



AFTER RECORDING RETURN TO:

Kelly Hart & Hallman, LLP
Attn: J. Jody Walker
201 Main Street, Ste. 2500
Forth Worth, Texas 76102

VERAMENDI
AMENDED AND RESTATED DESIGN GUIDELINES
[RESIDENTIAL]

(A Master Planned Community in Comal County, Texas)

DECLARANT:

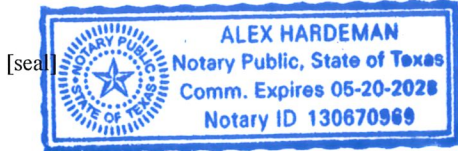
Veramendi Development Company, LLC,
a Texas limited liability company

By: ASA Properties, LLC
A Texas limited liability company
its Sole Manager

By: 
Garrett Mechler, Co-CEO

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

This instrument was acknowledged before me on this 10 day of March 2026, by Garrett Mechler, Co-CEO of ASA Properties LLC, a Texas limited liability Company, the sole manager of Veramendi Development Company, LLC, a Texas limited liability company, on behalf of said limited liability companies.




Notary Public, State of Texas

Adopted by Veramendi Development Company, LLC, in accordance with Section 6.06((J)) of the Veramendi Master Covenant [Residential], recorded as Document No. 201806003832, Official Public Records of Comal County, Texas (as amended, the “Covenant”). In accordance with Section 6.J)6((J)) of the Covenant, these Design Guidelines may be amended from time to time by the Veramendi Residential Reviewer (as such term is defined in the Covenant).

TABLE OF CONTENTS

INTRODUCTION..... 1
 Background..... 1
 Application and Veramendi Residential Reviewer..... 1
GOVERNMENTAL REQUIREMENTS..... 2
INTERPRETATION 2
ARCHITECTURAL REVIEW PROCESS 2
 Objective..... 2
 Review Process..... 2
 Responsibility for Compliance 2
ARCHITECTURAL AND AESTHETIC STANDARDS..... 3
 Styles 3
 Aesthetic Appeal..... 3
 Prohibited Elements 3
 Roofs 3
 Design Elements..... 3
 Materials and Colors 3
 Design Elements..... 4
 Color Palette 4
 Height and Views 4
 Setbacks..... 4
 Masonry..... 4
 Roofs 6
 Chimneys..... 6
 Front Doors 6
 Entries 7
 Internal Courtyard..... 7
 Window Trim..... 8
 Square Footage..... 8
 Single-Family Spacing and Stories 8
 Repetition..... 8
 Garages..... 9
 Driveways 12

Exterior Lighting	13
Accessory Structures	13
Vehicle and Recreational Equipment Storage	13
Miscellaneous	13
Utility Connections and Trenches	13
Address Markers and Mailboxes	14
LANDSCAPE GUIDELINES	14
Base Map	14
Special Focus Lots	16
Xeriscaping	19
Tree Protection	19
Planting Guidelines	19
Landscape Inspection	20
Drainage	20
Fencing and Walls	20
Specific Requirements for Retaining Walls	20
Pool Plans	21
Recreational Courts and Playscapes	21
EROSION CONTROL AND CONSTRUCTION REGULATIONS.....	22
Erosion Control Installation and Maintenance.....	22
Security	22
Construction Hours	22
Noise, Animals	22
Material and Equipment Storage	23
Site Cleanliness	23
Sanitary Facilities.....	23
Schedule of Fines.....	23
Duration of Construction	24
MODEL HOMES	24
PLAN SUBMITTALS	25
Master Review	25
Plot Plan Review	25
Landscape Plan Review (All Lots).....	25
Inspection Request (All Lots).....	26

Introduction

Any notice or information required to be submitted to the Veramendi Residential Reviewer under these Design Guidelines shall be submitted to Veramendi Residential Reviewer, designated by the Declarant; Phone: (830) 488-7318; Email: info@asaproperties.us.com.

Background

Veramendi is a Master Planned Community located in Comal County, Texas, the residential components of which are referred to herein as the "**Community**." The Community consists of Development Areas which are subject to the terms and provisions of the Veramendi Master Covenant (**Residential**), recorded as Document No. 201806003832, Official Public Records of Comal County, Texas, as amended by Document No. 202306035272, Official Public Records of Comal County, Texas (the "**Covenant**"), a Development Area Declaration for each particular Development Area (a "**Development Area Declaration**"), and additional Rules adopted under the Covenant and/or the Development Area Declaration. The Covenant, applicable Development Area Declaration, and Rules are sometimes referred to herein as the "**Documents**." The Documents include provisions governing the construction of Improvements and standards of maintenance, use and conduct for the preservation of the Community. Veramendi Development Company, a Texas limited liability company, is the current "**Declarant**" under the Covenant.

Application and Veramendi Residential Reviewer

Section 6.05 of the Covenant provides that no Improvement may be constructed within the Community without the advance written approval of the Veramendi Residential Reviewer. *Section 6.06(b)* of the Covenant provides that Declarant may adopt standards for the design, construction, landscaping, and exterior items placed on any Lot. The Documents also include additional procedures and criteria for the construction of Improvements within a Development Area.

As provided in the Covenant, the Veramendi Residential Reviewer has the authority to amend and modify these Design Guidelines and has the authority to impress alternate Design Guidelines on any one or more Development Areas. All amendments to these Design Guidelines will be effective upon recordation in the Official Public Records of Comal County, Texas. Amendments shall not apply retroactively so as to require modification or removal of work already approved and completed or in progress. It is the responsibility of each Owner to ensure that he has the most current edition of these Design Guidelines and every amendment thereto.

Unless alternate Design Guidelines are adopted for additional Development Areas, these Design Guidelines will apply to each Development Area made subject to the Covenant.

The Veramendi Residential Reviewer consists of one or more individuals who have been appointed by Declarant. As provided in Article 6 of the Covenant, Declarant has a substantial interest in ensuring that Improvements within the Community maintain and enhance Declarant's reputation as a community developer and do not impair Declarant's ability to market and sell all or any portion of the Development, and as a consequence thereof, the Veramendi Residential Reviewer acts solely in Declarant's interest and shall owe no duty to any other owner or the Veramendi Residential Master Community, Inc. (the "**Association**").

Governmental Requirements

Ordinances and requirements imposed by the City of New Braunfels, Comal County, Comal County Water Improvement District No. 1 and/or other regulatory or governmental bodies are applicable to Lots within the Community. It is the responsibility of each Owner to obtain all necessary regulatory governmental permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with applicable regulatory or governmental ordinances and regulations. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a Lot within the Community. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to the Veramendi Residential Reviewer for approval. Furthermore, approval by the Veramendi Residential Reviewer should not be construed by the Owner that any Improvement complies with the terms and provisions of all encumbrances which may affect the Owner's Lot. Certain encumbrances may benefit parties whose interests are not addressed by the Veramendi Residential Reviewer.

Neither Declarant nor the Veramendi Residential Reviewer will have any responsibility for ensuring plans submitted to the Veramendi Residential Reviewer comply with any applicable building codes, zoning regulation and other government requirements.

Interpretation

In the event of any conflict between these Design Guidelines, the Covenant or any Development Area Declaration, the Covenant and/or the applicable Development Area Declaration (in that order) shall control. Capitalized terms used in these Design Guidelines that are not otherwise defined in this document shall have the same meaning as set forth in the Covenant or an applicable Development Area Declaration.

Architectural Review Process

Objective

The objective of the review process is to promote aesthetic harmony within the Community by providing for compatibility of specific designs with surrounding buildings, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design.

Review Process

Requests for approval of proposed construction, landscaping, or exterior modifications shall conform to a two-stage review process as described in the "Plan Submittal" section of these Design Guidelines set forth below.

Responsibility for Compliance

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines, the Covenant, each applicable Development Area Declaration, and all requirements imposed by the Veramendi Residential Reviewer as a condition of approval.

Architectural and Aesthetic Standards

Styles

Architectural styles may vary, subject to compatibility with surrounding properties and to the appropriate use of allowable exterior materials and colors. Certain residence styles may be prohibited in the sole and absolute discretion of the Veramendi Residential Reviewer.

Aesthetic Appeal

The Veramendi Residential Reviewer may disapprove the construction or design of a residence on purely aesthetic grounds. Any prior decisions of the Veramendi Residential Reviewer regarding matters of design or aesthetics shall not be deemed to have set a precedent if the Veramendi Residential Reviewer feels that the repetition of such actions would have any adverse effect on the Community.

Prohibited Elements

The following architectural elements are prohibited within the Community, unless expressly approved in advance and in writing by the Veramendi Residential Reviewer:

Roofs

- Flat roofs (except as may be permitted if approved by the Veramendi Residential Reviewer when used as an accent)

Design Elements

- Stove pipe chimneys and metal chimney caps.
- Random roof penetrations, vents or skylights facing the street.
- White skylights.
- Mirrored glass or any reflective film on windows.
-

Materials and Colors

- Red brick.
- Terracotta tiles.
- Non-Dimensional asphalt shingles.
- Wood siding not including Hardi-Plank (wood siding accents may be permitted if approved by the Veramendi Residential Reviewer).
- Stone which appears glued on (cultured stone accents may be permitted if approved by the Veramendi Residential Reviewer).
- Vivid, inappropriate colors.
- More than three (3) materials on front elevation.

Design Elements

The following architectural features shall be incorporated into the design of each residence:

- shadow lines crated through minor changes in the facade;
- variation to roof and building lines;
- architecturally prominent entrance(s) located on the front facade; and
- a minimum of two (2) of the following:
 - windows and/or entries recessed into the facade by a minimum of one inch (1");
 - pillar posts;
 - balconies, porches or patios;
 - window hoods/screens; and/or
 - use of varying building materials.

Color Palette

All external materials and colors must be submitted to and approved in advance by the Veramendi Residential Reviewer. The palette of external colors shall complement, coordinate and reflect the surrounding Hill Country natural setting. The colors of building materials should be in their natural state, such as brick, stone and copper. Paints and stains should be limited to three complementary colors. The use of pastels and primary colors, and red, orange or pink brick is prohibited without advanced approval by the Veramendi Residential Reviewer.

Height and Views

Unless otherwise approved in advance by the Veramendi Residential Reviewer, no building or residential structure may exceed thirty-five feet (35') in height as measured from the average elevation of the finished grade of the portion of the Lot surrounding the structure to the highest point of the structure, exclusive of chimneys and ventilators. Views are neither guaranteed, preserved, nor protected within the Community.

Setbacks

The location of all Improvements shall comply with the minimum setbacks established by the Plat.

For Lot Type F and Lot Type G, setbacks shall be the greater of, (i) those established on the plat or (ii) setbacks set out below:

- Front setbacks a minimum of thirty feet (30'),
- Side setbacks a minimum of ten feet (10'),
- rear setbacks a minimum of twenty-five feet (25'), and
- driveway setbacks a minimum of five feet (5') from the interior property line.

All setback variances outside of the Plat, as well as any permitted minimum variances, must be submitted to and approved in advance by the Veramendi Residential Reviewer.

Masonry

The Veramendi Residential Reviewer encourages the restrained use of a variety of materials, which can add textural richness to the structure. The goal is to have residences constructed with materials that are compatible with the general color and texture of the surrounding landscape.

For Lots categorized by Declarant as "**Lot Type A**," the front and side elevations of the residence's first floor shall be one hundred percent (100%) masonry construction, which shall include Masonry accents.

For Lots categorized by Declarant as "**Lot Type B**," the front and side elevations of the residence's first floor shall be one hundred percent (100%) masonry construction, which shall include Masonry accents.

For Lots categorized by Declarant as "**Lot Type C**," all elevations of the residence's first floor shall be one hundred percent (100%) masonry construction, which shall include masonry accents.

For Lots categorized by Declarant as "**Lot Type D**," all elevations of the residence's first floor shall be one hundred percent (100%) masonry construction, which shall include masonry accents.

For Lots categorized by Declarant as "**Lot Type E**," all elevations of the residence's first floor shall be one hundred percent (100%) masonry construction, which shall include masonry accents.

For Lots categorized by Declarant as "**Lot Type F**," all elevations shall be one hundred percent (100%) masonry construction. Architectural detailing and accents may be non-masonry but shall be complementary to the principal material, color palette and Hill County setting.

For Lots categorized by Declarant as "**Lot Type G**," all elevations shall be one hundred percent (100%) masonry construction. Architectural detailing and accents may be non-masonry but shall be complementary to the principal materials, color palette and Hill Country setting.

For Lots categorized by Declarant as a "**Corner Lot**," "**Open Space View Lot**," "**Open Space Trail Access Lot**," "**Front Slip Road Lot**," "**Parkway View Lot**," or "**Esplanade Lot**," all elevations of the residence's first floor shall be hundred percent (100%) masonry construction, which shall include masonry accents.

As used herein, "masonry" is defined as stone, brick or stucco, but excluding red brick.

As used herein, "masonry accents" is defined as, the utilization of masonry materials to create diversity in the facade or emphasis of architectural features

Any portions of the elevations that are not required to be masonry shall use cementitious siding product (e.g., Hardi- Plank). Masonite sheet or other sheet siding, or wood siding is not allowed.

Notwithstanding the foregoing, the Veramendi Residential Reviewer, in its sole discretion, may approve the use of "decorative siding" (fibre-cement or equivalent material only): (a) on up to twenty percent (20%) of the front elevation of a two (2) story residence; or (b) on front gables above plate line on a one (1) story residence. "Decorative siding" includes vertical board and batten, shakes, scallops and other decorative siding facades as may be approved by the Veramendi Residential Reviewer on a case-by-case basis in its sole discretion. In particular, subject to approval by the Veramendi Residential Reviewer, use of vertical board and batten siding on non-masonry portions of the front elevation of the residence is encouraged.

