paint number is similar to the existing color or shade of paint and included in the ARC Approved Paint List attached as Exhibit A.

Exterior colors that, in the opinion of the ARC, would not be in harmony with the overall existing architectural design of SCR shall not be permitted. Bright colors (other than white) as the dominant exterior color scheme are prohibited. Certain colors such as purple, orange, turquoise, "hot" pink, chartreuse, bright or lime green, camouflage, etc., are specifically prohibited. White and black paint are allowed with the prior approval of the ARC. Brick color and areas of paint application will be taken into consideration in the granting or denying of an approval.

Each applicant must submit samples of all colors to be used on exterior improvements, along with the written application to the ARC. All painting, once approved shall be completed within 90 days of the start date.

## M. FENCING

In the case of conflict between these Guidelines and any provision contained on the plat, applicable Master CCRs or the Declaration, the more restrictive provision will control. ARC approval must be obtained before repairing, replacing, or making any other changes to fencing.

### 1. General

A minimum side yard fence setback of 10 feet from the front elevation of the Improvements is required, but in no instance shall mechanical equipment such as air conditioner units or heat pumps be allowed to be seen from the street or public view, and such equipment must be screened with approved fencing or landscaping. A minimum fence setback of 5 feet from the side wall of an Improvement is required.

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Fences are only to be constructed of wood, metal or masonry (Note: the specified material is dependent on the location within the community). To insure compatibility of fence design throughout the community, all wood fences must have a "finished" side visible to the public.

Diagonal, horizontal and chain link fencing is strictly prohibited, except when these types of fences are situated behind an approved fence and adequately screened from public view. An example of this situation would be the construction of a chain link fence dog run (that is less than 6 feet in height) in the backyard that is screened by a 6 foot tall wood fence.

## **2. Fences on Nature Preserves or Lake Lots**

Lots backing or siding onto a lake must be fenced. All fencing must consist of a 4- foot metal picket; picket spaces not to exceed 4 inches painted black in color.

Pedestrian gates measuring 3-feet in width may be placed in the fence backing onto a lake or nature preserve. Double gates are prohibited.

In order to keep pets within the confines of rear and side yards, metal picket fencing modifications may be considered by the ARC.

Side yard wood fencing on amenity Lots must have continuous upgraded "finished" sides with cap rails and trim. No "good neighbor" alternating panels will be permitted.

When a metal picket fence meets a wood fence, the metal fence may not be attached to the wood fence. The metal fence is to be terminated with a 3-inch post adjacent to the wood post. When metal fence meets wood fence, the wood will transition from 4-feet to 6 feet.

## **3. Fences on Slopes**

The preferred approach to transition grade changes with fencing is to stair-step the fence down a slope level with the horizon.

Each fence panel must not be "stepped" or staggered greater than 6 inches above or below the adjacent fence panel. For steeper slopes, smaller fence spacing will be required.

## **4. Wood Fence**

All wood fences are to be constructed with number two (#2) cedar 1 inch by 4-inch pickets (sizes are approximate), and number two (#2) treated southern yellow pine posts and rails, unless otherwise approved by the ARC. rot boards are permitted. Regarding permissible height of wood fences, like height of replaced fence must be installed (like-for-like). Wood fences may not be altered in any form or fashion to incorporate any artistic design, cut-outs, wagon wheels, etc. Wood fences are to be the height of six feet to include the rot board.

Alternating panels of solid pickets and exposed rail ("good neighbor fence") are approved only between home sites. A continuous "finished" side of a wood fence must always be the side facing public view.

Single 3-feet wide hinged gates shall be installed in the most appropriate side yard locations. One 8' wide maximum double gate may be installed in the most appropriate side yard location and will be reviewed on a case-by-case basis by the ARC.

Fence Stain- Owners are not required to stain their fences. However, should an owner choose to stain their fence, they must use a clear stain. No color pigment is permitted. Approval must be obtained prior to staining a fence.

## **5. Community Fence and Wall**



A community fence or wall is a fence or wall that has been installed by the Declarant along a major thoroughfare, such as, but not limited to Kirby Drive, Shadow Creek Parkway, etc. and is maintained by the SCRMA. These fences or walls will be generally an 8-foot painted metal, or brick walls. No Owner is allowed to make any changes or modifications to this fence or wall. Any Owner damaging or modifying this fence or wall will be responsible to SCRMA for paying for any necessary repairs caused from their activities. Please contact SCRMA for specific locations.

## 6. Party Fences

- i) General Rules of Law to Apply: Each fence built which shall serve and separate any two (2) adjoining Residences shall constitute a party fence and the general rules of law regarding party walls and fences and liability for property damage due to negligence or willful acts or omissions shall apply thereto.
- ii) Sharing of Repair and Maintenance: The cost of reasonable repair and maintenance of a party fence shall be shared by the Owners who the fence serves in equal proportions.
- iii) Damage and Destruction: If a party fence is destroyed or damaged by fire or other casualty, then fence to the extent that such damage is not covered by insurance and therefore not repaired out of the proceeds of insurance, any Owner who the fence serves may restore it, and all other Owners who the fence serves shall contribute to the cost of restoration thereof in equal proportions without prejudice, however, subject to the right of any such Owners to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions.
- iv) Right to Contribution Runs with Land: The right of any Owner to contribution from any other Owner shall be appurtenant to the land and shall pass to such Owner's successor-in-title.

## 7. Security Fences

Installation of any security perimeter fence to be installed at or behind the front building line is subject to ARC approval. Perimeter fencing must be installed in a contiguous manner to the privacy fence on the property owners' lot.

- i) Perimeter fencing shall be of a height that is reasonable in relation to its location on the lot and surrounding structures.
- ii) Fencing shall not consist of barbed wire, razor wire, chain link, vinyl, or any material other than coated aluminum. Electrically charged fencing as a security measure is prohibited.
- iii) All fencing must consist of metal pickets; picket spaces not to exceed 4 inches painted black in color. Any fence color other than black is prohibited.
- iv) Any decorative elements are prohibited.

## 8. Trash Receptacle Screening

ARC approval must be obtained before construction of any screening modification takes place. Fence screening is to be constructed of wood (pine or cedar) 1" thick and 4" wide pickets (sizes are approximate), and number two (#2) treated southern yellow pine posts and rails, unless otherwise approved by the ARC. Rot boards are permitted if the perimeter fence has a rot board already present.

- Screening must be parallel to the street and perpendicular to the home.
- The dimensions of the wood panels used for screening should not exceed 50" in height and 42" in width.
- Wood fences may not be altered in any form or fashion to incorporate any artistic design, cut-outs, wagon wheels, etc.
- No color pigment is permitted.
- Any other fencing material, or design other than noted above is prohibited for trash receptacle screening.

**N. GRADING AND DRAINAGE**

Owners shall not make modifications to the grading or drainage improvements installed by the builder without prior approval by the ARC. The Owner will assume any liability and/or responsibility whatsoever for any damage brought about by the grading, drainage, or other improvement or modifications made by the Owner.

**O. GUTTERS AND DOWNSPOUTS**

Gutters and downspouts shall be painted or have a factory applied color to match the approved siding or trim color of the home. Any addition of gutters from those present at time of closing shall require ARC approval. If an Improvement experiences damage or deterioration to gutters or downspouts, they must be replaced by the Owner. If an Improvement did not have gutters originally installed by a builder or previous Owner, they will not be required unless damage is resulting to fascia, siding or landscape.

**P. IRRIGATION SYSTEMS**

Irrigation systems will require approval by the ARC. Licensed irrigators must be used for the planning/installation of systems, and all Owners are obligated to make sure that the system complies with all governmental requirements. The system should be designed to insure that indiscriminate watering does not occur on streets, sidewalks, or neighboring Lots. Screening of any above-ground valves or controllers will be required. Without the prior written consent of the ARC, no Owner of a Lot or Tract shall be permitted to construct Improvements on such Lot or Tract or grade such Lot or Tract or permit such Lot or Tract to remain in or be placed in such condition that surface water on such Lot or Tract drains to any other Lot or the Common Area.

**Q. LAKE EDGE RESTRICTIONS**

No modification or changes shall be made to any Common Area abutting any lake edge by an Owner. These restrictions include, but are not limited to, docks, bulkheads, piers, excavation, fill.

**R. MECHANICAL EQUIPMENT**

It is required that all air conditioning units, electrical power boxes, pool, gas meters and any other mechanical equipment shall be screened from public view. Screening may consist of architectural or planting elements approved by the ARC. No window, roof or wall-type air conditioning units that are visible from any street or any other Lot or Tract shall be used, placed, or maintained on or in any Residence, garage or other Improvement.

**S. OUTBUILDING-STORAGE SHEDS**

Storage sheds ("Outbuildings"), will be considered on a case-by-case basis by the ARC, and prior written approval is required. A maximum of one Outbuilding per Lot will be allowed. Plastic, vinyl and metal buildings will not be permitted. Consideration will be given to whether the proposed storage shed matches the architectural elements, materials, and color of any Residence and other Improvements (including roofing). All storage sheds must be located in the rear yard within the setbacks established for each Lot, and at least 10 feet from the rear setback and 5 feet from the side setback. On Lots that have metal fences, the storage shed must be placed up close to the Improvement. Storage sheds must be screened from public rights-of-way and other public areas. Suitable screening material includes evergreen trees, with the size and location approved by the ARC.

Storage sheds may not exceed 8 feet in height, with dimensions no larger than 120 sq feet. Criteria affecting approval of the proposed Outbuilding/storage shed will include, but not be limited to, height limitations per the Declaration, Lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the Improvements.

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## **T. OUTDOOR FURNITURE**

Outdoor furniture located on the original, builder-installed porch of a Residence does not require ARC approval but should be complimentary to the color scheme and style of the Residence and/or any other Improvements. Any furniture within public view is subject to ARC approval, and should be complimentary to the color scheme and style of the Residence and/or any Improvements.

## **U. PATIO COVERS AND FREE-STANDING SHADE STRUCTURES**

All patio covers or other forms of shade structures (i.e. pergolas, arbors, etc.) are subject to ARC approval on a case-by-case basis. It is very important that the submitted plans are clear and accurate and must be professional quality. Dimensioned design plans with front, rear and side elevations, as well as a roof plan must be included with application.

- a. For structures attached to the existing dwelling, roof plan must show how structure will tie into Existing roof. A stamp from a certified windstorm engineer must be included on the plans included in the application.
- b. Height of free-standing shade structures (unattached) may not exceed 14 feet in overall height when measured from grade, or larger than 120 sq feet, unless otherwise approved by the ARC.
- c. Metal, plastic, and thatched (straw) roof cover(s) are not permitted. For the avoidance of doubt, "thatched (straw) roof covers" include, but are not limited to, any type of roofing made from grass, reed, roots, or any other plant-based material (either genuine or synthetic). Thatched-like appearing plastic materials are also likewise prohibited.

If a shade structure is attached to the existing roof, then it must be integrated into the existing roof line (flush with the eaves). Minimum roof pitch is  $\frac{1}{2}$  over 12. If the structure is to be shingled, the shingles must match the color and quality of those used on the Improvement. Use of different roofing materials will be considered on a case-by-case basis for free-standing structures. Supports for the covers must be either painted wood, treated wood, or painted metal columns. Unfinished metal or corrugated fiberglass is strictly prohibited from use. Pipe material used as a structural support must be concealed from view.

Frames must be painted to match the trim of the Improvement when untreated wood is used. Exposed surfaces shall match or harmonize with the existing colors and materials of the home.