Horizontal plank siding is not considered Decorative Siding and is prohibited on Lot Type F and Lot Type G, including on gables.

Unless otherwise designated by the Veramendi Residential Reviewer on specific Lots, exposed portions of the foundation on the front and each side elevation of a residence for a distance of at least three feet (3') as

measured from the front elevation shall be concealed by extending the exterior stone or stucco to within at least twenty-four inches (24") of the finished grade, if visible from the street. All portions of an exposed slab shall be underpinned. The Veramendi Residential Reviewer may require that the remaining exposed portion of the foundation be concealed by landscaping approved in advance by the Veramendi Residential Reviewer.

Roofs

The roof pitch of any roof shall be minimum 6/12 for the main structure of the roof, unless otherwise approved in writing by the Veramendi Residential Reviewer. This requirement does not apply to roofs over porches, boxed out areas, or other elements that are not a part of the main roof structure. Roof pitches on such other elements may be greater than or less than 6/12 pitch. Excessive roof exposure is not encouraged. Accent roof elements, such as dormers, porches, and entry features, are permitted a minimum roof pitch of 3/13 for Lot Type F and Lot Type G.

Roof materials shall be pre-weathered standing seam metal, or concrete, slate or clay tiles for Lot Type F and Lot Type G, and are encouraged for all other lots. Thirty (30) year warranty (or greater) dimensional fiberglass shingles, either "weathered wood" or "weathered gray" in color are permitted.

Dimensional or architectural shingles may be permitted on Lot Type F when a metal accent roof is incorporated, subject to approval by the Veramendi Residential Reviewer. This provision does not apply to Lot Type G.

Roof vents, stack vents, roof flashing, and other penetrations shall be as unobtrusive as possible and shall match the principal color of the roof unless approved in advance by the Veramendi Residential Reviewer. Where metal roofing is used, roof accessories may be of the same material. All stack vents and attic ventilators shall be located on the rear slopes of the roof and mounted perpendicular to the ground plane.

Installation of a gutter system on all roofs of the residence is encouraged. Gutters shall match the principal color of the roof unless approved in advance by the Veramendi Residential Reviewer.

The pitch, color and composition of all roof materials shall be approved in writing by the Veramendi Residential Reviewer.

Chimneys

Chimneys are metal flue additions are visually integrated into the architecture of the principal residence. All fireplace chimneys that are located on the exterior of the residence shall be constructed of masonry, or approved substitute. Prefabricated metal fireplaces and metal flues are allowed, but chimneys shall be masonry clad.

Front Doors

Doors shall be consistent and complementary in style to the architecture of the residence.

Doors and doorframes shall be clad or painted with a color consistent with the other doors, windows, and house colors.

The front door(s) to each residence shall be a solid core door not less than six foot eight inches (6'8") in height.

Lot Type F and Lot Type G shall be a solid core door. Clear leaded glass or eight (8) panel distinguished by mullions are encouraged. Sidelights or transoms are encouraged for doors without glass panel. Wood doors must be protected with stain/paint to prevent a weathered appearance. The use of double doors, or doors enhanced by sidelights or transoms, is encouraged.

Entries:

Lot Type F and Lot Type G entrances to dwellings must be clearly defined, either protected by a covered porch or integrated within the building design. External entrances are a minimum of eight feet (8ft) deep and shall span a minimum of thirty percent (30%) of the non-garage elevation of the principal residence. Porch posts and railings should have simple detailing appropriate to the overall architectural style of the residence. Columns, posts, railing and trim may be constructed of wood or composite approved material. PVC is prohibited. Exposed rafters are encouraged at porches. Where exposed rafters are used, porch roof decking must be of 1x6 wood tongue and groove material with a painted or stained finish. Exposed O.S.B. or plywood are not permitted. The use of recessed windows and the expression of columns and beams that create shadow and texture are encouraged to establish a sense of pedestrian scale. Elevations should be broken to provide shadow relief. Recessed areas, offset, and projections should be used to create interest. Offsets where roof lines change are encouraged. A landscape pedestrian pathway is to be provided from either the sidewalk or the driveway. Pathways that are non-linear and edged with landscaping are encouraged.

Internal Courtyard:

Lot Type F and Lot Type G are permitted internal courtyards and are encouraged as private outdoor living spaces. The design shall reflect the overall style, scale, and materials of the primary residence. Courtyards may be located within the building envelope, between wings of the home, or enclosed by walls or fencing attached to the main structure, provided they do not encroach into required setbacks unless approved by the Veramendi Residential Reviewer. Courtyard walls shall be consistent in height and material with the primary structure or approved site fencing, and wall materials must match or complement the home's exterior finishes. Acceptable paving materials include decorative concrete, natural stone, pavers, brick, or permeable surfaces. Plain or unfinished concrete is prohibited. Drainage must be directed toward on-site systems and away from adjacent properties and foundations. Landscaping should reinforce privacy, provide shade, and offer visual interest and seasonal color, while water features, fire pits, or built-in seating require Veramendi Residential Reviewer approval. Artificial turf must meet community standards, and exterior lighting must be low-voltage or shielded to minimize light spillover. Pergolas, trellises, shade sails, retractable awnings, and other shade structures are permitted with Veramendi Residential Reviewer approval, must be proportionate to the courtyard size, use materials compatible with the home, and be installed in a neat and professional manner. Homeowners are responsible for maintaining courtyards in good condition, including surfaces, plantings, and drainage systems, ensuring they remain free of clutter, debris, and storage materials.

Window Trim

Shutters should be harmonious with the architecture of the principal residence, regarding style, size, material and color. Shutters must be of equal width, and extend for the full height of the window. For narrow windows, the shutters should be of equal width as the window.

Lot Type F and Lot Type G shall be cladded or painted black, or other dark shade as approved by the Veramendi Residential Reviewer.

Square Footage

Square footage limitations are set forth in Detail Attachment 1, attached hereto and incorporated herein by reference.

Single-Family Spacing and Stories

On any esplanade road, spine and/or main roads, as such roads are designated by the Declarant, where at least fifty percent (50%) of the rear lot line of a Lot is contiguous with such road, the residence constructed on each such Lot shall either (i) be a one-story single-family detached residence, or (ii) a two-story detached single-family residence all elevations of which face or are visible from such road, as determined by the Veramendi Residential Reviewer, shall be one hundred percent (100%) masonry construction.

Repetition

The Veramendi Residential Reviewer may, in its sole and absolute discretion, deny a plan or elevation proposed for a particular Lot if a substantially similar plan or elevation exists on a Lot in close proximity to the Lot on which the plan or elevation is proposed. The Veramendi Residential Reviewer has adopted additional requirements concerning substantially similar plans or elevations constructed in proximity to each other.

Repetition of floor plans and elevations are prohibited on Lot Type G without the advanced approval of the Veramendi Residential Reviewer.

Floor Plan	Elevation	Location	Required Number of Lots Between
Same Floor Plan	Different Elevation	Opposite Side of the Street	One (1) Lot Between
Same Floor Plan	Different Elevation	Same Side of the Street	Two (2) Lots Between
Same Floor Plan	Same Elevation	Opposite Side of the Street	Three (3) Lots Between
Same Floor Plan	Same Elevation	Same Side of the Street	Three (3) Lots Between

For Example:

Same Floor Plan, Different Elevation: Opposite Side of the Street (1 full lot separation required):

Plan A Elevation 1		
Street		
		Plan A Elevation 2

Same Floor Plan, Different Elevation: Same Side of the Street (2 full lots separation required):

Plan A Elevation 1			Plan A Elevation 2			Plan A Elevation 1			Plan A Elevation 2
Street									

Same Floor Plan, Same Elevation: Opposite Side of the Street (3 full lots separation required):

Plan A Elevation 1									
Street									
									Plan A Elevation 1

Same Floor Plan, Same Elevation: Same Side of the Street (3 full lots separation required):

Plan A Elevation 1				Plan A Elevation 1
Street				

Garages

All garages be approved by the Veramendi Residential Reviewer prior to installation, and comply with the requirements set forth in the Development Area Declaration. Homes built on corner lots must utilize front-entry or swing-in garages. Garages opening to the side street are not permitted.

Additionally, unless otherwise determined by the Veramendi Residential Reviewer, the following garage requirements apply to the Lots:

Lot Type A:

- Must accommodate two (2) cars, and not to exceed two (2) car bays.
- Two (2) single garage doors, divided by an 8"-12" column are encouraged.
- Must use at least one of the same exterior materials as are used on the residence.
- Garage doors shall not exceed 10' in height.
- Garage doors shall be of a non-warping, non-peeling material, design and color complimentary of the adjacent elevation of the residence and consistent with the overall

architectural style of the residence.

- Windows along the top of the garage doors are permitted.
- The front facade of the garage may not extend more than six feet (6') beyond the front facade of the residence.
- A recessed garage is encouraged.

Lot Type B:

- Must accommodate two (2) cars, and not to exceed two (2) car bays.
- Two (2), single garage doors, divided by an 8"-12" columns are encouraged.
- Garage doors shall not exceed 10' in height
- Must use at least one of the same exterior materials as are used on the residence.
- Garage doors shall be of a non-warping, non-peeling material, design and color complimentary of the adjacent elevation of the residence and consistent with the overall architectural style of the residence.
- Windows along the top of the garage doors are permitted.
- The front facade of the garage may not extend more than six feet (6') beyond the front facade of the residence.
- A recessed garage is encouraged.

Lot Type C:

- Must accommodate two (2) cars, and not to exceed three (3) car bays.
- Two (2), single garage doors, divided by an 8"-12" columns are encouraged.
- Garage doors shall not exceed 10' in height
- Must use at least one of the same exterior materials as are used on the residence.
- Garage doors shall be of a non-warping, non-peeling material, design and color complimentary of the adjacent elevation of the residence and consistent with the overall architectural style of the residence.
- Windows along the top of the garage doors are permitted.
- The front facade of the garage may not extend more than six feet (6') beyond the front facade of the residence.
- A recessed garage is encouraged.

Lot Type D:

- Must accommodate two (2) cars, and not to exceed three (3) car bays.
- Two (2), single garage doors, divided by an 8"-12" columns are encouraged.
- Garage doors shall not exceed 10' in height
- Must use at least one of the same exterior materials as are used on the residence.
- Garage doors shall be of a non-warping, non-peeling material, design and color complimentary of the adjacent elevation of the residence and consistent with the overall architectural style of the residence.
- Windows along the top of the garage doors are permitted.
- The front facade of the garage may not extend more than six feet (6') beyond the front facade of the residence.
- A side-entry or recessed garage is encouraged.

Lot Type E:

- Must accommodate two (2) cars, and not to exceed three (3) car bays.

- Two (2), single garage doors, divided by an 8"-12" columns are encouraged.
- Garage doors shall not exceed 10' in height
- Must use at least one of the same exterior materials as are used on the residence.
- Garage doors shall be of a non-warping, non-peeling material, design and color complimentary of the adjacent elevation of the residence and consistent with the overall architectural style of the residence.
- Windows along the top of the garage doors are permitted.
- The front facade of the garage may not extend more than six feet (6') beyond the front facade of the residence.
- A side-entry or recessed garage is encouraged.

Lot Type F:

- Must accommodate a minimum of three (3) cars, but not to exceed five (5) car bays.
- A maximum of two (2) car doors may be visible from the front property line. Additional bays must face a side lot line.
- Two (2), single garage doors, divided by an 8"-12" columns are encouraged.
- Must match architectural design and exterior materials as used on the residence and have a minimum setback of two feet (2') behind the front façade of the house. The front façade should provide architectural interest when viewed from the street.
- Garage doors shall be of a non-warping, non-peeling material, design and color complementary of the adjacent elevation of the residence and consistent with the overall architectural style of the residence.
- Windows are encouraged and may be required by the Veramendi Residential Review to avoid large blank walls.
- Detached garages are encouraged and shall be located behind the principal residence. Where a garage is attached to principal residence, a side-entry garage is required. Garage doors shall face an interior lot line or rear lot line. Residences on Corner Lots shall be orientated so that garages are located adjacent to the interior lot property line (away from the street corner).
- Garages shall be of a minimum depth of twenty feet (20'), whether attached or detached, and shall not exceed the height of the principal residence.
- Garages may contain appropriately sized rooms, recreational workshops, and tool rooms if approved in advance by the Veramendi Residential Reviewer.
- Garage doors may not exceed ten feet (10') in height.

Lot Type G:

- Must accommodate a minimum three (3) cars, but not to exceed five (5) car bays.
- A maximum of two (2) cars doors may be visible from the front property line. Additional bays must face a side lot line.
- Two (2), single garage doors, divided by an 8"-12" columns are encouraged.
- Must match architectural design and exterior materials as used on the residence and have a minimum setback of two feet (2') behind the front façade of the house. The front façade should provide architectural interest when viewed from the street.
- Garage doors shall be of a non-warping, non-peeling material, design and color complementary of the adjacent elevation of the residence and consistent with the overall architectural style of the residence.
- Windows are encouraged and may be required by the Veramendi Residential Review to avoid large blank walls.