Requests for patio covers and free-standing shade structures that encroach into any utility easements must be submitted for ARC review with the written consent of the appropriate utility company (is). Patio covers must be located so that drainage is contained on the Owner's Lot. The ARC may require gutters and downspouts to be installed in order to control drainage, depending on the distance from neighboring properties and anticipated runoff.

## **V. PLAYGROUND EQUIPMENT**

Playground equipment (i.e. swing sets, trampolines, etc.) must have prior written approval from the ARC. The placement, screening and height requirements for playground equipment are addressed in the Declaration, and are incorporated herein by reference. The overall footprint size of playground equipment will be considered on a case-by-case basis and the ARC may take into account factors including but not limited to the size and configuration of the Lot, the location of the Lot in the community, the location of the playground equipment on the Lot, the type of fencing on the Lot and visibility of the playground equipment from streets, Common Areas and amenities.

Playground equipment shall be constructed of materials resistant to rust and decay and should be either painted neutral earth tones or another color approved by the ARC. Roofing shall either match the material used on the home or may be a durable canvas that is securely attached to and made a part of that particular structure. All playground equipment shall be properly maintained so as not to detract from the aesthetic quality of SCR. All playground equipment is limited to a maximum height of 14 feet. Maintenance shall include the repair or replacement of any worn, broken, missing, torn, or discolored materials as well as painting of any rusted or discolored parts.

Safety nets around and affixed to trampolines will be permitted so long as the nets are supported by commercially-manufactured poles. The overall height of the trampoline (including safety net, poles and other related equipment) shall not exceed 12 feet in height measured from the ground. Commercial bands that wrap around the netting and present advertisements are prohibited.

Criteria affecting approval of the improvements will include, but not be limited to, height limitations per these Guidelines (as amended or modified from time to time), the Declaration, Lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the improvements.

No play equipment may encroach on any easements or building lines as indicated on the lot survey.

Installation may not begin until written approval from the ARC is obtained.

Any playground or other play areas or equipment furnished by the SCRMA shall be used at the risk of the user, and the SCRMA shall not be held liable to any Person or party for any claim, damage, or injury occurring thereon or related to use thereof.

## **W. ROOFS**

Any repairs, replacements, or modifications to any roof in SCR must receive prior written approval from the ARC. Roofing materials must comply with the most current International Residential Building Code roofing standards ("IRBC"). However, if the City of Pearland provides for stricter roofing standards than the IRBC standards, the stricter standards must be followed. Likewise, if a Supplemental Declaration or Specific Guidelines for any particular section provides for stricter roofing standards than either the IRBC or City of Pearland roofing standards, the more restrictive standards will control. In any case, the most restrictive roofing standard shall control. All rooftop equipment must be painted to match the roof. Roof replacement or repair must match the existing design and materials (like-for-like). For emergency repairs, each Owner is responsible for obtaining ARC approval after the repair has been completed, and any repair must match existing roofing material as closely as possible.

## **X. SETBACK AND UTILITY EASEMENT CRITERIA**

Applicants cannot encroach on building line setbacks or utility easements as indicated on the plot or survey for each Lot, unless written permission is obtained from utility companies for encroachment of any easement.

## **Y. SWIMMING POOL SAFETY FENCE**

All fencing surrounding swimming pools must meet the following criteria and must be approved by the ARC:

- a. Surrounds a water feature, including a swimming pool or spa
- b. Consists of transparent mesh or clear panels set in metal frames
- c. Is not more than six feet in height
- d. Is designed to not be climbable

## **Z. WALKWAYS**

Walkways should be a complimentary component of the site architecture and should not compete visually with the Improvement and/or landscape. A walkway at least 4 feet in width and no more than 6 feet in width shall be provided from the front door of the Improvement to the street curb or driveway. In addition, a broad landing, not to exceed the width of the porch, may be allowed at the front door and at the connection of the walkway to a roadway edge or curb. On all Lots, a short walk extending from the front entrance to the driveway may be permitted. Curvilinear walkways are encouraged between the front entrance and the sidewalk.

In sections with curb and subsurface drainage systems, the walkway should extend beyond the sidewalk to the street. When building on open drainage Lots in situations where a driveway is more than 125 feet from the front walkway, the walkway may extend through the drainage swale to the road. Culvert and safety end treatments must be used, and

walkways must be built at grade and must maintain positive drainage flow as established when the Lot was originally developed.

In those instances where a walkway closely parallels the front elevation of an Improvement, a planting area (a minimum of 4 feet in width) must be maintained between the Improvement and walkway. In such cases, the planting area shall be planted with an appropriate material approved for foundation planting. Steps at elevation change are required on walkway slopes exceeding 4 percent.

Fountains and statuary within the walk and front yard and meandering walkways require ARC approval. The installation of stamped concrete and/or stone paths as walkways on any Lot also require ARC approval.

## **AA. SPORTS COURTS**

The following details the minimum requirements for sports court installation on residential properties. All elements/components relating to the Sports Courts, such as lightning, goals, surface, facing, etc. must be approved by the ARC prior to installation. All lighting must comply with all applicable city and county ordinances.

1. Court structure and equipment must be located a minimum of 20 feet from all property lines unless otherwise approved by the ARC;
2. Evergreen shrubs/trees may be required to screen court from neighboring properties or public (street, reserve) view;
3. Height of light fixture may not exceed 20 feet in total height when measured from grade. Light may not spill onto neighboring properties and a cut off shield may be required. Fixture/post must be black, bronze or dark green in color;
4. Written consent shall be required from neighboring property Owners if the ARC deems appropriate;
5. Construction deposit required.

All other recreational improvements added to the Lot, including but not limited to tennis courts, batting cages, etc. will require ARC approval on a case-by-case basis. Criteria affecting approval of the improvements will include, but not be limited to, Lot size and location, screening, as well as potential noise that will emanate from or by the individuals using the improvements.

## **AB. SWIMMING POOLS**

All swimming pools require ARC approval and shall conform to all city and county standards for pool enclosures. Portable or permanent above ground swimming pools are prohibited. Smaller prefabricated, installed above-the-ground spas or hot tubs are acceptable with ARC approval. All above ground spas or hot tubs must be skirted, decked, screened or landscaped to hide all plumbing, heaters, pumps, and filters.

Swimming pool appurtenances such as rock waterfalls, slides and diving boards must not be over 6 feet in height measured from ground level unless otherwise approved by the ARC. Pool screens or overhead pool shades require ARC approval prior to being installed, and must not exceed a maximum 10' in height. Skimmer nets, long handle brushes, pool chemicals, filters, pumps, heaters, and plumbing, etc. must not be visible from public view.

Pool walls shall not encroach into utility easements. If pool plumbing is required in utility easements, the appropriate utility company must be contacted and written approval from utilities must be submitted to the ARC prior to approval of application. Wood or concrete pool decks may be placed over utility easements with ARC approval on a case-by-case basis, but are subject to removal by utility companies.

The construction of any equipment related to pools, spas and decks within a utility easement or setback shall require the review and approval of the ARC and prior written approval from the Utility District or relevant utility company.

All back flow drains shall be connected to the Municipal Utility District's sanitary sewer facilities located on Owner's property. Draining or overflow of pool water will be permitted only onto the public street fronting the home by use of a pop-up drain located by the curb. Curb cuts are not permitted. Each Owner should contact the applicable Municipal Utility District operator for specific regulations related to the Lot.

During construction of any pool-related improvements, Owner must keep the site secure from public access and maintained in a clean, workmanlike condition. Owner must also specify in the application where the access points to the back yard and the pool will be located. All owners are specifically prohibited from removing or altering any brick wall that abuts a thoroughfare or right-of-way. SCRMA has no duty to keep the site secure and maintained. A refundable deposit is required. All amenity Lots and Lots that are adjacent to a reserve are required to pay an additional deposit. See the "ARC Approved Application" located on the Shadow Creek Ranch HOA website for fee and deposit information. The deposit will be refunded after the Owner requests an inspection of the improvement by the Association to confirm no damages have occurred and the improvement was built to the approved plan. Failure to request the inspection of improvements that require deposits within 6 months of the date of the approval letter will result in forfeiture of deposit.

## **AC. WINDOW TREATMENTS**

### **1. Windows**

All aluminum windows, screens, sliding doors, and frames for fixed glass shall have a factory applied baked enamel or anodized bronze or white finish. Bright mill finish material is prohibited. The use of foil or reflective mirror finishes on windows is also prohibited. Vinyl clad, aluminum clad, and wood windows will be permitted subject to color approval. Windows should be architectural features and, wherever possible, grouped into recessed areas or bordered by projections that provide a shadow pattern. Scattered windows tend to create awkward shapes and should be avoided.

### **2. Window Awnings, Shades, and Coverings**

The installation of canvas awnings, upon ARC approval, may be permitted on a home to reduce solar exposure. When allowed, they must be neutral and solid in color, and must be well-maintained at all times.

Awnings will be allowed for use on patios as shade covers, provided they comply with requirements for proper location and color and have received approval by the ARC. Awnings shall not be allowed on the front of the home.

The placement of paper, bed sheeting, foil, or other such temporary type material will not be permitted on any front or visible windows. Storm windows require approval and must complement existing window treatment.

### **3. Glazing/Glass Tinting**

Reflective mirror finishes will not be permitted. Factory installed tinted glass may be permitted to be used on an Improvement to reduce solar exposure. The application of a film or other forms of material over window or door glazing will not be permitted unless specifically approved by the ARC. All (not only selected) windows on a specific side of an Improvement must be tinted the same when a side of the Improvement is visible to the public.

### **4. Window and Door Ornamentation**

The installation of metal grills, burglar bars, or storm shutters on the exterior of any window or door, which is visible from public areas, will be prohibited. Any such window or door ornamentation must be installed on the inside of a home and be screened at all times by shades, shutters, curtains, blinds, or other suitable covering material.

### **5. Solar Screening**

All solar screens applied to windows will only be considered when the proposed color is complimentary to the exterior color scheme of the main Improvement. The ARC must approve the color and location of all solar screens prior to installation.

## **II. SPECIFIC USE GUIDELINES**

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**A. DECORATIONS AND TEMPORARY SIGNAGE**

Decorations and temporary signage are addressed herein in sections III.D (2012 Recorded Guidelines for Display of Certain Religious Items) and I.A (2012 Recorded Guidelines for Display of Flags), as same may be amended from time to time and filed in the Brazoria County and Fort Bend County Real Property Records, and also available at [www.shadowcreekranchhoa.com](http://www.shadowcreekranchhoa.com).

**B. SINGLE FAMILY RESIDENCES**

Lots within SCR shall be used exclusively for single-family residential purposes in accordance with the Declaration. Unless otherwise approved by the Board, garage sales or yard sales (or any similar vending of merchandise) conducted on any Lot are limited to two events per year, provided the proper city permit is obtained by the Homeowner.

**C. ANIMALS AND PETS**

The keeping of animals and pets shall be governed by Pearland City Ordinance, as same may be amended from time to time.

**D. TENTS, MOBILE HOMES AND TEMPORARY STRUCTURES**

No tent, shack, mobile home or other structure of a temporary nature shall be placed upon a Lot of Tract or any part of the Properties without ARC approval. Any ARC approval may contain additional restrictions or requirements related to placement, duration, and use of said structure, as the ARC deems appropriate. The foregoing prohibitions shall not apply to restrict the construction or installation of a single utility or similar outbuilding to be permanently located on a Lot, provided it receives the prior approval of the ARC.