- Detached garages are encouraged and shall be located behind the principal residence. Where a garage is attached to principal residence, a side-entry garage is required. Garage doors shall face an interior lot line or rear lot line. Residences on Corner Lots shall be orientated so that garages are located adjacent to the interior lot property line (away from the street corner).
- Garages shall be of a minimum depth of twenty feet (20'), whether attached or detached, and shall not exceed the height of the principal residence.
- Garages may contain appropriately sized rooms, recreational workshops, and tool rooms if approved in advance by the Veramendi Residential Reviewer.
- Garage doors may not exceed ten feet (10') in height.

Carports and other open automobile storage units are prohibited.

Variation of garage door design to add variety to the streetscape is encouraged.

Driveways

The design of all driveways shall be approved in advance by the Veramendi Residential Reviewer.

Drives shall intersect the street at as close to ninety degrees (90°) as possible.

Driveways should be a minimum of 10ft wide. Driveway approaches will have a maximum width of twenty-four feet (24').

Driveways serving homes with attached side loaded or detached garages must have a minimum width of ten feet (10').

The use of long, winding driveways on Lot Type F and Lot Type G are encouraged when designed to preserve trees and minimize site disturbance.

Circular driveways are permitted on Lots greater than ninety-nine feet (99') wide.

Unless otherwise approved in advance by the Veramendi Residential Reviewer, the maximum driveway grade within a Lot is fourteen percent (14%). Curbs shall transition cleanly into existing street curb and gutter. Broken transitions between curb/gutter and aprons are not permitted

Driveways shall permit entry by standard mid-size vehicles without "bottoming out" in the transition area between the curb and property line as wells as the driveway area between the property line and the garage.

If the driveway is raised significantly above finished grade (which will be determined by the Veramendi Residential Reviewer in its sole and absolute discretion), the exposed sides of the driveway shall be either screened with landscaping or faced with masonry, each as approved in advance by the Veramendi Residential Reviewer.

Lot Type F and Lot Type G driveways may be paved with concrete or unit masonry including stamped or colored concrete, interlocking pavers, brick pavers and brick borders. Asphalt driveways are prohibited.

Exterior Lighting

Exterior lighting will be kept to a minimum, but consistent with good security practices; provided, however, that the primary entrance to the residence shall be illuminated as set forth herein.

No exterior light whose direct source is visible from a street or neighboring Lot and which produces excessive glare to pedestrian or vehicular traffic will be allowed. Exterior lighting, including uplighting of trees within Lots, shall be approved in advance by the Veramendi Residential Reviewer.

Use of other than white or color corrected high intensity lamps and exterior lights will not be allowed. Holiday lighting is an exception. Sodium, mercury vapor, or bare HID yard lights are not allowed.

Accessory Structures

Accessory structures, if permitted, including pool cabanas, workshops/sheds, detached garages and guesthouses, or other permanent ancillary structure, shall be constructed of the same architectural style and commentary materials and with the same quality of construction as the principal residence, located at the rear of the principal residence, and shall be approved in advance by the Veramendi Residential Reviewer.

A maximum of two (2) ancillary structure shall be permitted for Lot Type F and Lot Type G, and a maximum of one (1) ancillary structure for all other lots.

No ancillary structure shall exceed 15ft without the advanced approval of the Veramendi Residential Reviewer.

Vehicle and Recreational Equipment Storage

Recreational vehicles (RVs), including motorhomes, fifth-wheelers, travel trailers, and other similar vehicles are not permitted to be stored on the property. Boats, golf carts, ride-on lawn mowers, all-terrain vehicle (ATV), kayaks, paddleboards, and other similar items must be stored fully inside the garage, with the garage door able to fully close completely. Outside storage of such items is prohibited.

Miscellaneous

Utility Connections and Trenches

Plot Plans shall indicate the location of utility trenches, connections and meters and shall note any specific vegetation that shall require additional protection from trenching equipment. Utility meters and service panels mounted on the residence should be painted to match the exterior of the structure.

Unless otherwise approved in advance by the Veramendi Residential Reviewer, air conditioning compressors and pool equipment shall be enclosed by a structural screening element constructed of the same masonry materials as the principal residence, lot fencing, or non-deciduous landscaping. In the event non-deciduous landscaping is used to screen any air conditioning compressor, at the time of installation, the non-deciduous landscaping shall screen one-half (1/2) of the vertical height of the air conditioning compressor.

Address Markers and Mailboxes

Address markers shall be centrally located on the residence and well-lit, so as to be visible from the street. Mailbox pavilions have been provided in the Community for mail pick-up and delivery. Contact the local post office regarding box assignment and key pickup.

Landscape Guidelines

Base Map

The landscaping plan shall be drawn on a copy of the previously approved Plot Plan, be approved by the Veramendi Residential Reviewer prior to installation, and comply with the approved plant list attached hereto as Detail Attachment 2.

Efforts shall be made to preserve existing tree canopies. An applicant may be required to install high-quality shade trees using species approved in advance by the Veramendi Residential Reviewer. A landscape plan shall be submitted for all Lots and design of the landscaping should be considered as a part of the architectural design process. An approved plant list is attached on Detail Attachment 2.

Landscape plans shall show the location of all proposed plant materials and include a plant legend comprised of plant species, quantities, and sizes at the time of planting. Trees shall be installed not less than fifteen feet (15') apart. Preservation of existing hardwood trees on a lot will be considered when determining the landscape requirements of such lot.

Additionally, unless otherwise determined by the Veramendi Residential Reviewer or required by the Documents, the following landscaping requirements apply to the Lots:

Lot Type A (refer Detail Attachment 7):

- Minimum of 150 square foot mulched landscape bed in the front yard.
- Front yard shall be fully sodded, except for landscape bed, and rear yard shall be fully seeded, except for any landscape bed(s).
- Minimum of fifteen (15) one (1) gallon plants in the front yard.
- Minimum of ten (10) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard.
- Minimum of one (1) two inch (2") caliper hardwood tree which shall be planted within the front yard or side yard in front of any fencing (a "Yard Tree").
- Minimum of one (1) three inch (3") caliper hardwood which shall be planted between the roadway and sidewalk either within or adjacent to the right-of-way, as determined by the Veramendi Residential Reviewer (a "Street Tree"), along the street which the lot fronts (the "Lot Front").
- Landscape irrigation system for entire front yard shall be installed.

Lot Type B (refer Detail Attachment 8):

- Minimum of 150 square foot mulched landscape bed in the front yard.
- Front yard shall be fully sodded, except for landscape bed, and rear yard shall be fully seeded, except for any landscape bed(s).

- Minimum of fifteen (15) one (1) gallon plants in the front yard.
- Minimum of ten (10) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard.
- Minimum of one (1) two inch (2") caliper hardwood Yard Tree.
- Minimum of one (1) three inch (3") caliper hardwood Street Tree in the Lot Front.
- Landscape irrigation system for entire front yard shall be installed.

Lot Type C (refer [Detail Attachment 9](#)):

- Minimum of 150 square foot mulched landscape bed in the front yard.
- Front yard and rear yard shall be fully sodded, except for landscape bed(s).
- Minimum of fifteen (15) one (1) gallon plants in the front yard.
- Minimum of ten (10) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard.
- Minimum of one (1) two inch (2") caliper hardwood Yard Tree.
- Minimum of one (1) three inch (3") caliper hardwood Street Tree in the Lot Front.
- Landscape irrigation system for entire front yard shall be installed.

Lot Type D (refer [Detail Attachment 10](#)):

- Minimum of 200 square foot mulched landscape bed in the front yard.
- Front yard and rear yard shall be fully sodded, except for landscape bed(s).
- Minimum of ten (10) one (1) gallon plants in the front yard.
- Minimum of twenty (20) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard.
- Minimum of one (1) three inch (3") caliper hardwood Yard Trees.
- Minimum of one (1) three inch (3") caliper hardwood Street Tree in the Lot Front.
- Landscape irrigation system for entire front yard shall be installed.

Lot Type E (refer [Detail Attachment 11](#)):

- Minimum of 250 square foot mulched landscape bed in the front yard.
- Front yard and rear yard shall be fully sodded, except for landscape bed(s).
- Minimum of twenty (20) one (1) gallon plants.
- Minimum of twenty (20) five (5) gallon plants.
- Minimum of two (2) fifteen (15) gallon plants in the front yard.
- Minimum of two (2) two inch (2") caliper hardwood Yard Trees.
- Minimum of one (1) three inch (3") caliper hardwood Street Tree in the Lot Front.
- Landscape irrigation system for entire front yard and rear yard shall be installed.

Lot Type F (refer [Detail Attachment 12](#)):

- Minimum of 300 square foot mulched landscape bed in the front yard.
- Front yard shall be fully sodded, except for landscape bed(s).
- Minimum of thirty (30) one (1) gallon plants.
- Minimum of thirty (30) five (5) gallon plants.
- Minimum of two (2) fifteen (15) gallon plants in the front yard.
- Minimum of two (2) two inch (2") caliper hardwood Yard Trees.
- Minimum of two (2) three inch (3") caliper hardwood Street Tree in the Lot Front.

Lot Type G (refer [Detail Attachment 13](#)):

- Minimum of 300 square foot mulched landscape bed in the front yard.
- Front yard and rear yard shall be fully sodded, except for landscape bed(s).
- Native plants and grass is permitted with Veramendi Residential Reviewer approval.
- Minimum of thirty (30) one (1) gallon plants.
- Minimum of thirty (30) five (5) gallon plants.
- Minimum of two (2) fifteen (15) gallon plants in the front yard.
- Minimum of two (2) two inch (2') caliper hardwood Yard Trees.
- Minimum of two (2) three inch (3") caliper hardwood Street Tree in the Lot Front.

The Base Map landscape requirements are summarized in the following matrix.

Base Map Landscape Requirements													
Lot Type	Street Trees (3")		Yard Trees		Plants			Front Yard			Rear Yard		Side Yard
	Front	Side	Front	Side	15 gal.	5 gal.	1 gal.	Lawn	Landscape Bed	Irrigation	Lawn	Irrigation	Landscape Bed
A	1		1		1	10	15	Sod	150 ft ²	Yes	Seed	No	
B	1		1		1	10	15	Sod	150 ft ²	Yes	Seed	No	
C	1		1		1	10	15	Sod	150 ft ²	Yes	Sod	No	
D	1		1		1	20	10	Sod	200 ft ²	Yes	Sod	No	
E	1		2		2	20	20	Sod	250 ft ²	Yes	Seed	No	
F	2		2		2	30	30	Sod	300 ft ²	Yes	Seed	No	

Special Focus Lots

All Special Focus Lots (Corner Lots, Open Space View Lots, Open Space Trail Access Lots, Front Slip Road Lots, Parkway View Lots, and Esplanade Lots) as depicted by [Detail Attachment 5](#) shall require Upgraded Cedar Fence for any fence visible from the street, unless otherwise required by [Detail Attachment 6](#) or Additional Requirements stated herein. The Additional Requirements listed herein shall replace the Base Map Landscape Requirements.

Additional Requirements for Corner Lots (refer [Detail Attachment 14](#)):

- Minimum of 250 square foot mulched landscape bed in the front yard.
- Minimum of 150 square foot mulched landscape bed in the side yard.
- Front yard and rear yard shall be fully sodded, except for landscape bed(s).
- Minimum of thirty (30) one (1) gallon plants in the front yard.
- Minimum of twenty (20) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard.
- Minimum of three (3) two inch (2") caliper hardwood Yard Trees, one (1) of which shall be a side yard tree, and two (2) of which shall be front yard trees.
- Minimum of ten (10) one (1) gallon plants in the side yard.
- Minimum of eight (8) five (5) gallon plants in the side yard.
- Minimum of one (1) fifteen (15) gallon plant in the side yard.
- Minimum two (2) three inch (3") caliper hardwood Street Trees, one (1) of which shall be in the Lot Front, and one of which shall be along the street which the lot's side abuts (the "Lot

Side").

- Landscape irrigation system for entire front yard, side yard and rear yard shall be installed.

Additional Requirements for Open Space View Lots (refer [Detail Attachment 15](#)):

- Minimum of 250 square foot mulched landscape bed in the front yard.
- Minimum of fifteen (15) one (1) gallon plants in the front yard.
- Minimum of ten (10) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard
- Minimum of one (1) two inch (2") caliper hardwood Yard Tree in the front yard.
- Minimum of one (1) three inch (3") caliper hardwood Street Tree in the Lot Front.
- Minimum of one (1) two inch (2") caliper hardwood yard tree in the rear yard.
- Front yard and rear yard shall be fully sodded.
- Rear Fence shall be Ornamental View Fence.
- Additional small trees in rear yard are encouraged.
- Landscape irrigation system for entire front yard and rear yard shall be installed.

Additional Requirements for Open Space Trail Access Lots (refer [Detail Attachment 16](#)):

- Minimum of 250 square foot mulched landscape bed in the front yard.
- Minimum twenty (20) one (1) gallon plants in the front yard
- Minimum of fifteen (15) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard.
- Minimum of two (2) two inch (2") caliper hardwood Yard Trees in the Front Yard.
- Minimum of one (1) three (3") caliper hardwood Street Tree in the Lot Front.
- Front Yard and Rear Yard shall be fully sodded.
- Landscape irrigation system for entire front yard and rear yard shall be installed.

Additional Requirements for Front Slip Road Lots (refer [Detail Attachment 17](#)):

- Minimum of 250 square foot mulched landscape bed in the front yard.
- Minimum twenty (20) one (1) gallon plants in the front yard
- Minimum of fifteen (15) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard.
- Minimum of two (2) two inch (2") caliper hardwood Yard Trees in the front yard.
- Minimum of two (2) three inch (3") caliper hardwood Street Trees in the Lot Front.
- Front yard and rear yard shall be fully sodded.
- Landscape irrigation system for entire front yard and rear yard shall be installed.

Additional Requirements for Parkway View Lots (refer [Detail Attachment 18](#)):

- Minimum of 250 square foot mulched landscape bed in the front yard.
- Minimum twenty (20) one (1) gallon plants in the front yard
- Minimum of fifteen (15) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard.
- Minimum of two (2) two inch (2") caliper hardwood Yard Trees in the front yard.
- Minimum of one (1) three inch (3") caliper hardwood Street Tree in the Lot Front.
- Minimum of one (1) two inch (2") caliper hardwood Yard Tree in the rear yard.

- Additional small trees in rear yard are encouraged.
- Front yard and rear yard shall be fully sodded.
- Landscape irrigation system for entire front yard and rear yard shall be installed.

Additional Requirements for Esplanade Lots (refer Detail Attachment 19):

- Minimum of 250 square foot mulched landscape bed in the front yard.
- Minimum twenty (20) one (1) gallon plants in the front yard
- Minimum of fifteen (15) five (5) gallon plants in the front yard.
- Minimum of one (1) fifteen (15) gallon plant in the front yard.
- Minimum of two (2) two inch (2") caliper hardwood Yard Trees in the front yard.
- Minimum of one (1) three inch (3") caliper hardwood Street Tree in the Lot Front.
- Front yard and rear yard shall be fully sodded.
- Landscape irrigation system for entire front yard and rear yard shall be installed.

The Special Focus Lot landscape requirements are summarized in the following matrix.

The matrices and Detail Attachments provided herein are done so for the benefit of the Homebuilder. In the event of a conflict between the written terms and provisions of these Design Guidelines, the matrices, and the Detail Attachments, the written terms and provisions of these Design Guidelines will control.

Special Focus Landscape Requirements													
Lot Type	Street Trees (3")		Yard Trees (2")			Front Yard						Rear Yard	
	Front	Side	Front	Side	Rear	15 gal.	5 gal.	1 gal.	Lawn	Landscape Bed	Irrigation	Lawn	Irrigation
Corner+	1	1	2	1		1	20	30	Sod	250 ft ²	Yes	Sod	Yes
Open View Space	1		1		1*	1	15	20	Sod	250 ft ²	Yes	Sod	Yes
Open Space Trail Access	1		2			1	15	20	Sod	250 ft ²	Yes	Sod	Yes
Front Slip Road	2		2			1	15	20	Sod	250 ft ²	Yes	Sod	Yes
Parkway View	1		2		1*	1	15	20	Sod	250 ft ²	Yes	Sod	Yes
Esplanade	1		2			1	15	20	Sod	250 ft ²	Yes	Sod	Yes

* Additional small trees in rear yard are encouraged.

+ Additional requirements for side yard not shown.

Xeriscaping

The use of Xeriscape is strongly recommended, including low-water use landscapes (native species which are drought tolerant), subject to the requirements and procedures set forth in the Development Area Declaration.

Tree Protection

Protection and preservation of trees is of significant importance to the aesthetics of the community and the environment of Veramendi.

- Vegetative Fencing. Whenever possible and economically feasible, all trees should be preserved and protected during construction with vegetative fencing.
- Tree Removal. As used herein, the "Building Envelope" shall be defined as the area of the Lot that is allowed for construction of improvements as defined by the setbacks of the Lot and shall include 5' feet around the structure. A "Specimen Tree" is defined as a tree that is healthy and with a uniform canopy, excluding Junipers. In the area outside the Building Envelope, a Specimen Tree that is 8" or larger in diameter measured 24" off the ground shall be flagged, shown on the Plot Plan submittal, and approved in writing by the Veramendi Residential Reviewer prior to removal. Within the Building Envelope, a builder shall have the right to remove any Specimen Tree less than 18" in diameter as measured 24" off the ground. Within the Building Envelope, a Specimen Tree greater than or equal to 18" in diameter as measured 24" off the ground shall be shown on the Plot Plan submittal, and require prior written approval from the Veramendi Residential Reviewer before removal.
- Oak Wilt. Sound horticultural practices, as recommended by the Texas Forest Service, are required to prevent the establishment or spread of oak wilt. Specific requirements include:
 - Tree pruning tools and blades shall be sterilized prior to and between cutting any Oak trees.
 - Oak tree pruning is discouraged from February 1st to June 15th•
 - Pruned trees and/or wounds shall be immediately protected with tree paint (approved example: Treekote Tree Compound).
 - All firewood shall be covered.

Planting Guidelines

Unless otherwise approved in advance by the Veramendi Residential Reviewer, all landscaping shown on the landscaping plans and specifications approved by the Veramendi Residential Reviewer shall be installed, and all such landscaping shall be completed, prior to the earlier to occur of: (a) conveyance of the Lot with a completed residence thereon from a Homebuilder to an Owner, or (b) occupancy of the residence by the Owner.

The Veramendi Residential Reviewer shall be entitled to make recommendations with respect to tree disease control, whereupon the Owner or Owners to whom such recommendations are directed shall be obligated to comply with such recommendations, which may include, but not be limited to tree removal and replacement.

Landscape areas not covered with plant materials shall be covered with mulch composed of organic materials. A landscaping plan that utilizes mulch as a predominant element will not be accepted. The use of rock or crushed rock as a ground cover shall not be permitted.

Landscape plans shall include vegetative screening for above ground utility connections visible from the street or adjacent Lots.

The Veramendi Residential Reviewer reserves the right to require additional landscaping for permitted pools, cabanas and other hardscape elements that may be constructed after completion of the residence and associated landscaping.

Hardscape elements in the landscaping shall be in scale with the residence and associated structures. Sculptures and fountains are subject to approval by the Veramendi Residential Reviewer.

Landscape Inspection

The Veramendi Residential Reviewer may, upon completion of the installation of landscaping, conduct an on-site inspection of the Lot to ensure compliance with the approved plan.

Drainage

Responsibility for proper site drainage rests with the Owner. No alteration of established drainage patterns may occur without the advance approval of the Veramendi Residential Reviewer.

Fencing and Walls

The location, height and location of all fences shall be included on the Plot Plan, which will be approved by the Veramendi Residential Reviewer prior to installation, and comply with the requirements set forth in the Development Area Declaration, [Detail Attachment 4](#), and [Detail Attachment 6](#).

Utility, drainage and water quality easements may not be fenced.

Walls and fences may not restrict access to any utility or drainage easement.

Fencing of front yards is not permitted.

Underground fencing, or zero visibility fencing, for pets is permitted.

Lot Type F and Lot Type G fences shall be powder-coated wrought iron only. The use of wood fencing is not permitted. No other materials, such as mesh or lattice, shall be attached to the fence. Lot Type F and Lot Type G may choose to opt out of installing a fence. Creeping plants, such as vines and shrubs may be planted to climb up the fence to provide a "living fence".

Specific Requirements for Retaining Walls

All retaining walls shall be faced (veneered) with masonry approved in advance by the Veramendi

Residential Reviewer. The design and placement of all retaining walls shall be approved in advance by the Veramendi Residential Reviewer.

Unless otherwise approved in advance by the Veramendi Residential Reviewer, retaining walls will be required at the street right-of-way when grade change exceeds two feet (2'), and at all cut slope faces.

Unless otherwise approved in advance by the Veramendi Residential Reviewer, retaining walls adjacent to any street may not exceed four feet (4') in height. Grade changes that require retaining walls exceeding four feet (4') shall be terraced with a minimum of four feet (4') clear separation between each wall.

Unless otherwise approved in advance by the Veramendi Residential Reviewer, provide a three foot (3') minimum planting separation strip between back of the curb or sidewalk and the face of the retaining wall. The planting strip and any benched areas shall be landscaped in accordance with a plan approved in advance by the Veramendi Residential Reviewer.

Each retaining wall shall be adequately drained on the surcharge side.

Pool Plans

Swimming pools shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and the dwelling. Above ground pools are prohibited. All pools shall be located at the rear of the principal residence and not visible from the street. Spas and hot tubs shall be set back on a rear deck/patio or incorporated with a pool. No more than one pool, spa or hot tub individually is permitted per lot. Adequate screening, security, and maintenance shall be provided. Fencing and walls around the pool shall be approved in advance by the Veramendi Residential Reviewer and integrated into the design of the dwelling and site. Fences shall meet all governmental regulations for safety.

The pool plan shall be drawn on a copy of the previously approved Plot Plan, with specific indications of distances from the water containing basin(s) and surrounding slab walks to the lot lines.

The Veramendi Residential Reviewer reserves the right to require a cross section through the pool, should such detail aide in the review process.

Recreational Equipment, Courts and Playscapes

Recreational Courts, e.g., "sport courts" and Playscapes shall be approved in advance by the Veramendi Residential Reviewer. If allowed, these facilities shall be properly sited and screened so as to minimize the visual and audio impact of the facility on adjacent Lots. Recreational Courts and Playscapes may not be lighted. Plans for Recreational Courts and Playscapes shall be drawn on a copy of the approved Plot Plan and should include proposed masonry and/or vegetative screening.

Portable recreational equipment, such as trampolines, portable basketball backboards, skateboard ramps, and climbing walls, must not be visible from the street.

Tennis courts and pickleball courts may not be constructed on Lots.

Lot Type G are permitted to have tennis courts and pickleball courts, provided they do not exceed the

allowable impervious coverage and are approved in advance by the Veramendi Residential Reviewer. Courts must be located at the rear of the principal residence and shall not be visible from the street. Plans for all proposed courts shall be drawn on a copy of the approved Plot Plan and must include proposed masonry and/or vegetative screening.

Erosion Control and Construction Regulations

The following restrictions shall apply to all construction activities within the Community. Periodic inspections by a representative of the Veramendi Residential Reviewer may take place in order to identify non-complying construction activities. If items identified as not complying with the regulations are not remedied in a timely manner, fines may be levied against the Owner.

Erosion Control Installation and Maintenance

It is the responsibility of the Owner to install erosion control measures prior to the start of construction and to maintain the measures throughout construction.

Silt fencing is required to be properly installed and maintained to protect the low sides of all disturbed areas, where stormwater will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site. The Owner should anticipate that built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any breach in the fencing will need to be repaired or replaced immediately.

If for any reason the silt fence is to be temporarily removed, please contact a representative of the Veramendi Residential Reviewer prior to the removal.

Security

Neither Declarant, the Association, nor the Veramendi Residential Reviewer will be responsible for the security of job sites during construction. If theft or vandalism occurs, the Owner should first contact the Comal County Sheriff's Department and then notify a representative of the Veramendi Residential Reviewer.

Construction Hours

Construction may take place only during the following hours: Monday through Saturday from 7:00 a.m. until 7:00 p.m., and on Sundays from 9:00 a.m. until 6:00 p.m.

There shall be no construction on the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, or Christmas Day.

Noise, Animals

The use of radios, CD and MP3 players shall be restrained so as not to be heard on an adjoining Lot or street.

Contractors and subcontractors may not bring dogs to construction sites.

Material and Equipment Storage

All construction materials and equipment shall be neatly stacked, properly covered and secured. Any storage of materials or equipment shall be the Owner's responsibility and at their risk.

Owners and Homebuilders may not disturb, damage or trespass on other Lots or adjacent property.

Site Cleanliness

During the construction period, each construction site shall be kept neat and shall be properly policed.

Owners and Homebuilders shall provide a container for debris and shall clean up all trash and debris on the construction site on a daily basis. Trash and debris shall be removed from each construction site on a timely basis.

Lightweight material, packaging and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site.

The dumping, burying or burning of trash is not permitted anywhere within the Community.

When moving heavy equipment, precautions shall be taken to prevent damage to pavement, curbs, and vegetation. Any damage will be charged to the Owner. Crawler tractors are not to be operated on paved or concrete surfaces.

Excluding Homebuilders, mud and dirt should be trucked off site and shall be reasonably cleaned on a regular basis and construction debris shall be removed on a daily basis.

Sanitary Facilities

One (1) temporary sanitary facility (chemical toilet) shall be provided and maintained for every three (3) Lots on a Lot by the Owner during construction, the location of which shall be identified on each Plot Plan it serves.

Schedule of Fines

Listed below is the schedule of fines that may be assessed against Homebuilders. In the event that a Homebuilder violates an erosion control or construction regulation as described herein, Veramendi Residential Reviewer may issue a written violation notice to Homebuilder which shall include a description of the violation and the fine amount. Homebuilder shall have a seven (7) day period commencing on the day a written violation notice is received to remedy the violation to the satisfaction of the Veramendi Residential Reviewer. If prior to the expiration of such seven day period the applicable violation is remedied to the satisfaction of the Veramendi Residential Reviewer, the fine will be waived, otherwise the fine will become due in the original amount, including any applicable daily fines accrued from the date the original violation notice was received. If Homebuilder fails to repair damage or clean up the violation within the seven day period, Veramendi Residential Reviewer shall also have the right (but not the obligation) to self help and cure the violation. In such event Veramendi Residential Reviewer may enter upon property of Homebuilder to the extent necessary to remedy the violation and Homebuilder shall be

obligated to pay Veramendi Residential Reviewer 110% of the costs to remedy incurred by or on behalf of Veramendi Residential Reviewer, which payment shall be due within thirty days of receipt of notice due from Veramendi Residential Reviewer.