**E. DISPOSAL OF TRASH**

Trash and recycling receptacles or piles, including lawn debris, may not be placed at street curbs earlier than 5 p.m. on the day prior to the scheduled day of service. Trash bins or recycling receptacles must be removed from the curb and placed out of sight from street view by 8 a.m., the day after trash service.

**F. GRASS AND SHRUBBERY MAINTENANCE**

The Owner of each Lot shall landscape the areas of his Lot, which are visible from the street or adjacent property in accordance with the Landscaping Guidelines below. All Lots located at street intersections shall be landscaped so as to permit clear sight lines across the street corners. Grass and weeds shall be kept mowed to prevent unsightly appearance, and all curbs, roadways, drives and walkways shall be kept edged. Dead or damaged trees and shrubbery shall be promptly removed or replaced, and if not removed by the Owner upon request, then the VOEB or SCRMA may remove or cause to be removed such trees or shrubbery at the Owner's expense and shall not be liable for damage caused by such removal. Refer to the Landscaping Guidelines below for more information concerning acceptable landscape materials and maintenance.

**III. LANDSCAPING GUIDELINES**

It is the intent of this section to establish certain requirements and criteria, which will ensure a minimum standard for landscape treatment for Lots in SCR. Some neighborhoods may require different landscaping requirements as per any applicable dedicatory instruments.

**A. ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICES**

RP-2024-239580

## **1. Planting Beds**

Planting beds should complement the architecture of an Improvement and should have a minimum depth of 4 feet from the base/foundation of the home. Curved-linear beds are encouraged. All planting beds are recommended to be mulched with a minimum of 2 inches of shredded bark or mulch. Bark or mulch color must be a dark or natural tone. The front foundation of Improvements must be kept screened with approved evergreen shrubs.

## **2. Edging and Borders**

Edging around planting beds is encouraged for maintenance purposes and to help define the shape of the beds. Edging should not compete with or dominate the landscape treatment but should enhance its appearance. Natural border plants, such as monkey grass, liriope or jasmine, are strongly encouraged around all bed areas.

Acceptable edging material includes landscape timbers, steel, brick or stone. Stone may be laid flat as accent material, or stacked. In no instance shall any holes in brick be visible to the public. Landscape timbers can be laid either horizontally or vertically, having a uniform height or edge. Landscape timbers must be maintained in an attractive condition and must be replaced with a likeness or other pre-approved border material if the original timbers are allowed to deteriorate.

Unacceptable edging material includes, wire, railroad ties, or other materials not in character with the desired landscape effect. All edging and border material must comply with these Guidelines and shall require prior approval by the ARC prior to installation.

## **3. Yard Trees**

Depending on the neighborhood, a minimum of two front yard trees is required for every Lot, unless otherwise authorized by the ARC. Corner Lots may require an additional side yard tree. Yard trees are to be either container grown or machine transplanted with a minimum caliper of 3 inches measured 6 inches above grade. It is the Owner's responsibility to maintain and replace, if necessary, said yard trees with one of the same species as removed. Yard trees should be kept trimmed and shaped at all times. Yard trees in the front yard should not encroach on sidewalk or walkways. In addition backyard trees should not be grown past property owners fence line. Any additional yard trees, which a homeowner may desire to plant, are to be either container grown or machine transplanted and must conform to the approved plant palette attached hereto. No fruit trees are permitted in front or side yards. No trees shall be cut or removed except to provide room for construction of Improvements or to remove dead or unsightly trees; provided, however, that removal of any tree in excess of a four inch (4") caliper requires the approval of the ARC and the replacement, one for one, of such tree with a tree of equal or greater caliper. Any void, depression or hole created by the removal of dirt or a tree must be filled in accordance with the requirements of the ARC.

Any changes to trees on Lots or Tracts, or residential reforestation on Lots or Tracts shall require the prior written approval of the ARC. Each residential Lot or Tract in SCR shall maintain two trees in the front yard, which shall be listed on the ARC Approved Plant List, which can be found online at [www.shadowcreekranchhoa.com](http://www.shadowcreekranchhoa.com), and is provided below:



# Recommended Plant List for Shadow Creek HOA – 2021

Submitted by Dr. Robert E. Moon, Horticultural Consultant

## Color Chart:

Very drought tolerant - **Red**  
Moderately drought tolerant - **Green**  
Slightly drought tolerant - **Blue**  
Not drought tolerant - **Purple**

## Street Trees:

1. *Carya illinoensis*, **Pecan - Moderately drought tolerant**
  - Choctaw (medium size, good residential tree)
  - Pawnee (medium size, good residential tree)
2. *Ginkgo biloba*, **Ginkgo - Moderately drought tolerant**
  - Autumn Gold (fruitless male, yellow gold in fall)
  - Princeton Sentry (fruitless male, upright, conical shape, gold in fall)
3. *Lagerstroemia indica*, **See list of varieties in Accent Plants below – Very drought tolerant**
4. *Magnolia grandiflora* var. *Alta*, **Alta Magnolia – upright and dense - Moderately drought tolerant**
5. *Magnolia grandiflora* var. *Claudia Wannamaker* – **Claudia Wannamaker Magnolia - Moderately drought tolerant**
6. *Magnolia grandiflora* var. *Little Gem* – **Little Gem Magnolia - Moderately drought tolerant**
7. *Magnolia stellata*, **Star Magnolia – understory tree - Moderately drought tolerant**
8. *Magnolia soulangiana*, **Saucer Magnolia – understory tree - Moderately drought tolerant**
9. *Magnolia virginiana*, **Sweet Bay Magnolia – understory tree - Moderately drought tolerant**
10. *Pistacio chinensis*, **Chinese Pistache - Moderately drought tolerant**
11. *Quercus laceyii*, **Lacey Oak – Very drought tolerant**
12. *Quercus macrocarpa*, **Bur Oak - Moderately drought tolerant**
13. *Quercus muhlenbergii*, **Chinquapin Oak - Moderately drought tolerant**
14. *Ulmus alata*, **Winged Elm - Moderately drought tolerant**
15. *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**
16. *Ulmus crassifolia*, **Cedar Elm - Moderately drought tolerant**
17. *Ulmus parvifolia*, **Lacebark Elm select from the following varieties - Moderately drought tolerant**
  - Allee (tall upright, arching)
  - Athena (full canopy, tightly formed)
  - Bosque (upright growth habit, narrow crown)
  - Dynasty (vase shape, rounded crown)
  - Emerald Prairie (vase shaped crown)
  - Everclear (narrow shaped, upright canopy)
  - Emerald Flair (broadly vase shaped, arching branches)
18. *Vitex agnus-castus*, **Vitex – See list of varieties in Accent Plants below – Very drought tolerant**

## Canopy Trees:

19. *Acer barbatum* var. *Caddo*, **Caddo Maple - Moderately drought tolerant**
20. *Acer buergerianum*, **Trident Maple - Moderately drought tolerant**
21. *Acer buergerianum* var. *Aeryn*, **Aeryn Trident Maple - Moderately drought tolerant**
22. *Acer buergerianum* var. *Shandong*, **Shandong Trident Maple - Moderately drought tolerant**

23. *Acer buergerianum* var. Streetwise, **Streetwise Trident Maple - Moderately drought tolerant**
24. *Acer grandidentatum*, **Bigtooth Maple - Moderately drought tolerant**
25. *Acer negundo*, **Box Elder or Ashleaf Maple – Very drought tolerant**
26. *Acer rubrum*, **Drummond Maple - Moderately drought tolerant**
27. *Carya illinoensis*, **Pecan, select Pawnee or Choctaw variety- Moderately drought tolerant**
28. *Ehretia anacua*, **Anacua, - Moderately drought tolerant**
29. *Fraxinus americana*, **White Ash - Moderately drought tolerant**
30. *Fraxinus pennsylvanica*, **Green Ash - Moderately drought tolerant**
31. *Fraxinus pennsylvanica* var. Urbanite, **Urbanite Ash - Moderately drought tolerant**
32. *Fraxinus texensis*, **Texas Ash - Moderately drought tolerant**
33. *Ginkgo biloba*, **Gingko - Moderately drought tolerant**
34. *Juglans microcarpa*, **Texas Black Walnut - Moderately drought tolerant**
35. *Juniperus virginiana*, **Eastern Red Cedar – Very drought tolerant**
36. *Koelreuteria bipinnator*, **Chinese Flame Tree - Moderately drought tolerant**
37. *Ostrya virginiana*, **Eastern Hornbeam - Moderately drought tolerant**
38. *Pistacio chinensis*, **Chinese Pistache - Moderately drought tolerant**
39. *Platanus mexicana*, **Mexican Sycamore - Moderately drought tolerant**
40. *Prosopis glandulosa*, **Honey Mesquite – Very drought tolerant**
41. *Prunus caroliniana*, **Carolina Laurelcherry- Slightly drought tolerant**
42. *Quercus buckleyi*, **Texas Red Oak - Moderately drought tolerant**
43. *Quercus coccinea*, **Scarlett Oak - Moderately drought tolerant**
44. *Quercus lacey*, **Lacey Oak, bluish foliage – Very drought tolerant**
45. *Quercus lyrata*, **Overcup Oak - Moderately drought tolerant**
46. *Quercus macrocarpa*, **Bur Oak - Moderately drought tolerant**
47. *Quercus michauxii*, **Swamp Chestnut Oak - Moderately drought tolerant**
48. *Quercus muhlenbergii*, **Chinquapin Oak - Moderately drought tolerant**
49. *Quercus polymorpha*, **Mexican White Oak or Monterey Oak - Moderately drought tolerant**
50. *Quercus shumardii*, **Shumard Red Oak - Moderately drought tolerant**
51. *Quercus virginiana*, **Live Oak - Moderately drought tolerant**
52. *Sabal texana* or *sabal mexicana*, **Texas Sabal Palm - Moderately drought tolerant**
53. *Sapindus drummondii*, **Western Soapberry - Moderately drought tolerant**
54. *Taxodium ascendens*, **Pond Cypress - Moderately drought tolerant**
55. *Taxodium distichum*, **Bald Cypress - Moderately drought tolerant**
56. *Taxodium distichum* var. Shawnee Brave, **Shawnee Brave Bald Cypress - Moderately drought tolerant**
57. *Taxodium mucronatum*, **Montezuma Baldcypress - Moderately drought tolerant**
58. *Ulmus alata*, **Winged Elm - Moderately drought tolerant**
59. *Ulmus Americana* var. Jefferson, **Jefferson American Elm, this variety is resistant to Dutch Elm Disease - Moderately drought tolerant**
60. *Ulmus Americana* var. New Harmony, **New Harmony American Elm, this variety is resistant to Dutch Elm Disease - Moderately drought tolerant**
61. *Ulmus Americana* var. Prairie Expedition, **Prairie Expedition American Elm, this variety is resistant to Dutch Elm Disease - Moderately drought tolerant**
62. *Ulmus Americana* var. Princeton, **Princeton American Elm, this variety is resistant to Dutch Elm Disease - Moderately drought tolerant**
63. *Ulmus Americana* var. Valley Forge, **Valley Forge American Elm, this variety is resistant to Dutch Elm Disease - Moderately drought tolerant**
64. *Ulmus crassifolia*, **Cedar Elm - Moderately drought tolerant**
65. *Ulmus parvifolia*, **Lacebark Elm - Moderately drought tolerant**
66. *Ulmus parvifolia* var. Allee, **Allee Elm - Moderately drought tolerant**
67. *Ulmus parvifolia* var. Athena, **Athena - Moderately drought tolerant**
68. *Ulmus parvifolia* var. Bosque, **Bosque - Moderately drought tolerant**
69. *Ulmus parvifolia* var. Dynasty, **Dynasty - Moderately drought tolerant**
70. *Ulmus parvifolia* var. Emerald Flair, **Emerald Flair - Moderately drought tolerant**
71. *Ulmus parvifolia* var. Emerald Prairie, **Emerald Prairie - Moderately drought tolerant**
72. *Ulmus parvifolia* var. Everclear, **Everclear - Moderately drought tolerant**