Schedule of Fines	
Premature Clearing	\$500
Construction Without Veramendi Residential Reviewer Approval	\$500*
Inadequate Construction Entry	\$250
Inadequate/Removed Silt Fence	\$250
Excessive Mud/Debris on Street	\$250 plus \$50/day
Excessive Construction Debris	\$250 plus \$50/day
No Trash Container Provided	\$150 plus \$50/day
No Chemical Toilet Provided	\$150 plus \$25/day
Encroachment on Adjacent Properties	\$500 plus cost of repair
Damage to Streets, Curbs, and Infrastructure	\$500 minimum
Failure to Obtain Certificate of Occupancy from Veramendi Residential Reviewer	\$500 minimum
*In addition to \$500 fine, a hold will be placed on all additional applications for Veramendi Residential Reviewer approval until violation is remedied.	

Duration of Construction

A residence shall be complete and available for occupancy on or before eighteen (18) months after the start of construction.

Model Homes

The Documents allow Declarant to create and allow certain Lots and areas within the Development Area to be used for the non-residential purpose of creating sales offices and model homes ("**Model Homes**"). This exception is for the benefit of the Homebuilders, allowing the Homebuilders an opportunity to showcase their Model Homes to potential purchasers as well as maintain a sales office within the Development Area. The Declarant's goal is to contain the Model Homes to certain areas of the Development Area to maintain continuity and minimize disruption to the Community. The Model Homes are not constructed to conform to the requirements of the Documents or these Design Guidelines, and require certain alterations thereto, such as, but not limited to, requirements regarding the construction of garages and/or driveways. NO MODEL HOME MAY BE CONVEYED TO AN OWNER (UNLESS IT IS STILL OPERATED AS A MODEL HOME) WITHOUT COMPLYING WITH ALL RESTRICTIONS SET FORTH IN THE MASTER RESTRICTIONS, INCLUDING THESE RESIDENTIAL DESIGN GUIDELINES. Once a Model Home is no longer intended to be used for such non-residential purpose, any improvements or alterations to such Model Home to bring it into conformance with residential uses MUST BE APPROVED by the Veramendi Residential Reviewer in writing prior to the commencement of such improvements or alterations.

In an effort to maintain continuity and minimize disruption to the Community, the Veramendi Residential Reviewer DOES NOT INTEND TO APPROVE any plans for improvements or alterations to any Model

Home until the earlier of the following to occur: (i) the termination of the Development Period; or (ii) the Homebuilder seeking to improve or alter its Model Home has conveyed at least seventy-five percent (75%) of the Lots owned by such Homebuilder to Owners other than another Homebuilder or Declarant. Notwithstanding the above, the Veramendi Residential Reviewer is not prohibited from approving any such requests.

Builder will be allowed one (1) yard sign per builder, per Model Home.

Plan Submittals

New residence construction within Veramendi will utilize a two-stage review process.

Master Review

The applicant shall first submit plans for the residence designs to be offered in the Development Area, including the exterior elevations associated with each plan, through the website platform to the Veramendi Residential Reviewer for review and approval.

The Master Plan Review will require the submission of the following information:

- Floorplans
- Elevations of all sides of each residence indicating
 - Roof pitch
 - Roof peak height above the foundation
 - Exterior materials- walls, roof, chimney
 - Window specifications
 - Chimney cap materials/design
 - Heated/air conditioned square footage of each floor and the total heated/air conditioned square footage
 - Non-heated/air conditioned spaces of each floor and the total non-heated/air conditioned space of the residence

The Veramendi Residential Reviewer shall have twenty one (21) days from receipt of a complete Master Plan Review submission to either approve, approve subject to conditions, deny, or request the Master Plan be resubmitted to address comments. In the event the Veramendi Residential Reviewer does not approve, approve subject to conditions, deny or request the Master Plan be resubmitted to address comments within the stated review period, the Master Plan shall be deemed denied.

Plot Plan Review

The Plot Plans shall be submitted for review and approval through the website platform to the Veramendi Residential Reviewer prior to the construction of any Improvements on a Lot. The Plot Plan Submittal shall also include all information required to be submitted as set forth on the application.

The Veramendi Residential Reviewer shall have twenty one (21) days from receipt of a complete Plot Plan Submittal Review to either approve, approve subject to conditions, deny, or request the Plot Plan be resubmitted to address comments. In the event the Veramendi Residential Reviewer does not approve, approve subject to conditions, deny or request the Plot Plan be resubmitted to address comments within

the stated review period, the Plot Plan shall be deemed denied.

Landscape Plan Review (All Lots)

Prior to the installation of any landscaping on any Lot, a Landscape Plan shall be submitted through the website platform to the Veramendi Residential Reviewer for review and approval. The Landscape Plan Submittal shall include the following:

- Property Lines with dimensions
- Utility boxes and screening
- Drives, parking areas and walks
- Residence and accessory structures
- Easements
- Boundaries of turf areas with type of turf noted
- Locations of all proposed plants
- Plan legend including species, quantity and sizes at time of planting
- Fence location and materials
- Proposed landscape lighting (if any)
- Required notes (see above)

Homebuilders may submit a generic landscaping plan indicative of the actual installed landscape to meet the Landscape Plan requirements.

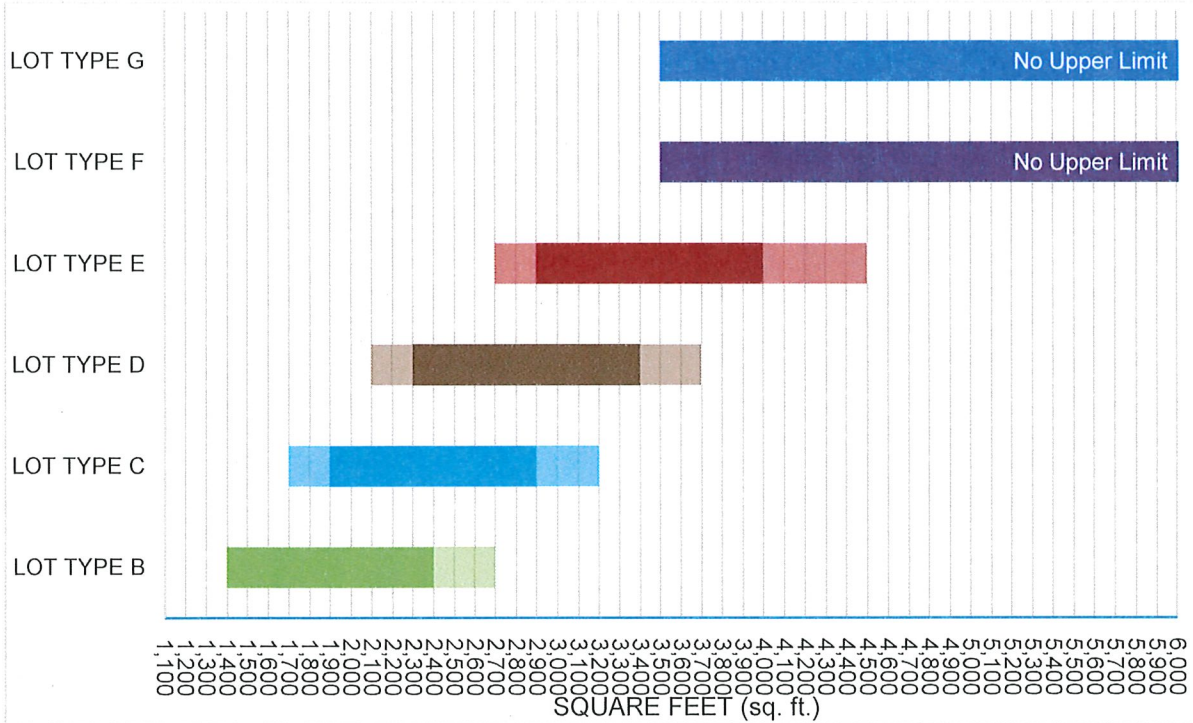
The Veramendi Residential Reviewer shall have twenty one (21) days from receipt of Landscape Plan Submittal to either approve, approve subject to conditions, deny, or request the Landscape Plan be resubmitted to address comments. In the event the Veramendi Residential Reviewer does not approve, approve subject to conditions, deny or request the Landscape Plan be resubmitted to address comments within the stated review period, the Landscape Plan shall be deemed denied.

Inspection Request (All Lots)

Inspection of all completed residences will be required. Homebuilders are responsible for contacting the Veramendi Residential Reviewer through the website platform after landscape installation and prior to home closing.

Attachments:	Detailed Attachment 1	Square Footage Restrictions & Limitations
	Detailed Attachment 2	Approved Plant List
	Detailed Attachment 3	Tree Protection Detail Landscape Requirements
	Detailed Attachment 4	Fencing Detail
	Detailed Attachment 5	Special Focus Lots
	Detailed Attachment 6	Fencing Master Plan
	Detailed Attachment 7	Lot Type A Landscape Requirements
	Detailed Attachment 8	Lot Type B Landscape Requirements
	Detailed Attachment 9	Lot Type C Landscape Requirements
	Detailed Attachment 10	Lot Type D Landscape Requirements
	Detailed Attachment 11	Lot Type E Landscape Requirements
	Detailed Attachment 12	Lot Type F & G Landscape Requirements
	Detailed Attachment 13	Corner Lot Landscape Requirements
	Detailed Attachment 14	Open Space View Lot Landscape Requirements
	Detailed Attachment 15	Open Space Trail Access Lot Landscape Requirements
	Detailed Attachment 16	Front Slip Road Lot Landscape Requirements
	Detailed Attachment 17	Parkway View Lot Landscape Requirements
	Detailed Attachment 18	Esplanade Lot Landscape Requirements

DETAIL ATTACHMENT 1
SQUARE FOOTAGE RESTRICTIONS & LIMITATIONS



	Min. (20%)	Lower	Upper	Max. (20%)
Type B		1400	2400	2700
Type C	1700	1900	2900	3200
Type D	2100	2300	3400	3700
Type E	2700	2900	4000	4500
Type F		3500	No Limit	
Type G		3500	No Limit	

Each Lot will be assigned a Lot Type by Declarant. Each Homebuilder may construct Homes within the Base Range of square footage specified above without limitation. For Lot Types B, C, D and E, respectively, each Homebuilder may also construct Homes within each Extended Range of square footage on up to twenty percent (20%) of the Cumulative Lots of That Type Controlled by Homeowner. The term "Cumulative Lots of That Type Controlled by Homeowner" means all Lots of the same type then owned by Homebuilder plus all Lots of that type that Homebuilder has previously acquired and sold to Homeowners. For example, if Homebuilder originally acquired 50 Type C Lots and has sold all such Lots to Homeowners with square footage in the Base Range and Homebuilder then acquires fifty additional Type C Lots, Homebuilder may construct Homes with square footage below the Base Range on up to 20 of such remaining Lots and Homes with square footage above the Base Range on up to 20 of such remaining Lots. The upper and lower limit of each Extended Range shall be accounted for independently, and Homes approved in the upper limit shall not count against the amount allowed in the lower limit and vice versa.

DETAIL ATTACHMENT 2
APPROVED PLANT LIST

The following identifies those landscape species which shall be permitted to be planted within the project. In addition to any species listed below, any landscape species recommended by the Lady Bird Johnson Wildflower Center, the University of Texas at Austin or the Urban Forester shall also be permitted. All plants selected for installation shall be approved by the Veramendi Residential Reviewer.

1.1 LARGE TREES

Scientific Name	Common Name
<i>Carya illinoensis</i> (S)	Pecan
<i>Fraxinus texensis</i> (S)	Texas Ash
<i>Platanus mexicana</i> (S)	Mexican Sycamore
<i>Platanus occidentalis</i> (S)	Texas Sycamore
<i>Quercus fusiformis</i> (S)	Escarpment Live Oak
<i>Quercus laceyi</i> (glaucooides) (S)	Lacey's Oak
<i>Quercus macrocarpa</i> (S)	Bur Oak

Scientific Name	Common Name
<i>Quercus shumardii</i> (S)	Shumard Red Oak
<i>Quercus texana</i> (S)	Red Oak
<i>Quercus virginiana</i> (S)	Southern Live Oak
<i>Taxodium distichum</i> (S)	Bald Cypress
<i>Taxodium mucronatum</i> (S)	Montezuma Cypress
<i>Ulmus crassifolia</i> (S)	Cedar Elm

1.2 MEDIUM TREES

Scientific Name	Common Name
<i>Cupressus arizonica</i>	Arizona cypress
<i>Acer grandidentatum</i>	Bigtooth Maple
<i>Acer saccharum</i> "Caddo"	Caddo Maple
<i>Ehretia anaqua</i>	Anaqua

Scientific Name	Common Name
<i>Quercus buckleyi</i> (texana)	Texas Red Oak (S)
<i>Quercus laceyi</i> (glaucooides)	Lacey's Oak
<i>Quercus muehlenbergii</i> (S)	Chinkapin or Chinquapin Oak
<i>Quercus polymorpha</i> (S)	Mexican White Oak or Monterey Oak

1.3 SMALL TREES

<i>Acacia farnesiana</i>	Huisache
<i>Acacia roemeriana</i>	Roemer's Acacia
<i>Aesculus pavia</i>	Red Buckeye
<i>Arbutus xalapensis</i>	Texas Madrone
<i>Bauhinia congesta</i>	Anacacho Orchid Tree
	Eastern Redbud
<i>Cercis canadensis var. texensis</i>	Texas Redbud
<i>Cercis canadensis var. mexicana</i>	Mexican Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Condalia hookeri</i>	Condalia, Brazil
<i>Cordia alliodora</i>	Wild Olive, Mexican Wild Olive
<i>Cotinus obovatus</i>	American Smoketree
<i>Diospyros texana</i>	Texas Persimmon
<i>Fraxinus cuspidata</i>	Fragrant Ash
<i>Ilex decidua</i>	Possum-haw Holly
<i>Ilex vomitoria</i>	Yaupon Holly

<i>Lagerstroemia indica, fauriei, and X's</i>	Crape Myrtle, etc. (exotic)
<i>Leucaena retusa</i>	Goldenball Leadtree
<i>Malus sp.</i>	Blanco Crabapple
<i>Myrsopernum sousanum</i>	Arroyo Sweetwood
<i>Parkinsonia aculeata</i>	Retama, Jerusalem Thorn
<i>Pistacia texensis</i>	Texas Pistache
<i>Prunus caroliniana</i>	Cherry Laurel
<i>Prunus mexicana</i>	Mexican Plum
<i>Prunus virginiana</i>	Chokeberry
<i>Rhamnus caroliniana</i>	Carolina Buckthorn
<i>Rhus lanceolata</i>	Flameleaf Sumac
<i>Rhus virens</i>	Evergreen Sumac
<i>Senna corymbosa</i>	Flowering Senna
<i>Sophora affinis</i>	Texas Sophora or Eve's Necklace
<i>Sophora secundiflora</i>	Mountain Laurel or Mescal Bean
<i>Ungadia speciosa</i>	Mexican Buckeye
<i>Viburnum tufifolium</i>	Rusty Blackhaw

1.4 SHRUBS, VINES AND HERBACEOUS PERENNIALS

<i>Achillea millefolium</i>	Yarrow
<i>Agave americana</i>	Century Plant
<i>Amorpha fruticosa</i>	Amorpha, Indigobush
<i>Anisacanthus spp.</i>	Hummingbird Bush
<i>Antigonon leptopus</i>	Coral Vine, Rosa-De-Montana, Queens Wreath
<i>Aquilegia spp.</i>	Columbine

<i>Jasminum mesnyi</i>	Primrose Jasmine
<i>Jatropha spp.</i>	Jatropha
<i>Juniper spp.</i>	Juniper
<i>Justicia brandegeana</i>	Shrimp Plant
<i>Justicia suberecta</i>	Mexican Shrimp Plant
<i>Lantana spp.</i>	Lantana

Scientific Name	Common Name
<i>Aquilegia canadensis</i>	Red columbine
<i>Aster</i> spp.	Aster
Bamboo spp.	Bamboo, non-invasive/clumping
<i>Berberis (Mahonia) trifoliata</i>	Agarita, Agarito
<i>Bignonia capreolata</i>	Crossvine
<i>Bougainvillea</i>	Bougainvillea
<i>Buddleia</i> spp.	Butterfly Bush
<i>Caesalpinia gilliesii</i>	Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Pride of Barbados
<i>Calliandra americana</i>	American Beauty
<i>Callistemon</i> spp.	Bottlebrush
<i>Campanula radicans</i> x <i>Madame Galien</i>	Trumpet Vine, Trumpet Creeper
<i>Capitulum annuum</i>	Chiliquini
<i>Cassia alata</i>	Candlestick Tree
<i>Cassia lindheimerana</i>	Lindheimer Senna
<i>Callitriche involucrata</i>	Winecup
<i>Calyptophus</i> spp.	Calyptophus
<i>Cephalanthus occidentalis</i>	Button bush
<i>Chrysanthemum mexicanum</i>	Damianita
<i>Clematis pitcheri</i>	Purple Leatherflower
<i>Clematis texensis</i>	Texas Clematis
<i>Clematis texensis</i>	Scarlet Leatherflower
<i>Cooperia drummondii</i>	Rain Lily
<i>Coursetia axillaris</i>	Baby Bonnets
<i>Cinnamomum</i> spp.	Cinnamon Lily
<i>Conoclinium (Eupatorium) greggii</i>	Gregg's Blue mist flower
<i>Cuphea</i> spp.	Cigar Plants

Scientific Name	Common Name
<i>Leucophyllum frutescens</i>	Texas Silverleaf, Sage, Cenizo
<i>Liatris</i> spp.	Cayfeather
<i>Lindera benzoin</i>	Spicebush
<i>Lonicera albiflora</i>	White Bush Honeysuckle
<i>Lonicera sempervirens</i>	Coral Honeysuckle
<i>Malpighia glabra</i>	Barbados Cherry
<i>Malvaviscus drummondii</i>	Turk's Cap
<i>Manfreda</i> spp.	Manfreda
<i>Mastogonia</i> spp.	Butterfly Vine
<i>Mimosa biuncifera</i>	Cat Claw Mimosa, Fragrant Mimosa
<i>Moraea</i> spp.	African Iris
<i>Myrica cerifera</i>	Wax Myrtle - Dwarf, Standard
<i>Parthenocissus quinquefolia</i>	Virginia Creeper
<i>Passiflora incarnate</i>	Passionflower
<i>Pavonia lasiopetala</i>	Rock Rose
<i>Peristemon</i> spp.	Penstemon
<i>Philadelphus</i> spp.	Mock Orange
<i>Phlox</i> spp.	Prairie Phlox
<i>Physostegia</i> spp.	Obedient Plant
<i>Poliomentha longiflora</i>	Mexican Oregano
<i>Plumbago auriculata</i> (P. capensis)	Blue Plumbago
<i>Podocarpus macrophyllus</i>	Yew
<i>Pollomentha longiflora</i>	Mexican Oregano
<i>Primrose</i> spp.	Primrose
<i>Ptelea trifoliolata</i>	Hop Tree
<i>Punica granatum</i>	Pomegranate (Regular and Dwarf)
<i>Rosa Banksiae</i>	Lady Banksia Rose
<i>Rosemarinus</i> spp.	Rosemary

Societal Name		Common Name	
<i>Dasyliion texanum</i>	Sotol		
<i>Desmanthus illinoensis</i>	Illinois Bundleflower		
<i>Duranta repens</i>	Brazilian Sky Flower		
<i>Echinacea purpurea</i>	Purple Coneflower		
<i>Enbotrya x Coppertone</i>	Coppertone Loquat		
<i>Erythraea crista-galli</i>	Fireman's Cap, Coral Tree		
<i>Erythraea herbacea</i>	Coral Bean		
<i>Eupatorium</i> spp.	Mist Flower		
<i>Euryops pectinatus</i>	Golden Shrub Daisy		
<i>Euryops pectinatus</i>	Grayleaf Euryops		
<i>Eysenhardtia texana</i>	Kidneywood		
<i>Forestiera pubesens</i>	Texas Elbow Bush		
<i>Gamolepis chrysanthemoides</i>	Golden Shrub Daisy		
<i>Garrya ovata lindheimeri</i>	Mx. Silk Tassel		
<i>Gaura</i> spp.	Gaura		
<i>Gelsemium sempervirens</i>	Caroline Jessamine		
<i>Galipimia gracilis</i>	Golden Thyrallis		
<i>Gymnosperma gutinosum</i>	Tataleneho		
<i>Hesperaloe parviflora</i>	Red Yucca		
<i>Hibiscus coccineus</i>	Hibiscus, Texas Star		
<i>Hibiscus cardiophyllus</i>	Heartleaf Hibiscus		
<i>Hibiscus sylvicus</i>	Althea, Rose-of-Sharon		
<i>Hymenoxys scapoza</i>	Four-nerve Daisy		
<i>Hypericum</i> spp.	St. John's Wort		
<i>Ilex cornuta</i>	Dwarf Chinese Holly		
<i>Ilex decidua</i>	Possumhaw		
<i>Ilex vomitoria</i>	Yaupon		
<i>Ilex vomitoria nana</i>	Dwarf Yaupon		

Societal Name		Common Name	
<i>Ruellia</i> spp.	Mexican Petunias		
<i>Russelia equisetiformis</i>	Firecracker Plant		
<i>Salvia</i> spp.	Salvia		
<i>Salvia forenaceae</i>	Blue Sage, Meely Sage		
<i>Salvia greggii</i>	Autumn Sage		
<i>Salvia regia</i>	Mountain Sage		
<i>Salvia ballotaeflora</i>	Blue Shrub Sage		
<i>Sambucus canadensis</i>	Elderberry		
<i>Santolina</i> spp.	Santolina		
<i>Scutellaria</i> spp.	Pink Skullcap		
<i>Senecio confusus</i>	Mexican Flame Vine; Love Vine		
<i>Solidago</i> spp.	Goldenrod		
<i>Stigmaphyllon littorale</i>	Butterfly Vine		
<i>Tagetes lucida</i>	Mexican Marigold		
<i>Tecoma stans</i>	Yellowbells, esperanza		
<i>Tecoma capensis</i>	Cape Honey-suckle		
<i>Teucrium laciniatum</i>	Dwarf Germander		
<i>Thryallis glauca</i>	Yellow Plumbago		
<i>Trachelospermum jasminoides</i>	Confederate Jasmine		
<i>Yauqueima angustiflora</i>	Chiso Rosewood		
<i>Viburnum rufidulum</i>	Viburnum Rusty Blackhaw		
<i>Viguiera stenoloba</i>	Skilton-leaf Goldeneye		
<i>Wisteria macrostachya</i>	Texas Wisteria		
<i>Wisteria millettia reticulata</i>	Wisteria, evergreen		
<i>Yucca</i> spp.	Yuccas		
<i>Yucca angustifolia</i>	Narrow-leaf Yucca		
<i>Yucca constricta</i>	Buckley Yucca		
<i>Yucca rupicola</i>	Twisted-leaf Yucca		

Scientific Name	Common Name
<i>Ipomea fistulosa</i>	Bush Morning-Glory
<i>Ipomea quamoclit</i>	Cypress (Cardinal) Vine
<i>Ipomea sinuata</i>	Alamo Vine
Iris spp	Iris
<i>Jasminum floridum</i>	Florida Jasmine

1.5 GROUND COVERS

Scientific Name	Common Name
<i>Aptinia condifolia</i>	Heart Leaf Ice Plant
<i>Asparagus sprengeri</i>	Asparagus Fern
<i>Aspidistra elatior</i>	Aspidistra, Cast Iron Plant
Juniper spp.	Juniper
Lantana spp	Lantana
<i>Liriope gigantea</i>	Giant Liriope
<i>Liriope muscari</i> vars	Lily Turf, Liriope (Std., Big Blue)
<i>Ophiopogon japonica</i>	Mondo Grass, Monkey Grass
<i>Rosemarinus officinalis</i> vars.	Prostrate Rosemary
<i>Setcreasea purpurea</i>	Purple Heart
<i>Trachelospermum asiaticum</i>	Asian Jasmine
<i>Trachelospermum jasminoides</i>	Confederate Jasmine, Star Jasmine
Verbena spp.	Verbena

1.6 ORNAMENTAL GRASSES AND GRASS-LIKE PLANTS

Scientific Name	Common Name
<i>Agropyron smithii</i>	Western Wheatgrass
<i>Andropogon gerardii</i>	Big Bluestem
<i>Bouteloua curtipendula</i>	Sideoats Grama

Scientific Name	Common Name
<i>Yucca pendula</i>	Softleaf Yucca
<i>Yucca thompsonia</i>	Thompson Yucca
<i>Yucca treculeana</i>	Spanish Dagger
<i>Zexmenia hispida</i>	Zexmenia

Scientific Name	Common Name
<i>Vinca minor</i>	Small Vinca
<i>Wedelia triobata</i>	Wedelia
<i>Acacia hirta</i>	Fern Acacia
<i>Artemesia</i> spp.	Artemesia
<i>Dalea</i> spp	Dalea
<i>Dyschonisita linearis</i>	Snake Herb
<i>Marsilea macropoda</i>	Water Clover
<i>Oenothera speciosa</i>	Evening Primrose
<i>Phyla humilis</i>	Fro Fruit
<i>Rivina humilis</i>	Pigeonberry
<i>Stachys coccinea</i>	Texas Betony
<i>Symphoricarpos orbiculatus</i>	Coralberry

Scientific Name	Common Name
<i>Muhlenbergia rigens</i>	Deer Muhly
<i>Muhlenbergia reverchonii</i>	Sheep Muhly
<i>Nolina</i> spp.	Beargrass

<i>Crosmanthium latifolium</i>	Inland Sea Oats
<i>Eriandrus giganteus</i>	Sugarcane Plumegrass
<i>Muhlenbergia capillaris</i>	Gulf Muhly
<i>Muhlenbergia dubia</i>	Pine Muhly
<i>Muhlenbergia dubioides</i>	Weeping Muhly
<i>Muhlenbergia dumosa</i>	Bamboo Muhly
<i>Muhlenbergia lindheimeri</i>	Lindheimer Muhly