**Accent Plants:**

1. **Acacia farnesiana, Hulsache - Moderately drought tolerant**
2. **Bauhinia lunarioides, Anacho Orchid Tree - Moderately drought tolerant**
3. **Betula nigra, River Birch - Slightly drought tolerant**
4. **Bismarckia nobilis, Bismark Palm - Moderately drought tolerant**
5. **Butia capitata,, Pindo Palm - Moderately drought tolerant**
6. **Cephalanthus occidentalis, Button Bush - Moderately drought tolerant**
7. **Cercis canadensis, Redbud – full sun or understory tree - Moderately drought tolerant**
8. **Cercis canadensis var. Alba, White Redbud – full sun or understory tree - Moderately drought tolerant**
9. **Cercis canadensis var. Texensis, Texas Redbud – full sun or understory tree - Moderately drought tolerant**
10. **Cercis canadensis var. Mexicana, Mexican Redbud – full sun or understory tree – Very drought tolerant**
11. **Cercis reniformis var. Oklahoma, Oklahoma Redbud – full sun or understory tree - Moderately drought tolerant**
12. **Chamaeropa humilis, European Fan Palm - Moderately drought tolerant**
13. **Chamaeropa humilis, Blue Mediterranean Fan Palm - Moderately drought tolerant**
14. **Chilopsis linearis, Desert Willow – Very drought tolerant**
15. **Chionanthus virginicus, White Fringe Tree - Moderately drought tolerant**
16. **Cordia bolssieri, Mexican Olive – Very drought tolerant**
17. **Cornus drummondii, Roughleaf Dogwood – understory tree – Very drought tolerant**
18. **Cornus florida, Flowering Dogwood - Moderately drought tolerant**
19. **Cotinus obovatus, American Smoketree – Very drought tolerant**
20. **Crataegus spp., Hawthorn - Moderately drought tolerant**
21. **Cupressus arizonica – Arizona Cypress – Very drought tolerant**
22. **Cupressus sempervirens, Italian Cypress – Very drought tolerant**
23. **Cycas revoluta, Sego Palm - Moderately drought tolerant**
24. **Diospyros texana, Texas Persimmon – Very drought tolerant**
25. **Foresteria pubescens, Elbow Bush - Moderately drought tolerant**
26. **Garrya ovate spp. lindheimeri, Mexican Silktassel - Moderately drought tolerant**
27. **Gleditsia triacanthos var. Inermis, Thornless Honeylocust - Moderately drought tolerant**
28. **Halesia dysteri, Two-Winged Silverbell - Moderately drought tolerant**
29. **Hamamelis vernalis, Arkansas Witch Hazel - Moderately drought tolerant**
30. **Hamamelis virginiana, Common Witch Hazel - Moderately drought tolerant**
31. **Ilex decidua, Possumhaw Holly - Moderately drought tolerant**
32. **Ilex decidua var. Finch’s Golden, Finch’s Golden Possumhaw Holly – bright golden berries - Moderately drought tolerant**
33. **Ilex decidua var. Paco, Paco Possumhaw Holly – deep orange berries - Moderately drought tolerant**
34. **Ilex decidua var. Warren’s Red, Warren’s Red Possumhaw Holly – bright red berries - Moderately drought tolerant**
35. **Ilex opaca, American Holly - Moderately drought tolerant**
36. **Ilex var. Mary Nell, Mary Nell Holly - Slightly drought tolerant**
37. **Ilex var. Nellie R. Steven’s, Nellie R. Steven’s Holly - Slightly drought tolerant**
38. **Ilex vomitoria var. Pride of Houston, Pride of Houston Yaupon Holly - Moderately drought tolerant**
39. **Ilex vomitoria var. Will Fleming, Will Fleming Yaupon Holly – upright, 1-2’ spread, no berries - Moderately drought tolerant**
40. **Jacaranda mimosifolia, Jacaranda - Moderately drought tolerant**
41. **Juglans microcarpa, Little Walnut - Moderately drought tolerant**
42. **Juniperus ashei, Ash Juniper or Blueberry Juniper – Very drought tolerant**
43. **Juniperus chinensis var. Blue Point, Blue Point Juniper – blue color – Very drought tolerant – more upright - Moderately drought tolerant**
44. **Juniperus chinensis var. Spartan, Spartan Juniper – more upright – Very drought tolerant**
45. **Juniperus virginiana, Eastern Red Cedar – Very drought tolerant**
46. **Koelreuteria panicuata, Goldenraintree - Moderately drought tolerant**
47. **Lagerstroemia indica var. Acoma, Acoma Crape Myrtle – white with weeping, cascading growth habit – Very drought tolerant**
48. **Lagerstroemia indica var. Basham’s Party Pink, Party Pink Crape Myrtle – lavender pink – Very drought tolerant**

49. Lagerstroemia indica var. Muskogee, **Muskogee Crape Myrtle** – Light lavender – **Very drought tolerant**
50. Lagerstroemia indica var. Natchez, **Natchez Crape Myrtle** – White – **Very drought tolerant**
51. Lagerstroemia indica var. Sioux, **Sioux Crape Myrtle** – vivid pink – **Very drought tolerant**
52. Lagerstroemia indica var. Tonto, **Tonto Crape Myrtle** – deep red – **Very drought tolerant**
53. Lagerstroemia indica var. Tuscarora, **Tuscarora Crape Myrtle** – coral pink – **Very drought tolerant**
54. Lagerstroemia indica var. Tuskegee, **Tuskegee Crape Myrtle** – dark pink – **Very drought tolerant**
55. Leucana retusa, **Lemonball or Goldenball Lead Tree** – **Very drought tolerant**
56. Lindera benzoin, **Spice Bush** - **Moderately drought tolerant**
57. Magnolia grandiflora var. Alta, **Alta Magnolia** – upright and dense - **Moderately drought tolerant**
58. Magnolia grandiflora var. Claudia Wannamaker – **Claudia Wannamaker Magnolia** - **Moderately drought tolerant**
59. Magnolia grandiflora var. Little Gem – **Little Gem Magnolia** - **Moderately drought tolerant**
60. Magnolia stellata, **Star Magnolia** – understory tree - **Moderately drought tolerant**
61. Magnolia soulangiana, **Saucer Magnolia** – understory tree - **Moderately drought tolerant**
62. Magnolia virginiana, **Sweet Bay Magnolia** – understory tree - **Moderately drought tolerant**
63. Morella cerifera, **Wax Myrtle** - **Moderately drought tolerant**
64. Nannorrhops ritchiana, **Mazari Palm** - **Moderately drought tolerant**
65. Nyssa sylvatica, **Blackgum** - **Moderately drought tolerant**
66. Parkinsonia aculeata, **Jerusalem-Thorn** – **Very drought tolerant**
67. Pinus edulis, **Pinion Pine** – **Very drought tolerant**
68. Pinus eldarica, **Afghan Pine** – **Very drought tolerant**
69. Pinus nigra, **Austrian Pine** - **Moderately drought tolerant**
70. Pinus pinea, **Italian Stone Pine** – **Very drought tolerant**
71. Pinus taeda, **Loblolly Pine** – **Very drought tolerant**
72. Pinus thunbergii, **Japanese Black Pine** – **Very drought tolerant**
73. Pithecellobium flexicaule, **Texas Ebony** – **Very drought tolerant**
74. Prosopis glandulosa, **Honey Mesquite** – **Very drought tolerant**
75. Prunus mexicana, **Mexican Plum** - **Moderately drought tolerant**
76. Rhamnus caroliniana, **Carolina Buckthorn** - **Moderately drought tolerant**
77. Rhipidophyllum hystria, **Needle Palm** - **Moderately drought tolerant**
78. Rhus aromatica, **Fragrant Sumac** – **Very drought tolerant**
79. Rhus lanceolata, **Prarie Flameleaf Sumac** – **Very drought tolerant**
80. Rhus microphylla, **Littleleaf Sumac** – **Very drought tolerant**
81. Sabal texana, **Texas Sabal Palm** - **Moderately drought tolerant**
82. Sophora affinis, **Eve's Necklace** – **Very drought tolerant**
83. Sophora affinis, **Texas Mountain Laurel** – **Very drought tolerant**
84. Trachycarpus fortunei, **Windmill Palm** - **Moderately drought tolerant**
85. Tilia caroliniana, **Carolina Basswood** - **Slightly drought tolerant**
86. Ungnadia speciosa, **Mexican Buckeye** – **Very drought tolerant**
87. Vaccinium spp., **Ornamental Blueberry**, select Emerald or Jubilee variety - **Moderately drought tolerant**
88. Viburnum acerfolium, **Maple-Leaf Viburnum** - **Moderately drought tolerant**
89. Viburnum macrocephalum, **Chinese Snowball Viburnum** - **Moderately drought tolerant**
90. Viburnum rufulum, **Rusty Blackhaw** – good understory tree - **Moderately drought tolerant**
91. Viburnum suspensum, **Sandankwa Viburnum** - **Moderately drought tolerant**
92. Vitex agnus-castus, **Vitex** – Blue Diddle variety – **Very drought tolerant**
93. Vitex agnus-castus, **Vitex** – Delta Blue variety – **Very drought tolerant**
94. Vitex agnus-castus, **Vitex** – LeCompte variety – **Very drought tolerant**
95. Vitex agnus-castus, **Vitex** – Montrose Purple variety – **Very drought tolerant**
96. Vitex agnus-castus, **Vitex** – Shoal's Creek variety – **Very drought tolerant**
97. Vitex agnus-castus var. Cooke's White, **Cooke's White Vitex** – white variety – **Very drought tolerant**
98. Washingtonia filifera, **California Washingtonia** – **Very drought tolerant**
99. Washingtonia robusta, **Mexican Fan Palm** – **Moderately drought tolerant**
100. Xylosma congestum, **Xylosma** - **Moderately drought tolerant**