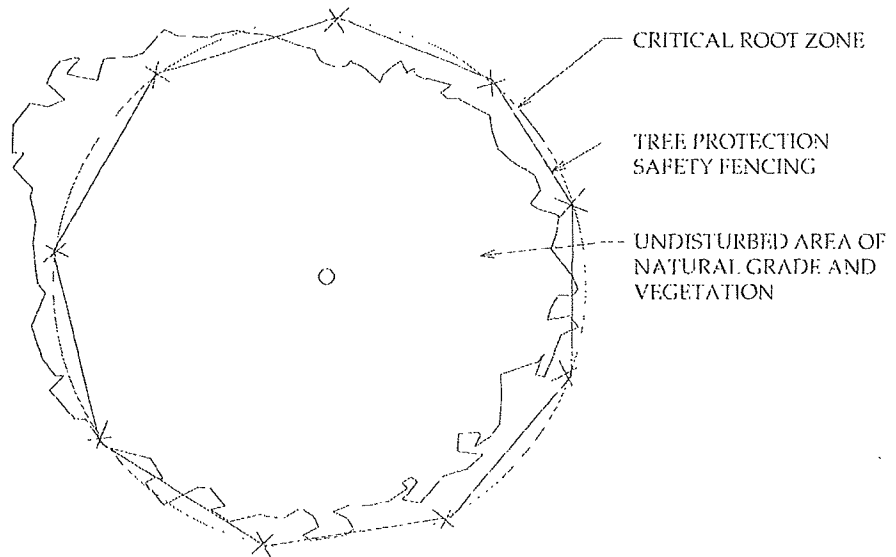
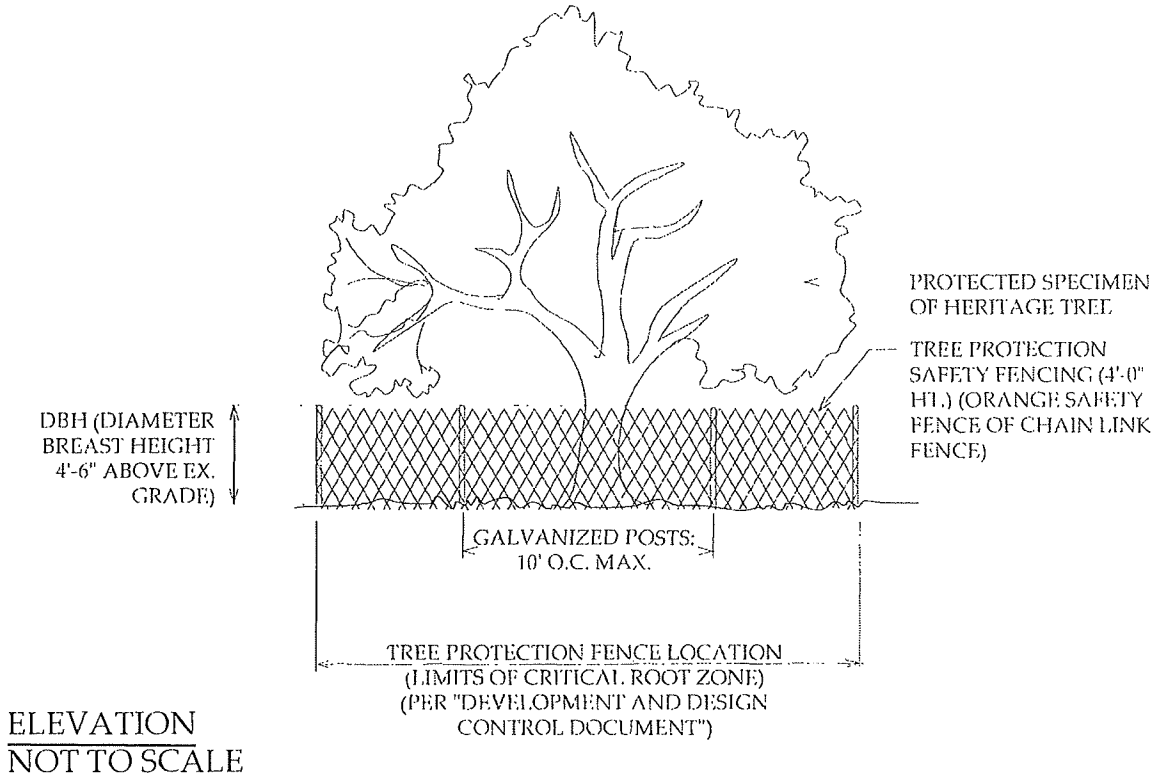
1.7 UNDESIRABLE TREES

<i>Acacia farnesiana</i>	Huisache or Sweet Acacia
<i>Acer negundo</i>	Box Elder
<i>Ailanthus altissima</i>	Tree of Heaven
<i>Albizia julibrissis</i>	Mimosa
<i>Broussonetia papyrifera</i> (L.) Lag. (her. ex. Vent.)	Paper Mulberry
<i>Celtis laevigata</i>	Sugarberry or Hackberry
<i>Eriobotrya japonica</i>	Chinese Loquat or Loquat
<i>Firmiana simplex</i>	Chinese Parasol Yarnish Tree
<i>Fraxinus velut</i>	Arizona Ash
<i>Koeleria paniculata</i>	Golden-Rain Tree

<i>Panicum virgatum</i>	Switch Grass
<i>Schizachyrium scoparium</i>	Little Bluestem
<i>Schoenocalan texanum</i>	Green Lily
<i>Sorghastrum nutans</i>	Indian Grass
<i>Stipa tenuissima</i>	Mexican Feathergrass
<i>Tripsacum dactyloides</i>	Eastern Gama grass
<i>Cyperus alternifolius</i>	Umbrella Grass

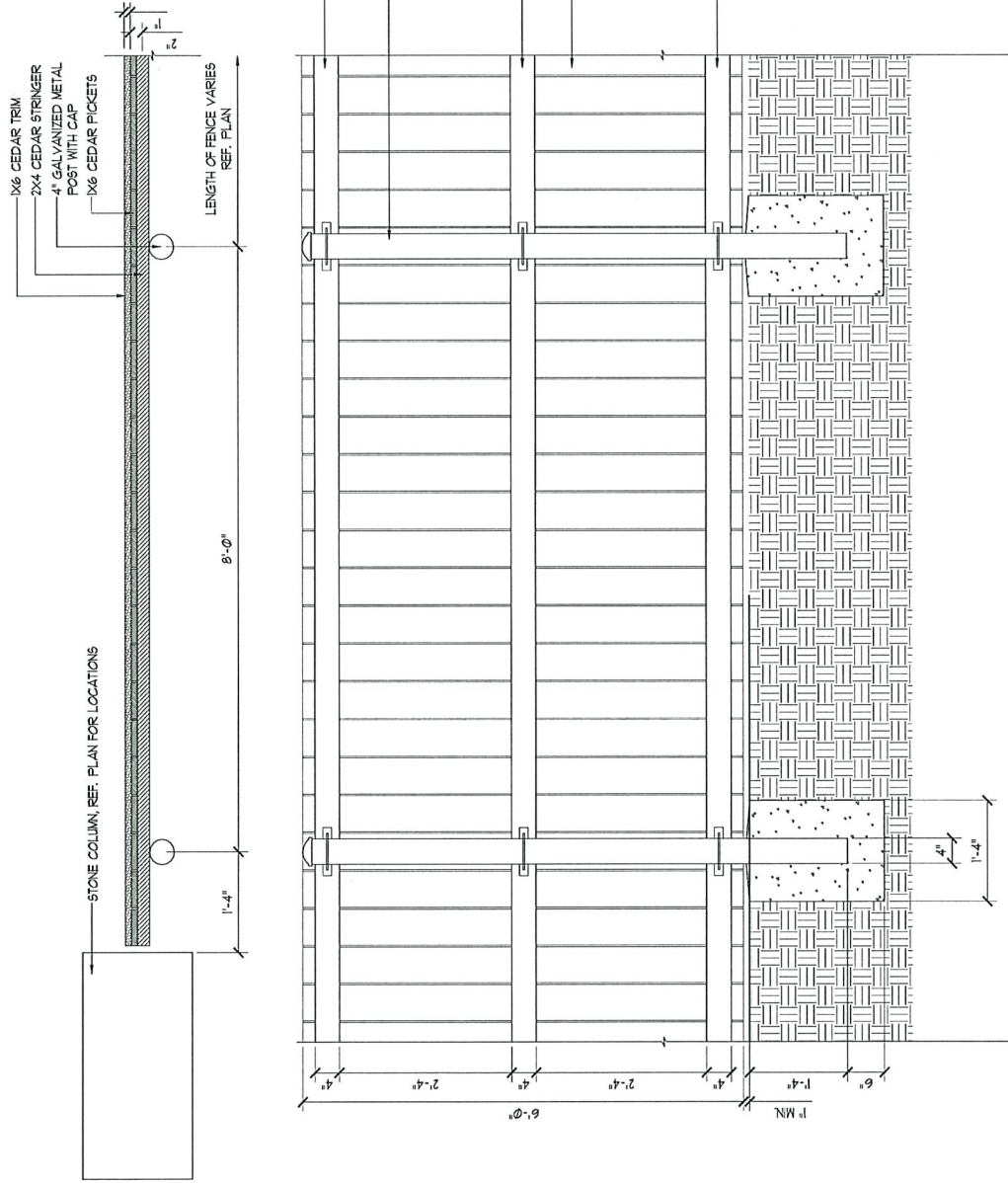
<i>Juniperus ashei</i>	Ash-Juniper or Mountain Cedar
<i>Ligustrum japonicum</i>	Ligustrum or Privet
<i>Melia azedarach</i> L.	Chinaberry Tree
<i>Populus nigra italica</i>	Lombardy Poplar
<i>Prosopis glandulosa</i>	Mesquite
<i>Prunus salicina</i>	Japanese Plum
<i>Pyrus calleryana</i>	Bradford Pear
<i>Sapinum sebiferum</i>	Chinese Tallow
<i>Tamarix ramosissima</i> Ledeb.	Saltcedar

DETAIL ATTACHEMENT 3
 TREE PROTECTION DETAIL
 LANDSCAPE REQUIREMENTS



WOOD FENCE - CEDAR TRIM WITH GALVANIZED POSTS

- FENCE NOTES:
- TOP OF FENCE PANELS SHALL BE LEVEL.
 - BOTTOM OF PICKETS SHALL BE LEVEL ON EACH PANEL.
 - DROP ELEVATION OF PANELS 6" TO 12" TO ACCOMMODATE GRADE CHANGES.
 - MAXIMUM POST SPACING IS 8'-0" O.C.
 - SCREWS SHALL BE USED FOR ALL FASTENING (NO NAILS).
 - ALL METAL COMPONENTS (POSTS, BRACKETS, SCREWS, ETC.) SHALL BE GALVANIZED.



NOT TO SCALE

FENCING DETAILS

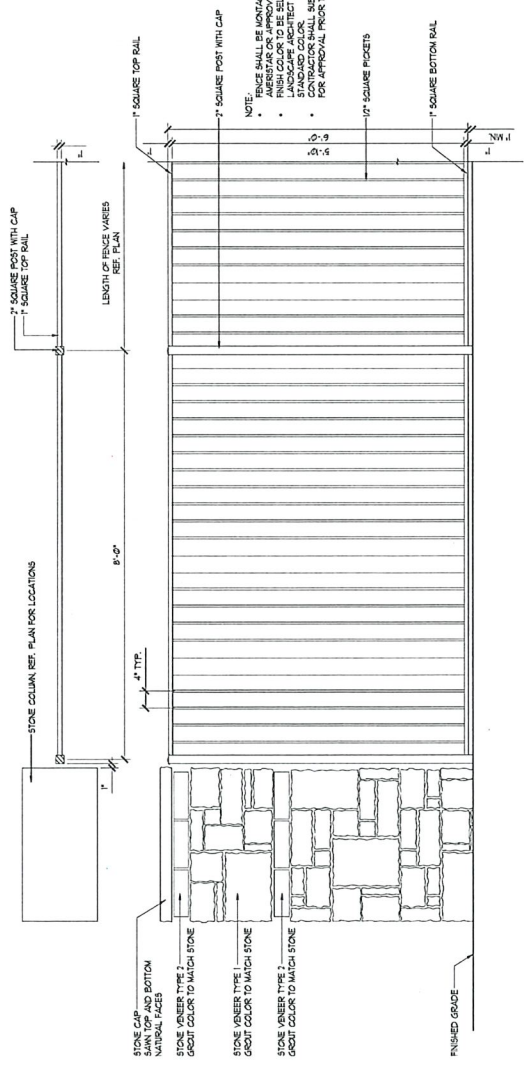
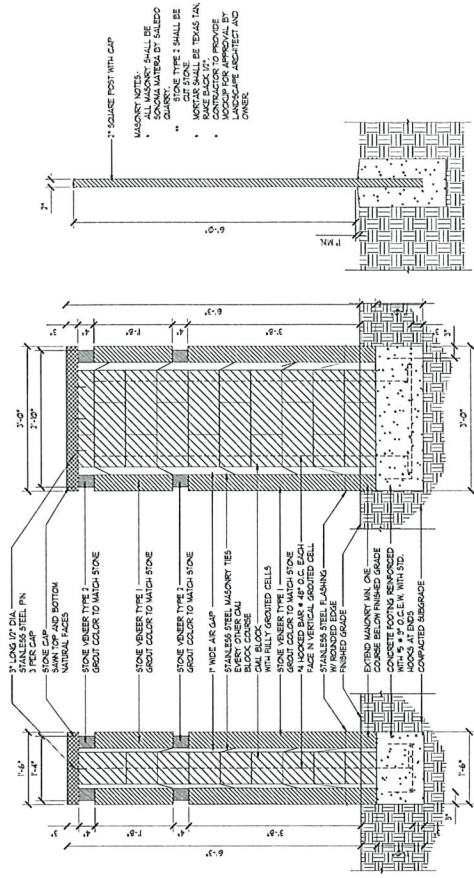
Veramendi, New Braunfels, TX



12.03.2020 | PG. 1 OF 5

AMENDED AND RESTATED DESIGN GUIDELINES [RESIDENTIAL]