#### **Shrubs:**

1. Abelia var. Confetti, **Confetti Abella** - **Moderately drought tolerant**

2. **Abelia var. Kaleidoscope, Kaleidoscope Abelia - Moderately drought tolerant**
3. **Abelia var. Mardi Gras, Mardi Gras Abelia - Moderately drought tolerant**
4. **Abelia var. Rose Creek, Rose Creek Abelia - Moderately drought tolerant**
5. **Abelia var. Super Gold, Super Gold Abelia - Moderately drought tolerant**
6. **Abelia var. Twist of Lime, Twist of Lime Abelia - Moderately drought tolerant**
7. **Abelia var. White Prostrate, White Prostrate Abelia - Moderately drought tolerant**
8. **Acuba japonica, Acuba - Moderately drought tolerant**
9. **Agave spp, Agave – Very drought tolerant**
10. **Ageratina havanensis, White Mistflower - Moderately drought tolerant**
11. **Anisacanthus quadrifidus var. wrightii, Flame Acanthus – Very drought tolerant**
12. **Berberis thunbergii, Japanese Barberry - Moderately drought tolerant**
13. **Berberis trifoliata, Agarita – Very drought tolerant**
14. **Buddleja davidii, Butterfly Bush - Moderately drought tolerant**
15. **Buddleja marrubifolia, Woolly Butterfly Bush – Very drought tolerant**
16. **Buxus var. Wintergreen, Wintergreen Boxwood - Moderately drought tolerant**
17. **Buxus var Winter Gem, Winter Gem Boxwood - Moderately drought tolerant**
18. **Callicarpa americana, American Beautyberry - Moderately drought tolerant**
19. **Callistemon citrinus, Bottlebrush – Very drought tolerant**
20. **Cassia corymbosa, Flowering Senna - Moderately drought tolerant**
21. **Ceanothus americana, New Jersey Tea Plant – Very drought tolerant**
22. **Chaenomeles superba var. Texas Scarlet, Texas Scarlet Flowering Quince - Moderately drought tolerant**
23. **Cotoneaster glaucophyllus, Gray Cotoneaster – Very drought tolerant**
24. **Dalea formosa, Feather Dalea – Very drought tolerant**
25. **Dalea frutescens, Black Dalea – Very drought tolerant**
26. **Distylium var. Cinnamon Girl, Cinnamon Girl Distylium - Moderately drought tolerant**
27. **Distylium var. Emerald Heights, Emerald Heights Distylium - Moderately drought tolerant**
28. **Duranta erecta, Skyflower Duranta - Moderately drought tolerant**
29. **Elaeagnus pungens, Elaeagnus – Very drought tolerant**
30. **Eupatorium greggii, Greg's Mist Flower – Very drought tolerant**
31. **Fatsia japonica, Japanese Aralia - Moderately drought tolerant**
32. **Feijoa sellowiana, Pineapple Guava - Moderately drought tolerant**
33. **Forestiera pubescens, Elbow Bush – Very drought tolerant**
34. **Galphimia glauca, Golden Showers – Very drought tolerant**
35. **Hesperaloe funifera, Giant Red Yucca – Very drought tolerant**
36. **Hesperaloe parviflora, False Red Yucca – Very drought tolerant**
37. **Hesperaloe parviflora, False Yellow Yucca – Very drought tolerant**
38. **Hibiscus coccineus, Texas Star Hibiscus – Very drought tolerant**
39. **Hydrangea quercifolia, Oakleaf Hydrangea - Moderately drought tolerant**
40. **Ilex cornuta var. Burfordii, Dwarf Burford Holly - Moderately drought tolerant**
41. **Ilex cornuta var. Rotunda, Dwarf Chinese Holly - Moderately drought tolerant**
42. **Ilex vomitoria var. Nana, Dwarf Yaupon Holly - Moderately drought tolerant**
43. **Ilex vomitoria var. Bordeaux, Bordeaux Dwarf Yaupon Holly - Moderately drought tolerant**
44. **Jasminum mesnyi, Primrose Jasmine - Moderately drought tolerant**
45. **Lagerstroemia indica, Dwarf Crape Myrtle, this plant is available in many colors and range of heights – Very drought tolerant**
46. **Leucaena retusa, Goldenball Leadtree – Very drought tolerant**
47. **Leucophyllum frutescens, Texas Sage – Very drought tolerant**
48. **Leucophyllum var. Greencloud, Greencloud Texas Sage – Very drought tolerant**
49. **Leucophyllum var. Silverado Dwarf, Silverado Dwarf Texas Sage – Very drought tolerant**
50. **Ligustrum sinense var. Sunshine, Sunshine Ligustrum - Moderately drought tolerant**
51. **Lonicera albiflora, Honeysuckle Bush - Moderately drought tolerant**
52. **Malpighia glabra, Cherry Barbados - Moderately drought tolerant**
53. **Malva viscus drummondii, Turk's Cap – Very drought tolerant**
54. **Mimosa borealis, Fragrant Mimosa – Very drought tolerant**
55. **Myrica pusilla, Dwarf Wax Myrtle - Moderately drought tolerant**
56. **Opuntia ellisiana, Spineless Prickly Pear – Very drought tolerant**

57. *Philadelphus coronarius*, **Mock Orange** - Moderately drought tolerant
58. *Nerium oleander*, **Oleander** – Very drought tolerant
59. *Punica granatum*, **Pomegranate** – Very drought tolerant
60. *Rhaphiolepis indica*, **Indian Hawthorne** - Moderately drought tolerant
61. *Rhus aromatica*, **Fragrant Sumac** – Very drought tolerant
62. *Rhus michauxii*, **Michaux's Sumac** – Very drought tolerant
63. *Rhus virens*, **Evergreen Sumac** - Moderately drought tolerant
64. *Rosa* var. *Belinda's Dream*, **Belinda's Dream Rose** - Moderately drought tolerant
65. *Rosa* var. *Cecile Brunner*, **Cecile Brunner Rose** - Moderately drought tolerant
66. *Rosa* var. *Grandma's Yellow*, **Grandma's Yellow Rose** - Moderately drought tolerant
67. *Rosa* var. *Knockout*, **Knockout Rose** - Moderately drought tolerant
68. *Rosa* var. *Lady Banksia*, **Lady Banksia Rose** - Moderately drought tolerant
69. *Rosa* var. *Livin' Easy*, **Livin' Easy Rose** - Moderately drought tolerant
70. *Rosa* var. *Martha Gonzalez*, **Martha Gonzalez Rose**
71. *Rosa* var. *Mutabilis*, **Mutabilis Rose** - Moderately drought tolerant
72. *Rosa* var. *Nearly Wild*, **Nearly Wild Rose** - Moderately drought tolerant
73. *Rosmarinus officinalis*, **Rosemary** - Moderately drought tolerant
74. *Sedum* var. *Autumn Joy*, **Autumn Joy Sedum** - Moderately drought tolerant
75. *Sabal minor*, **Texas Dwarf Palmetto** - Moderately drought tolerant
76. *Sphaeralcea ambigua*, **Globe Mallow** - Moderately drought tolerant
77. *Spiraea vanhouttei*, **Bridal Wreath Spiraea** - Moderately drought tolerant
78. *Spiraea japonica* var. *Anthony Japonica*, **Anthony Spiraea** - Moderately drought tolerant
79. *Symphoricarpos chenaultii* var. *Hancock*, **Hancock Snowberry** - Moderately drought tolerant
80. *Symphoricarpos orbiculatus*, **Coralberry** – Very drought tolerant
81. *Teucrium fruticans*, **Germander Bush** - Moderately drought tolerant
82. *Trachycarpus fortunei*, **Windmill Palm** – Very drought tolerant
83. *Yucca filamentosa* var. *Color Guard*, **Color Guard Yucca** – Very drought tolerant
84. *Yucca gloriosa* var. *Variegata*, **Variegated Spanish Dagger** – Very drought tolerant
85. *Yucca pallida*, **Pale Leaf Yucca** – Very drought tolerant
86. *Yucca recurvifolia*, **Softleaf Yucca** – Very drought tolerant
87. *Yucca rigida*, **Blue Yucca** – Very drought tolerant
88. *Yucca rostrata* var. *Sapphire Skies*, **Sapphire Skies Yucca** – Very drought tolerant
89. *Yucca rupicola*, **Twisted Leaf Yucca** – Very drought tolerant
90. *Yucca treculeana*, **Texas Bayonet Yucca** – Very drought tolerant

**Agave, Yucca, Cacti, Succulents, Sotols:**

1. *Agave americana*, **Century Plant Agave** – Very drought tolerant
2. *Agave bracteosa*, **Squid Agave** – Very drought tolerant
3. *Agave parryi*, **Parry's Agave** – Very drought tolerant
4. *Agave tequilana*, **Blue Agave** – Very drought tolerant
5. *Agave victoria-reginae*, **Queen Victoria Agave** – Very drought tolerant
6. *Dasyllirion texanum*, **Texas Sotol** – Very drought 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
10. *Nolina texana*, **Basket Grass** – Very drought tolerant
11. *Optuntia* spp., **Prickly Pear Cactus** – Very drought tolerant
12. *Yucca filamentosa* var. *Color Guard*, **Color Guard Yucca** – Very drought tolerant
13. *Yucca gloriosa* var. *Variegata*, **Variegated Spanish Dagger** – Very drought tolerant
14. *Yucca pallida*, **Pale Leaf Yucca** – Very drought tolerant
15. *Yucca recurvifolia*, **Softleaf Yucca** – Very drought tolerant
16. *Yucca rigida*, **Blue Yucca** – Very drought tolerant
17. *Yucca rostrata* var. *Sapphire Skies*, **Sapphire Skies Yucca** – Very drought tolerant
18. *Yucca rupicola*, **Twisted Leaf Yucca** – Very drought tolerant
19. *Yucca treculeana*, **Texas Bayonet Yucca** – Very drought tolerant

### Ornamental Grasses:

1. *Carex buchananii* var. Red Rooster, Red Rooster Sedge - Moderately drought tolerant
2. *Carex cherokeensis*, Cherokee Sedge - Moderately drought tolerant
3. *Carex divulsa*, Meadow Sedge - Moderately drought tolerant
4. *Carex oshimensis* var. Everest, Everest Weeping Sedge - Moderately drought tolerant
5. *Carex oshimensis* var. Evergold, Evergold Sedge - Moderately drought tolerant
6. *Carex perdentata*, Webberville Sedge - Moderately drought tolerant
7. *Carex phyllocephala* var. Sparkler, Sparkler Sedge - Moderately drought tolerant
8. *Chasmanthium latifolium*, Inland Sea Oats - Moderately drought tolerant
9. *Cortaderia selloana* var. Pumila, Dwarf Pampas Grass - Moderately drought tolerant
10. *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 tolerant
14. *Eragrostis curvula*, Weeping Lovegrass – Very drought tolerant
15. *Eragrostis elliotii*, Blue Lovegrass – Very drought tolerant
16. *Juncus 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
19. *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. Little Kitten, Little Kitten Miscanthus – Very drought tolerant
22. *Miscanthus sinensis* var. Gracillimus, Maiden Grass – Very drought tolerant
23. *Muhlenbergia capillaris*, Gulf Coast Muhly – Very drought tolerant
24. *Muhlenbergia capillaris* var. Lenca, Regal Mist Pink Muhly – Very drought tolerant
25. *Muhlenbergia dubia*, Pine Muhly – Very drought tolerant
26. *Muhlenbergia duboides*, Weeping Muhly – Very drought tolerant
27. *Muhlenbergia dumosa*, Bamboo Muhly – Very drought tolerant
28. *Muhlenbergia lindheimeri*, Lindheimer Muhly – Very drought tolerant
29. *Muhlenbergia rigens*, Deer Muhly – Very drought tolerant
30. *Nassella tenuissima*, Mexican Feathergrass - Moderately drought tolerant
31. *Panicum virgatum* var. Dallas Blues, Dallas Blues Switchgrass – Very drought tolerant
32. *Panicum virgatum* var. Heavy Metal, Heavy Metal Switchgrass – Very drought tolerant
33. *Pennisetum alopecuroides*, Dwarf Fountain Grass - Moderately drought tolerant
34. *Schizachyrium scoparium*, Little Bluestem – Very drought tolerant

### Perennials:

1. *Achillea* var. Moonshine, Moonshine Yarrow – Very drought tolerant
2. *Anisacanthus quadrifidus wrightii*, Flame Acanthus – Very drought tolerant
3. *Aquilegia canadensis*, Red Columbine - Moderately drought tolerant
4. *Aquilegia chrysantha* var. hinkcleiana, Texas Gold Columbine – Very drought tolerant
5. *Artemisia* var. Powis Castle, Powis Castle Artemisia - Moderately drought tolerant
6. *Aspidistra elatior*, Cast Iron Plant – Very drought 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
10. *Buddleia davidii*, Butterfly Bush – Very drought tolerant
11. *Caesalpinia pulcherrima*, Pride of Barbados - Moderately drought tolerant
12. *Callirhoe involucrate*, Winecup – Very drought tolerant
13. *Calylophus berlandieri*, Square Bud Primrose Calylophus – Very drought tolerant
14. *Calyptocarpus vialis*, Horse Herb – Very drought tolerant
15. *Capsicum annuum*, Chile Pequin – Very drought tolerant
16. *Chrysactinia mexicana*, Damianita – Very drought tolerant
17. *Coreopsis lanceolata*, Lanceleaf Coreopsis – Very drought tolerant

18. *Cuphea llavea*, **Batface Cuphea** – Very drought 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
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
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
32. *Iris germanica*, **Bearded Iris** – Very drought tolerant
33. *Justica brandegeana*, **Shrimp Plant** - Moderately drought tolerant
34. *Justica spicigera*, **Mexican Honeysuckle** – Very drought tolerant
35. *Lantana camara* var. *Dwarf Yellow*, **Dwarf Yellow Lantana** – Very drought tolerant
36. *Lantana horrida* or *urticoides*, **Texas Lantana** – Very drought tolerant
37. *Lantana hybridii*, **Lantana** – Very drought tolerant
38. *Lantana montevidensis*, **Trailing Lantana** – Very drought tolerant
39. *Leonotis leonurus*, **Lion's Tail** – Very drought 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
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
48. *Pavonia lasiopetala*, **Rock Rose** – Very drought tolerant
49. *Packera obovata*, **Golden Groundsel** - Moderately drought 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
54. *Phlox paniculata*, **Garden Phlox** - Moderately drought tolerant
55. *Phlomis fruticosa*, **Jerusalem Sage** – Very drought tolerant
56. *Physostegia virginiana*, **Fall Obedient Plant** - Moderately drought tolerant
57. *Plumbago auriculata*, **Plumbago** - Moderately drought tolerant
58. *Poliomintha longiflora*, **Mexican Oregano** – Very drought tolerant
59. *Rosmarinus officinalis* var. *Prostratus*, **Prostrate Rosemary** - Moderately drought tolerant
60. *Rudbeckia fulgida*, **Black-Eyed Susan** – Very drought tolerant
61. *Rudbeckia fulgida* var. *Goldsturm*, **Goldsturm Rudbeckia** - Moderately drought tolerant
62. *Rudbeckia maxima*, **Giant Coneflower** - Moderately drought tolerant
63. *Ruellia brittoniana*, **Dwarf Ruellia** – Very drought tolerant
64. *Russelia equisetiformis*, **Firecracker Fern** – Very drought tolerant
65. *Salvia chamaedryoides*, **Gray Shrub Sage** – Very drought tolerant
66. *Salvia coccinea*, **Tropical Sage** – Very drought tolerant
67. *Salvia farinacea* var. *Henry Duelberg*, **Henry Duelberg Sage** - Moderately drought tolerant
68. *Salvia guaranitica*, **Majestic Sage** – Very drought tolerant
69. *Salvia gregii* var. *Autumn Sage*, **Autumn Sage Salvia** - Moderately drought tolerant
70. *Salvia hybrid*, **Nuevo Leon Sage** - Moderately drought tolerant
71. *Salvia leucantha*, **Mexican Bush Sage** – Very drought tolerant
72. *Salvia longispicata* var. *Indigo Spires*, **Indigo Spires Salvia** - Moderately drought tolerant
73. *Salvia lyrata*, **Lyre Leaf Sage** - Moderately drought tolerant
74. *Salvia penstemonoides*, **Sage Penstemon** – Very drought tolerant



75. *Salvia roemeriana*, **Cedar Sage** - Moderately drought tolerant
76. *Salvia* var. *May Night*, **May Night Salvia** - Moderately drought tolerant
77. *Santolina chamaecyparissus*, **Gray Santolina** – Very drought tolerant
78. *Santolina pinnata*, **Green Santolina** – Very drought tolerant
79. *Scutellaria ovata*, **Heartleaf Skullcap** - Moderately drought tolerant
80. *Scutellaria suffrutescens*, **Pink Skullcap** - Moderately drought tolerant
81. *Sedum* var. *Autumn Joy*, **Autumn Joy Sedum** - Moderately drought tolerant
82. *Senna lindheimeriana*, **Lindheimer Senna** – Very drought tolerant
83. *Stachys byzantine*, **Lamb's Ear** - Moderately drought tolerant
84. *Stachys coccinea*, **Texas Betony** – Very drought tolerant
85. *Tagetes lemmonii*, **Copper Canyon Daisy** – Very drought tolerant
86. *Tagetes lucida*, **Mexican Mint Marigold** – Very drought tolerant
87. *Tecoma stans*, **Yellow Bells Esperanza** - Moderately drought tolerant
88. *Tetaneuris scaposa*, **Four Nerve Daisy** – Very drought 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
92. *Verbena canadensis* var. *Homestead Purple*, **Homestead Purple Verbena** – Very drought tolerant
93. *Viguiera stenoloba*, **Skeletonleaf Goldeneye** – Very drought tolerant
94. *Wedelia texana*, **Orange Zexmenia** - Moderately drought tolerant

**Vines and Groundcover:**

1. *Antigonon leptopus*, **Coral Vine** - Moderately drought tolerant
2. *Bignonia capreolata* var. *Tangerine Beauty*, **Tangerine Beauty Crossvine** - Moderately drought tolerant
3. *Calyptocarpus vialis*, **Horseherb** – Very drought tolerant
4. *Campsis tagliabuana* var. *Madame Galen*, **Madame Galen Trumpet creeper** - Moderately drought tolerant
5. *Campsis radicans* var. *Monbal*, **Balboa Sunset Trumpet creeper** - Moderately drought tolerant
6. *Campsis radicans* var. *Flamingo*, **Flamingo Trumpet creeper** - Moderately drought tolerant
7. *Campsis radicans* var. *Flava*, **Yellow Trumpet creeper** - Moderately drought tolerant
8. *Carex cherokeensis*, **Cherokee Sedge** – Very drought tolerant
9. *Carex flacca*, **Blue Sedge** – Very drought tolerant
10. *Carex perdentata*, **Meadow Sedge** – Very drought tolerant
11. *Carex texensis*, **Texas Sedge** – Very drought tolerant
12. *Carex tumulicola*, **Berkeley Sedge** – Very drought tolerant
13. *Ceratostigma plumbaginoides*, **Leadwort Plumbago** – Very drought tolerant
14. *Clematis paniculata*, **Sweet Autumn Clematis** - Moderately drought tolerant
15. *Clematis* var. *Henryi*, **Henry's Clematis** - Moderately drought tolerant
16. *Clematis* var. *Jackmanii*, **Jackmanii Clematis** - Moderately drought tolerant
17. *Clematis* var. *Ramona*, **Ramona Clematis** - Moderately drought tolerant
18. *Dalea greggii*, **Gregg Dalea** – Very drought tolerant
19. *Dianella tasmanica* variegata – **Variegated Dianella** - Moderately drought tolerant
20. *Dichondra argentea*, **Silver Ponyfoot** – Very drought tolerant
21. *Ficus pumila*, **Fig Vine** - Moderately drought tolerant
22. *Gelsemium rankinii*, **Swamp Jessamine** – Very drought tolerant
23. *Gelsemium sempervirens*, **Carolina Jessamine** - Moderately drought tolerant
24. *Ipomoea quamoclit*, **Cypress Vine** – Very drought tolerant
25. *Ipomoea sinuate*, **Alamo Vine** – Very drought tolerant
26. *Liriope gigantea*, **Giant Liriope** - Moderately drought tolerant
27. *Lonicera sempervirens*, **Coral Honeysuckle** - Moderately drought tolerant
28. *Lonicera sempervirens*, **Yellow Honeysuckle** - Moderately drought tolerant
29. *Mascagnia macroptera*, **Butterfly Vine** – Very drought tolerant
30. *Mazus reptans*, **Mazus Reptans** - Moderately drought tolerant
31. *Millettia reticulata*, **Evergreen Wisteria** - Moderately drought tolerant
32. *Myoporum parvifolium*, **Myoporum** – Very drought tolerant
33. *Ophiopogon intermedius*, **Aztec Grass** - Moderately drought tolerant

34. *Orbexilum* spp. nov., **Mountina Pea** – Very drought tolerant
35. *Origanum vulgare*, **Oregano** - Moderately drought tolerant
36. *Parthenocissus quinquefolia*, **Virginia Creeper** - Moderately drought tolerant
37. *Passiflora caerulea* var. **Blue Crown**, **Blue Crown Passion Vine** - Moderately drought tolerant
38. *Passiflora incarnate* cinnicata var. **Incense**, **Incense Passion Vine** - Moderately drought tolerant
39. *Phyla nodiflora*, **Texas Frogfruit** – Very drought tolerant
40. *Rivina humilis*, **Pigeonberry** - Moderately drought tolerant
41. *Rosmarinus officinalis* var. *ptrostratus*, **Trailing Rosemary** – Very drought tolerant
42. *Sedum* spp., **Sedum** - Moderately drought tolerant
43. *Setcreasea pallida*, **Purple Heart** – Very drought tolerant
44. *Stemodia lanata*, **Woolly Stemodia** – Very drought tolerant
45. *Teucrium cossonii*, **Creeping Germander** – Very drought tolerant
46. *Trachelospermum asiaticum*, **Asian Jasmine** - Moderately drought tolerant
47. *Trachelospermum jasminoides*, **Confederate Jasmine** – Very drought tolerant
48. *Vinca Major*, **Vinca Major** - Moderately drought tolerant
49. *Vinca Minor*, **Vinca Minor** - Moderately drought tolerant
50. *Viola missouriensis*, **Violet** – Very drought tolerant
51. *Wisteria frutescens*, **Texas Wisteria** - Moderately drought tolerant
52. *Wedelia texana*, **Orange Zexmenia** - Moderately drought tolerant

**Fruit Trees:**

1. *Asimina triloba*, **Pawpaw**, select from the following varieties - Moderately drought tolerant  
**Rebecca's Pawpaw, Mango, Prolific, Sunflower, Wells**
2. *Carya illinoensis*, **Pecan**, select from the following varieties - Moderately drought tolerant  
**Choctaw, Pawnee**
3. *Citrus* spp, **Grapefruit**, select from the following varieties - Moderately drought tolerant  
**Rio Red, Star Red, Chandler's Red Pummelo (most cold tolerant varieties)**
4. *Citrus* spp, **Lemon**, select Eureka variety - Moderately drought tolerant
5. *Citrus* spp, **Lime**, select from the following varieties - Moderately drought tolerant  
**Mexican, Persian, Kafir**
6. *Citrus* spp, **Mandarine**, select from the following varieties - Moderately drought tolerant  
**Clementine, Atlas Honey, PongKoa, Kishu Seedless**
7. *Citrus* spp, **Orange**, select from the following varieties - Moderately drought tolerant  
**Naval, Republic of Texas, Hamlin Sweet, Valencia, Frost Satsuma**
8. *Citrus* spp, **Satsuma**, select from the following varieties - Moderately drought tolerant  
**Brown Select, Miho, Owari, Seto**
9. *Citrus* spp, **Tangerine**, select Sunburst variety- Moderately drought tolerant
10. *Diospyros virginiana*, **Persimmon**, select from the following varieties - Moderately drought tolerant  
**Fuyu, Eureka, Giombo, Hiratanenashi, Saijo, Suruga**
11. *Ficus* spp, **Fig**, select from the following varieties - Moderately drought tolerant  
**Banana, Celeste, LSU Purple**
12. *Malus* spp, **Apple**, select from the following varieties - Moderately drought tolerant  
**Anna – (200 hours chilling)**  
**Golden Dorsett– (100 hours chilling) good pollinator for Anna so plant both varieties**
13. *Mangifera indica*, **Mango**, select from the following varieties - Moderately drought tolerant  
**Julie, Manila**
14. *Morus alba*, **Pakistan Mulberry Papaya**, - Moderately drought tolerant
15. *Kumquat* spp, **Kumquat**, select from the following varieties - Moderately drought tolerant  
**Meiwa, Nagami (most cold tolerant varieties)**
16. *Persea* spp, **Avocado**, select from the following varieties, Mexican varieties are the most cold tolerant -  
**Moderately drought tolerant**  
**Mexicola, Pancho, Joey**
17. *Prunus* spp, **Apricot**, select from the following varieties - Moderately drought tolerant  
**Goldkist, Katy, Royal (Blenheim)**
18. *Prunus* spp, **Nectarine**, select from the following varieties - Moderately drought tolerant

- Arctic Star White, Panamint, Sunmist, Sunraycer, Smooth Zest One, Smooth Zest Two**
19. Prunus spp, Peach, select from the following varieties - Moderately drought tolerant  
**EarliGrande, Eva's Pride, May Pride, Mid-Pride, Red Baron, TexKing, Tropic Beauty, Tropic Snow, Tropic Sweet, Gulf King, Florida Crest, Gulf Prince, Tropic Prince, Tropic Zest Four, Tex First**
  20. Prunus spp, Plum, select from the following varieties - Moderately drought tolerant  
**Santa Rosa, Gulf Beauty, Gulf Blaze, Gulf Rose, Inca, Methley, Segundo**
  21. Punica Granitum, Pomegranate, select from the following varieties - Moderately drought tolerant  
**Garnet Sash, Cloud, Kashmir Blend, Pink Satin, Red Silk, Sharp Velvet, Desertnyi, Eversweet**
  22. Pyrus pyrofolia, Asian Pear, select from the following varieties - Moderately drought tolerant  
**Hosui – (450 hours chilling)  
 Shinseiki (450 hours chilling)  
 20<sup>th</sup> Century– (450 hours chilling)  
 Ya Lee – (250 hours chilling)**
  23. Pyrus spp, Pear, select from the following varieties - Moderately drought tolerant  
**Acres Home, Baldwin, Hood, Southern Bartlett, Southern Queen, Tennessee, Spalding, Tennousl**
  24. Rubus spp, Blackberries, select from the following varieties - Moderately drought tolerant  
**Shawnee, Kiowa (thorned)  
 Apache, Quachita, Arapahoe, Navaho (Thornless)**
  25. Rubus spp, Raspberries, select from the following varieties - Moderately drought tolerant  
**Rose Creek, Red Raspberry Profusion**
  26. Vaccinium spp, Blueberry, select from the following varieties - Moderately drought tolerant  
**Summer Sunset, Titan (bush varieties)  
 Austin, Brightwell, Premier, Tifblue (Rabbiteye varieties)**
  27. Vitis vinifera var. American, Mortensen Hardy Grape - Moderately drought tolerant
  28. Vitis rotundifolia, Muscadine Grape, select from the following varieties - Moderately drought tolerant  
**Ison, Late Fray**
  29. Vitis spp, Table Grape, select from the following varieties - Moderately drought tolerant  
**Himrod, Flame Seedless**
  30. Ziziphus jujube, Jujube, select from the following varieties - Moderately drought tolerant  
**Tigertooth, LI, So, Sherwood**

**Aquatic Plants:**

1. Itea virginica, Sweetspire - Not drought tolerant
2. Pontederia cordata, Pickerel Weed - Not drought 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

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## **G. B. ANNUALS/PERENNIALS**

The planting of annuals is encouraged as long as they are used in conjunction with shrub and groundcover beds. If annuals/perennials are used from the approved plant palette, prior approval shall not be required. Flowers must be properly maintained and cut back or removed at end of each growing season.

## **C. SHRUBS/GROUNDCOVER SIZE AND PLACEMENT**

Shrubs shall be on the Approved Plant List

The front foundation of houses, as well as all mechanical equipment (i.e. gas meter, a/c unit, pool equipment) must be kept screened from view with approved evergreen shrubs. Shrubs and groundcover species must conform to the approved plant list for SCR.

## **D. RELIGIOUS ITEMS**

The display of religious items is governed by the 2012 Recorded Guidelines for Display of Certain Religious Items, filed for record under Brazoria County Clerk's File No. 2012001771, and located on [www.shadowcreekranchhoa.com](http://www.shadowcreekranchhoa.com), as same may be updated from time to time. For ease of reference, these 2012 Recorded Guidelines for Display of Certain Religious Items are incorporated herein below:

A property owner or resident may display or attach one or more religious items to each or any entry to their dwelling. Such items may include anything related to any faith that is motivated by the resident's sincere religious belief or tradition.

Individually or in combination with each other, the items at any entry may not exceed 25 square inches total in size.

The items may only be displayed on or attached to the entry door or frame and may not extend beyond the outside edge of the door frame.

To the extent allowed by the Texas state constitution and the United States constitution, any such displayed or affixed religious items may not:

- a. threaten public health or safety; or
- b. violate any law; or
- c. contain language, graphics or any display that is patently offensive to a passerby.

Approval from the ARC is not required for displaying religious items in compliance with these guidelines.

As provided by Section 202.018 of the Texas Property Code, the Association may remove any items displayed in violation of these guidelines.

## **E. XERISCAPING AND ARTIFICIAL TURF**

Xeriscaping and artificial turf are prohibited in SCR.

## **F. PLANTS AND TURF: GENERAL**

The following is a list of plant material considered to be appropriate for SCR. Other plant material may be used, but priority should be given to plants from this palette. Due to its invasive nature, the installation of bamboo is prohibited.

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**Plant Material: Trees**

**Ornamental Trees:**

- \*Bauhinia lunaroides
- \*Cercis canadensis
- \*Cercis canadensis var. texensis
- \*Chionanthus virginicus
- Hamameys virginiana
- Koelruteria bipinnata
- Lagerstroemia indica
- \*Pistacia texana
- \*Prunus Mexicana wood and Fireblight
- \*Myrica cerifera
- \*Magnolia grandiflora
- \*Magnolia virginiana
- Vitex agnus-castus
- \*Prunus carolina
- Anacacho orchid tree
- Redbud
- Texas Redbud
- Fringe Tree
- Witch Hazel
- Golden Rain Tree
- Crape Myrtle
- Texas Pistache
- Mexican Plum
- Wax Myrtle
- Southern Magnolia (Dwarf varieties available)
- Sweetbay Magnolia
- Vitex
- Cherry Laurel

**Street Trees:**

- \*Quercus virginiana
- Live Oak

**Rear and Front Yard Trees:**

- Acer rubrum "Drummondii"
- \*Carya illinoensis
- \*Magnolia grandiflora
- Pistacia chinensis
- \*Platanus mexicana
- \*Platanus occidentalis
- \*Quercus macrocarpa
- \*Quercus nigra
- \*Quercus shumardii
- \*Quercus texana
- \*Quercus virginiana
- \*Ulmus crassifolia
- \*Ulmus parvifolia
- Swamp Maple
- Pecan
- Little Gem Southern Magnolia
- Chines Pistache
- Mexican Sycamore
- Sycamore
- Bur Oak
- Water Oak
- Shumard Oak
- Red Oak
- Live Oak
- Cedar Elm
- Lacebark Elm

**Plant Materials: Shrubs**

**Dwarf Shrubs and Plants:**

- \*Azalea
- Abelia grandiflora prostrata
- Berberis thunbergerii
- \*Hesperaloe parviflora
- \*Ilex spp.
- \*Juniperus spp.
- \*Lantana horrida
- Nandina domestica nana
- Poliomintha longifolia
- \*Penstemon baccharifolius
- Pittosporum tobira
- Rosemarinus officinalis
- \*Salvia spp.
- Azalea
- Dwarf Abelia
- Pigmy Barberry
- Red Yucca
- Holly
- Juniper
- Texas Lantana
- Dwarf Nandina
- Mexican Oregano
- Red Penstemon
- Dwarf Pittosporum
- Rosemary
- Sage

Small Shrubs and Plants:

Abelia spp.	Abelia
*Anisacanthus wrightii	Hummingbird Bush
Buxus spp.	Boxwood
*Callicarpa americana	American Beauty Berry
Chaenomeles japonica	Flowering Quince
Gardenia spp.	Gardenia
Hydrangea macrophylla	Hydrangea
*Malvaviscus drummondii	Turk's Cap
Nandina domestica	Nandina
*Pavonia lasiopetala	Rock Rose
Pyracantha crenato-serrata	Dwarf Pyracantha
Raphiolepis indica	Indian Hawthorn
Spiraea prunifolia	Bridal Wreath Spirea

Medium Shrubs and Plants:

Azalea indicum	Indica Azalea
*Buddleia spp.	Butterfly Bush
Camellia spp.	Camellia
Dietes bicolor	African Iris
Eleagnus fruitlandi	Silverberry
Feijoa sellowiana	Pineapple Guava
*Hibiscus coccineus	Texas Star Hibiscus
Hibiscus syriacus	Althea
*Ilex spp.	Holly
Jasminum spp.	Jasmine
*Juniperus spp.	Juniper
Lagerstroemia indica "dwarf"	Dwarf Crape Myrtle
*Leucophyllum frutescens	Texas Sage
*Ligustrum texanum	Texas Wax Leaf Ligustrum
Lonicera fragrantissima	Winter Honeysuckle
Pittosporum tobira	Pittosporum
Pyracantha fortuneana	Pyracantha
Raphiolepis indica	Indian Hawthorn
Rosa sp. 'Knockout' varieties	Knockout Rose
Spiraea spp.	Spirea
*Hydrangea quercifolia	Oakleaf Hydrangea
*Myrica cerifera	Wax Myrtle

Large Shrubs and Plants:

Cassia corymbosa	Flowery Senna
Eryobotrya japonica	Loquat
*Ilex spp.	American Holly
*Juniperus spp.	Junipers
Lagerstroemia indica	Crape Myrtle
Ligustrum lucidum	Glossy Privet
Nerium oleander	Oleander
Podocarpus macrophylla	Yew Podocarpus
Punica granatum	Pomegranate

Plant Materials: Ground Covers and Vines:

Vines

- |                              |                     |
|------------------------------|---------------------|
| Antigonon leptopus           | Coralvine           |
| *Bignonia capreolata         | Crossvine           |
| *Campsis radicans            | Trumpet Creeper     |
| *Gelsemium sempervirens      | Carolina Jessamine  |
| Ficus pumila                 | Climbing Fig        |
| Hedera spp.                  | Ivy                 |
| *Lonicera spp.               | Honeysuckle         |
| *Parthenocissus quinquefolia | Virginia Creeper    |
| Polygonum aubertii           | Silverlace Vine     |
| Rosa banksiae                | Lady Banks Rose     |
| Trachelospermum asiaticum    | Asian Jasmine       |
| Trachelospermum jasminoides  | Confederate Jasmine |
| Wisteria spp.                | Wisteria            |

Ground Covers/ Perennials:

- |                           |               |
|---------------------------|---------------|
| Ajuga reptans             | Carpet Bugle  |
| Catharanthus roseus       | Periwinkle    |
| Gazania                   | Gazania       |
| *Hemerocallis spp.        | Daylily       |
| *Juniperus spp.           | Juniper       |
| Liriope spp.              | Lily Turf     |
| *Lupinus texensis         | Bluebonnet    |
| *Lantana camara           | Lantana       |
| Ophiopogon japonicum      | Monkey Grass  |
| Portulaca grandiflora     | Moss Rose     |
| *Salvia spp.              | Salvia        |
| Sedum spp.                | Sedum         |
| Trachelospermum asiaticum | Asian Jasmine |
| Verbena spp.              | Verbena       |
| Vinca minor and major     | Vinca         |
| Wedelia trilobata         | Wedelia       |

Plant Materials: Lawns Natural Turf - Solid Sod

- |                         |                     |
|-------------------------|---------------------|
| Stenotaphrum secundatum | St. Augustine Grass |
| *Buchloe dactyloides    | Buffalo Grass       |
| *Cynodon dactylon       | Bermuda Grass       |

**G. LANDSCAPE MAINTENANCE**

Proper maintenance and care of the landscape is vital to the overall appearance of a home and its neighborhood and is the responsibility of the Owner. All landscaped areas are required to be maintained on a regular basis. This includes proper mowing and edging of lawns, weeding of beds, pruning of plant material, and trimming trees. Weeds and grass shall be regularly removed from expansion joints or any portion the hard surfaces that are within public view on a Lot (such as driveways and walkways). All plant material (including trees) that is destroyed through drought, disease, neglect, etc. shall be replaced immediately. Furthermore, the Owner shall identify, maintain, and appropriately manage all plant material that can potentially result in damaging adjacent properties and improvements (e.g., sidewalks, roads, drainage, and fences). All Lots located at street intersections shall be landscaped so as to permit clear sight lines across street corners.

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## **EXHIBIT A: APPROVED PAINT LIST**

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MANUFACTURER	PAINT COLOR	PAINT #	BASE	TRIM
		PAINT #	BASE	TRIM
BEHR	OFF WHITE	1873	X	
BEHR	NAVAJO WHITE	1822	X	
BEHR	STERLING	780 E-3	X	
BEHR	SILVER SCREEN	770 E-2	X	
BEHR	GENTLE RAIN	790 E-2	X	
BEHR	PEWTER MUG	770 E-3	X	
BEHR	NEW HOUSE WHITE	RD-WIO (U)	X	
BEHR	LINEN WHITE	70 (U)	X	
BEHR	CHICAGO FOG	N140-2 (U)	X	
BEHR	METROPOLIS	N140-3 (M)	X	
BEHR	TAVERN TAUPE	N140-4 (M)		X
BEHR	MODERN MOCHA	N150-4 (D)		X
BEHR	SPANISH CHESTNUT	N160-6 (D)		X
BEHR	ANONYMOUS	780 F-5		X

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MANUFACTURER	PAINT COLOR	PAINT #	BASE	TRIM
BEHR	CREEK BEND	790 F-4		X
BEHR	DARK ASH	770 F-5		X
BEHR	AMAZON STONE	790 F-5		X

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MANUFACTURER	PAINT COLOR	PAINT #	BASE	TRIM
GLIDDEN	NATURAL WHITE	A0050	X	
GLIDDEN	WEDDING WHITE	A0071	X	
GLIDDEN	SWISS COFFEE	A0073	X	
GLIDDEN	SHELL WHITE RM	A0075	X	
GLIDDEN	COUNTRY CREAM	A0815	X	
GLIDDEN	GOLDEN RICE	A0817	X	
GLIDDEN	ELOQUENT IVORY	A0863	x	
GLIDDEN	AUTUMN HAZE	A0864	X	
GLIDDEN	PINK BEIGE	A1745	X	
GLIDDEN	WATER CHESTNUT	A1807	X	
GLIDDEN	WOOD SMOKE	A1858	X	
GLIDDEN	WHITE SAGE	60YY 65/082	x	
GLIDDEN	WHITE ON WHITE	A0148		X
GLIDDEN	NOVA WHITE	A0155		X

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MANUFACTURER	PAINT COLOR	PAINT #	BASE	TRIM
GLIDDEN	SHADED ICE	A0161	X	
GLIDDEN	NEUTRAL WHEAT	A1777	X	
GLIDDEN	KHAKI GREEN	A1881	X	
GLIDDEN	GENTLE FAWN	OOYY 26/220	X	

Revised 2/1/2018

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MANUFACTURER	PAINT COLOR	PAINT #	BASE	TRIM
SHERWIN WILLIAMS	RELIABLE WHITE	SW 6091	X	
SHERWIN WILLIAMS	DIVINE WHITE	SW 6105	X	
SHERWIN WILLIAMS	PACER WHITE	SW 6098	X	
SHERWIN WILLIAMS	BONAFIDE BEIGE	SW 6065	X	
SHERWIN WILLIAMS	MODERATE WHITE	SW 6140	X	
SHERWIN WILLIAMS	NAVAJO WHITE	SW 6126	X	
SHERWIN WILLIAMS	ANTIQUÉ WHITE	SW 6119	X	
SHERWIN WILLIAMS	ORIGINAL WHITE	SW 7077	X	
SHERWIN WILLIAMS	AESTHETIC WHITE	SW 7035	X	
SHERWIN WILLIAMS	NICE WHITE	SW 6063	X	
SHERWIN WILLIAMS	NEBULOUS WHITE	SW 7063	X	
SHERWIN WILLIAMS	SITE WHITE	SW 7070	X	
SHERWIN WILLIAMS	RETICENCE	SW 6064	X	
SHERWIN WILLIAMS	MUSLIN	SW 6133	X	
SHERWIN WILLIAMS	BISCUIT	SW 6112	X	
SHERWIN WILLIAMS	LIGHTWEIGHT BEIGE	SW 6092	X	
SHERWIN WILLIAMS	INTERACTIVE CREAM	SW 6113	X	
SHERWIN WILLIAMS	SAND DOLLAR	SW 6099	X	
SHERWIN WILLIAMS	FAMILIAR BEIGE	SW 6093	X	
SHERWIN WILLIAMS	PRACTICAL BEIGE	SW 6100	X	
SHERWIN WILLIAMS	SANDS OF TIME	SW 6101	X	
SHERWIN WILLIAMS	SENSATIONAL SAND	SW 6094	X	
SHERWIN WILLIAMS	TOTALLY TAN	SW 6115	X	
SHERWIN WILLIAMS	KILIM BEIGE	SW 6106	X	
SHERWIN WILLIAMS	NOMADIC DESERT	SW 6107	X	
SHERWIN WILLIAMS	BAGEL	SW 6114	X	
SHERWIN WILLIAMS	LATTE	SW 6108	X	
SHERWIN WILLIAMS	TATAMI TAN	SW 6116	X	
SHERWIN WILLIAMS	SAND TRAP	SW 6066	X	
SHERWIN WILLIAMS	TRUSTY TAN	SW 6087	X	
SHERWIN WILLIAMS	SAND DUNE	SW 6086	X	
SHERWIN WILLIAMS	SIMPLIFY BEIGE	SW 6085	X	

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MANUFACTURER	PAIN T COLOR	PAIN T #	BASE	TRIM
SHERWIN WILLIAMS	BELIEVABLE BUFF	SW 6120	X	
SHERWIN WILLIAMS	TONY TAUPE	SW 7038	X	
SHERWIN WILLIAMS	SOFTER TAN	SW 6141	X	
SHERWIN WILLIAMS	ACCESSIBLE BEIGE	SW 7036	X	
SHERWIN WILLIAMS	MACADAMIA	SW 6142	X	
SHERWIN WILLIAMS	WHOLE WHEAT	SW 6121	X	
SHERWIN WILLIAMS	CAMELBACK	SW 6122	X	
SHERWIN WILLIAMS	SNOWFALL	SW 6000	X	
SHERWIN WILLIAMS	GRAYISH	SW 6001	X	
SHERWIN WILLIAMS	ESSENTIAL GRAY	SW 6002	X	

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MANUFACTURER	PAINT COLOR	PAINT #	BASE	TRIM
SHERWIN WILLIAMS	PONDER	SW 7079	X	
SHERWIN WILLIAMS	PROPER GRAY	SW 6003	X	
SHERWIN WILLIAMS	QUEST GRAY	SW 7080	X	
SHERWIN WILLIAMS	PASSIVE	SW 7064	X	
SHERWIN WILLIAMS	GRAY SCREEN	SW V7071	X	
SHERWIN WILLIAMS	ONLINE	SW 7072	X	
SHERWIN WILLIAMS	PLAYA ARENOSA	SW 9094	X	
SHERWIN WILLIAMS	TRES NATURALE	SW 9101	X	
SHERWIN WILLIAMS	NATURAL LINEN	SW 9109	X	
SHERWIN WILLIAMS	SEDATE GRAY	SW 6169	X	
SHERWIN WILLIAMS	CONSERVATIVE GRAY	SW 6183	X	
SHERWIN WILLIAMS	SEA SALT	SW 6204	X	
SHERWIN WILLIAMS	ANGORA	SW 6036	X	
SHERWIN WILLIAMS	SILVER STRAND	SW 7057	X	
SHERWIN WILLIAMS	SILVERPOINTE	SW 7653	X	
SHERWIN WILLIAMS	ALPACA	SW 7022	X	
SHERWIN WILLIAMS	AGREEABLE GRAY	SW 7029	X	
SHERWIN WILLIAMS	USEFUL GRAY	SW 7050	X	
SHERWIN WILLIAMS	SHIITAKE	SW 9173	X	
SHERWIN WILLIAMS	UNIQUE GRAY	SW 6260	X	
SHERWIN WILLIAMS	PORTABELLO	SW 6102		X
SHERWIN WILLIAMS	SMOKEY TOPAZ	SW 6117		X
SHERWIN WILLIAMS	TOASTY	SW 6095		X
SHERWIN WILLIAMS	JUTE BROWN	SW 6096		X
SHERWIN WILLIAMS	TEA CHEST	SW 6103		X
SHERWIN WILLIAMS	STEADY BROWN	SW 6110		X
SHERWIN WILLIAMS	HOPSACK	SW 6109		X
SHERWIN WILLIAMS	UMBER	SW 6146		X
SHERWIN WILLIAMS	MOCHA	SW 6067		X
SHERWIN WILLIAMS	VIRTUAL TAUPE	SW 7039		X
SHERWIN WILLIAMS	SMOKEHOUSE	SW 7040		X
SHERWIN WILLIAMS	THATCH BROWN	SW 6145		X
SHERWIN WILLIAMS	BREVITY BROWN	SW 6068		X
SHERWIN WILLIAMS	NUTHATCH	SW 6088		X

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MANUFACTURER	PAINT COLOR	PAINT #	BASE	TRIM
SHERWIN WILLIAMS	GROUNDED	SW 6089		X
SHERWIN WILLIAMS	DAPPER TAN	SW 6144		X
SHERWIN WILLIAMS	MINK	SW 6004		X
SHERWIN WILLIAMS	FOLKSTONE	SW 6005		X
SHERWIN WILLIAMS	STUNNING SHADE	SW 7082		X
SHERWIN WILLIAMS	CITYSCAPE	SW 7067		X
SHERWIN WILLIAMS	SOFTWARE	SW 7074		X
SHERWIN WILLIAMS	GRIZZLY GRAY	SW 7068		X
SHERWIN WILLIAMS	WEB GRAY	SW 7075		X

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# Pages 49  
07/01/2024 12:29 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$213.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

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