ORNAMENTAL METAL FENCE - STONE COLUMN WITH IRON FENCE



NOT TO SCALE

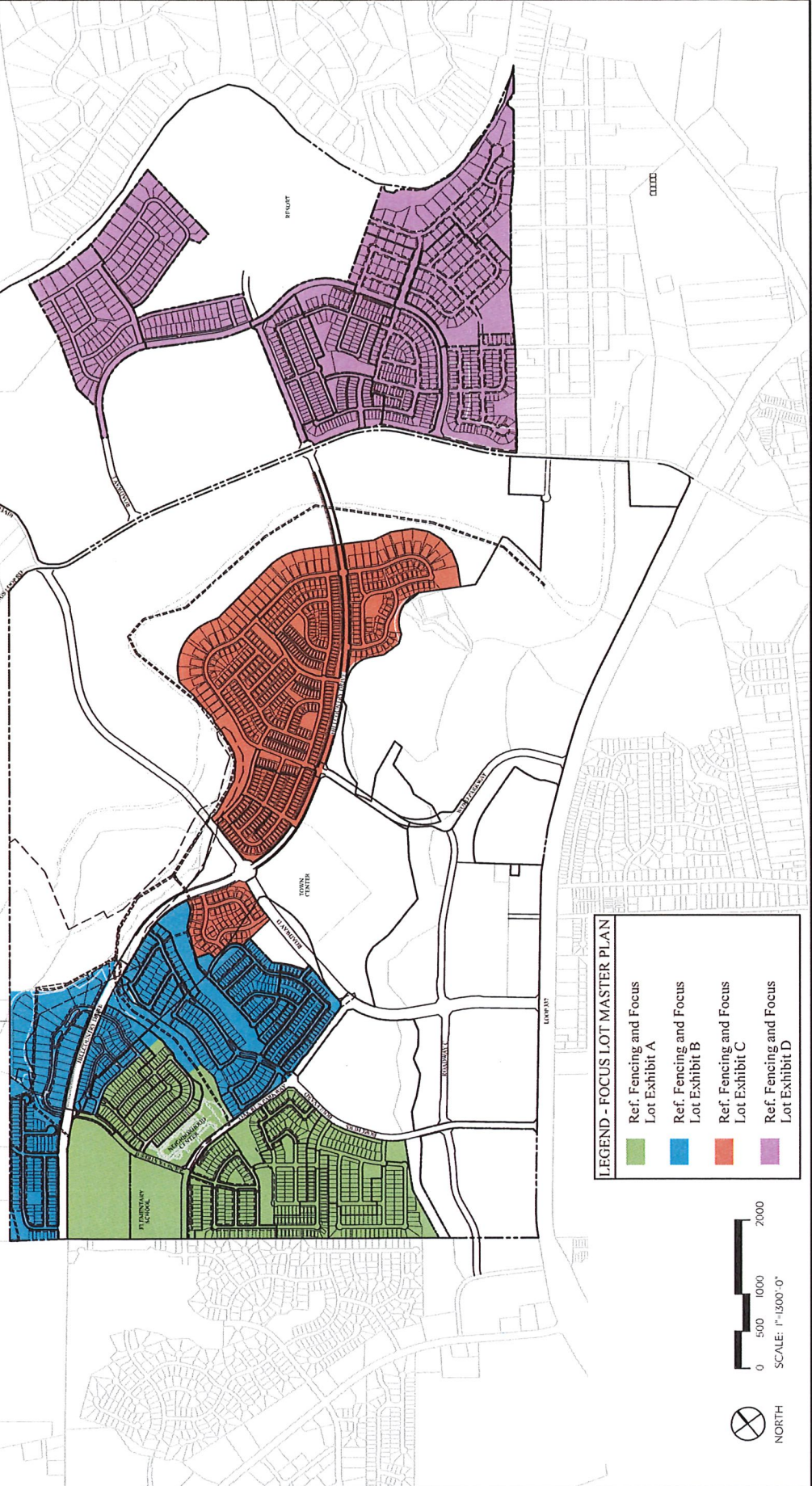
FENCING DETAILS

Veramendi, New Braunfels, TX



12.03.2020 | PG. 4 OF 5
 AMENDED AND RESTATED DESIGN GUIDELINES [RESIDENTIAL]

**DETAILED ATTACHMENT 5
SPECIAL FOCUS LOT
OVERALL FOCUS LOT MASTER PLAN**



LEGEND - FOCUS LOT MASTER PLAN

- Ref. Fencing and Focus Lot Exhibit A
- Ref. Fencing and Focus Lot Exhibit B
- Ref. Fencing and Focus Lot Exhibit C
- Ref. Fencing and Focus Lot Exhibit D

 NORTH

 SCALE: 1" = 400'-0"

**EXHIBIT A
DETAIL ATTACHMENT 5
SPECIAL FOCUS LOTS**

Reference
Attachment 5.1,
Exhibit A for
Lot Type



LEGEND - SPECIAL FOCUS LOTS	
	Open Space Trial Access
	Parkway View
	Front Slip Road
	Esplanade
	Open Space View
	Lot Type

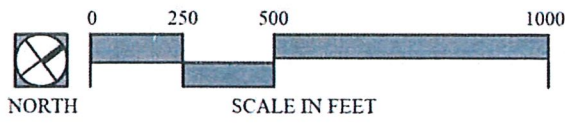


EXHIBIT A SPECIAL FOCUS LOTS TYPE

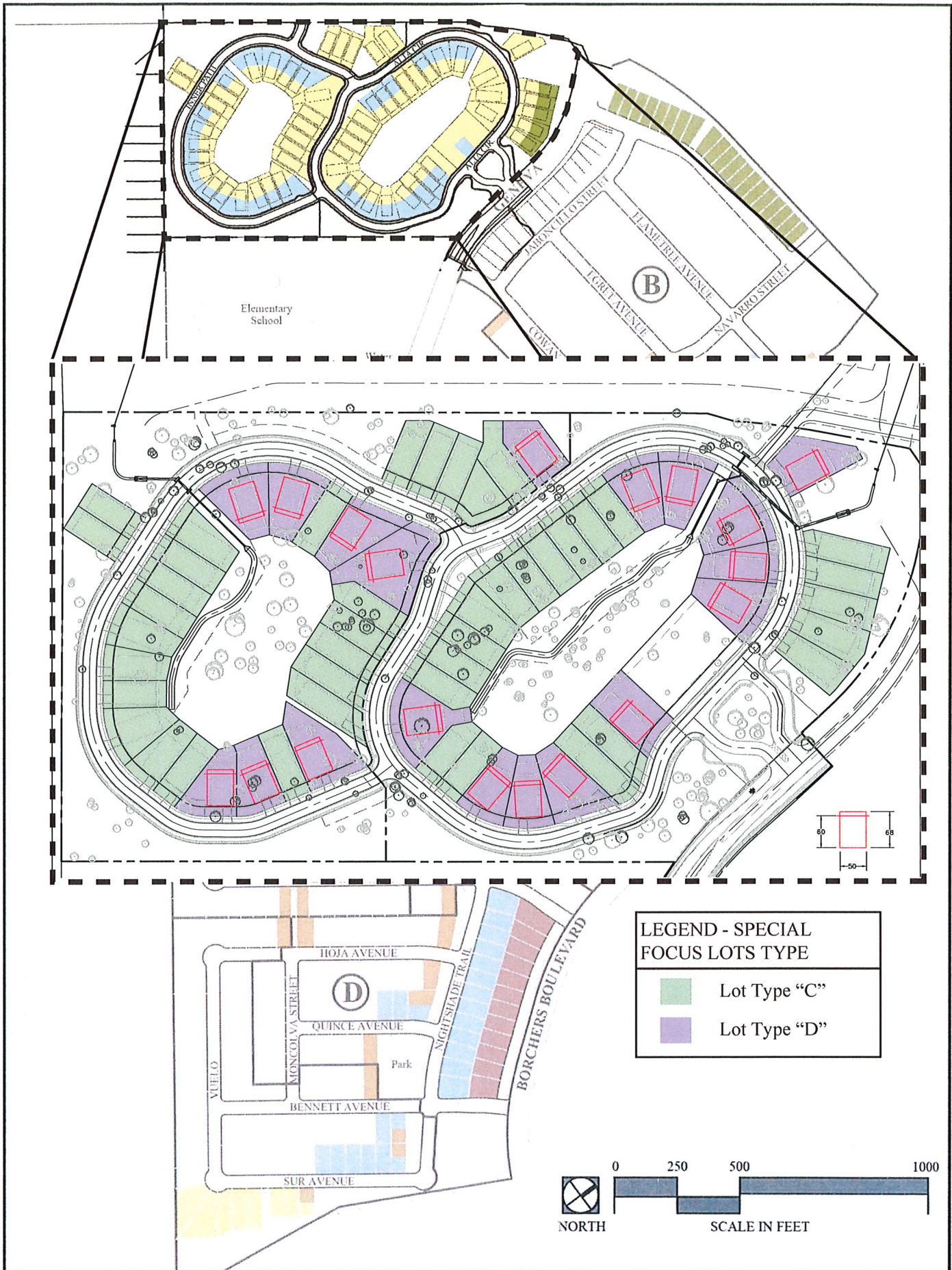


EXHIBIT B SPECIAL FOCUS LOT MASTER PLAN



LEGEND - SPECIAL FOCUS LOTS

- Open Space Trail Access
- Parkway View
- Front Slip Road
- Esplanade
- Open Space View

Lot Type A A

Lot Type B B

Lot Type C C

Lot Type D D

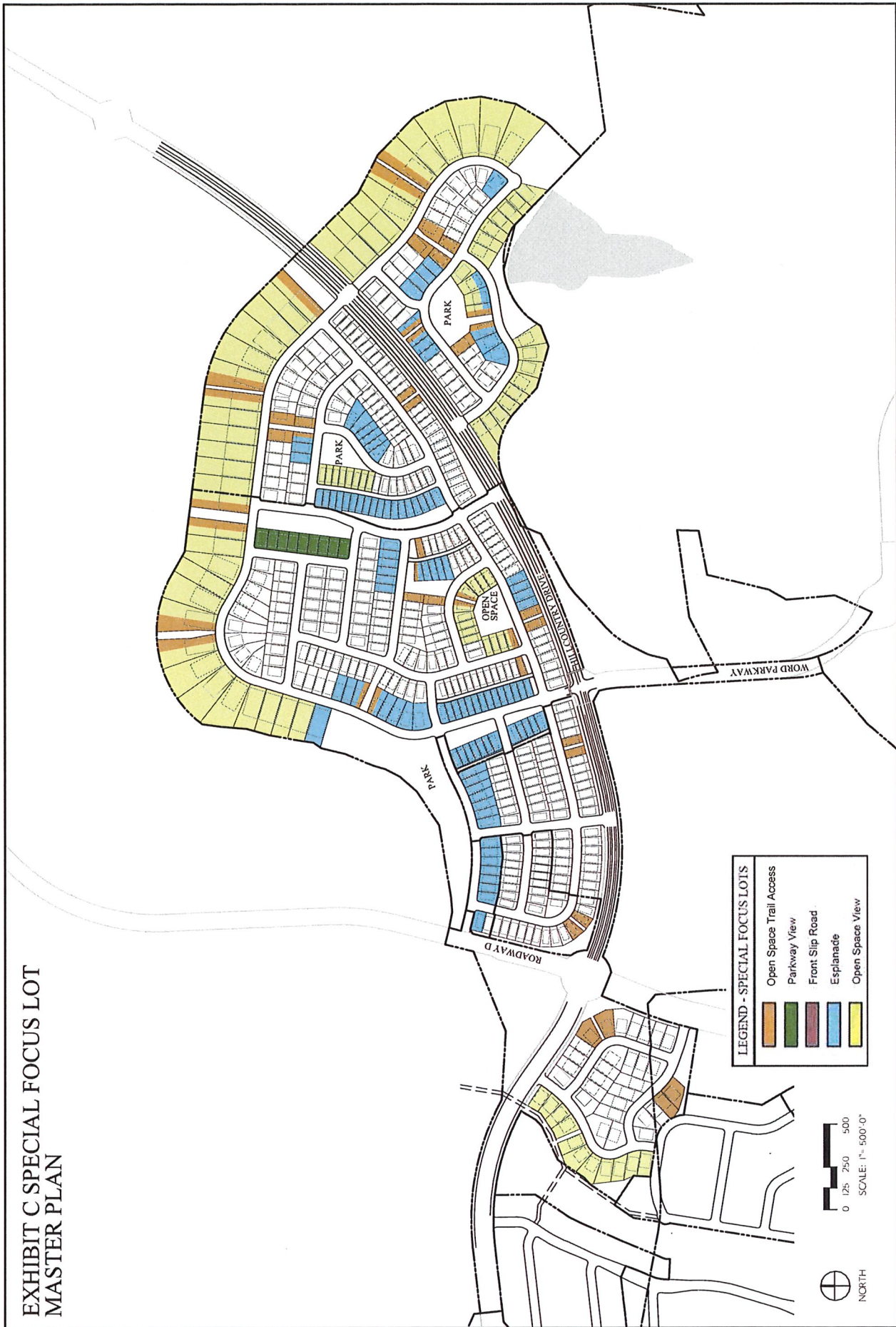
Lot Type E E

Lot Type F F

Lot Type G G



EXHIBIT C SPECIAL FOCUS LOT
MASTER PLAN



LEGEND - SPECIAL FOCUS LOTS

	Open Space Trail Access
	Parkway View
	Front Slip Road
	Esplanade
	Open Space View



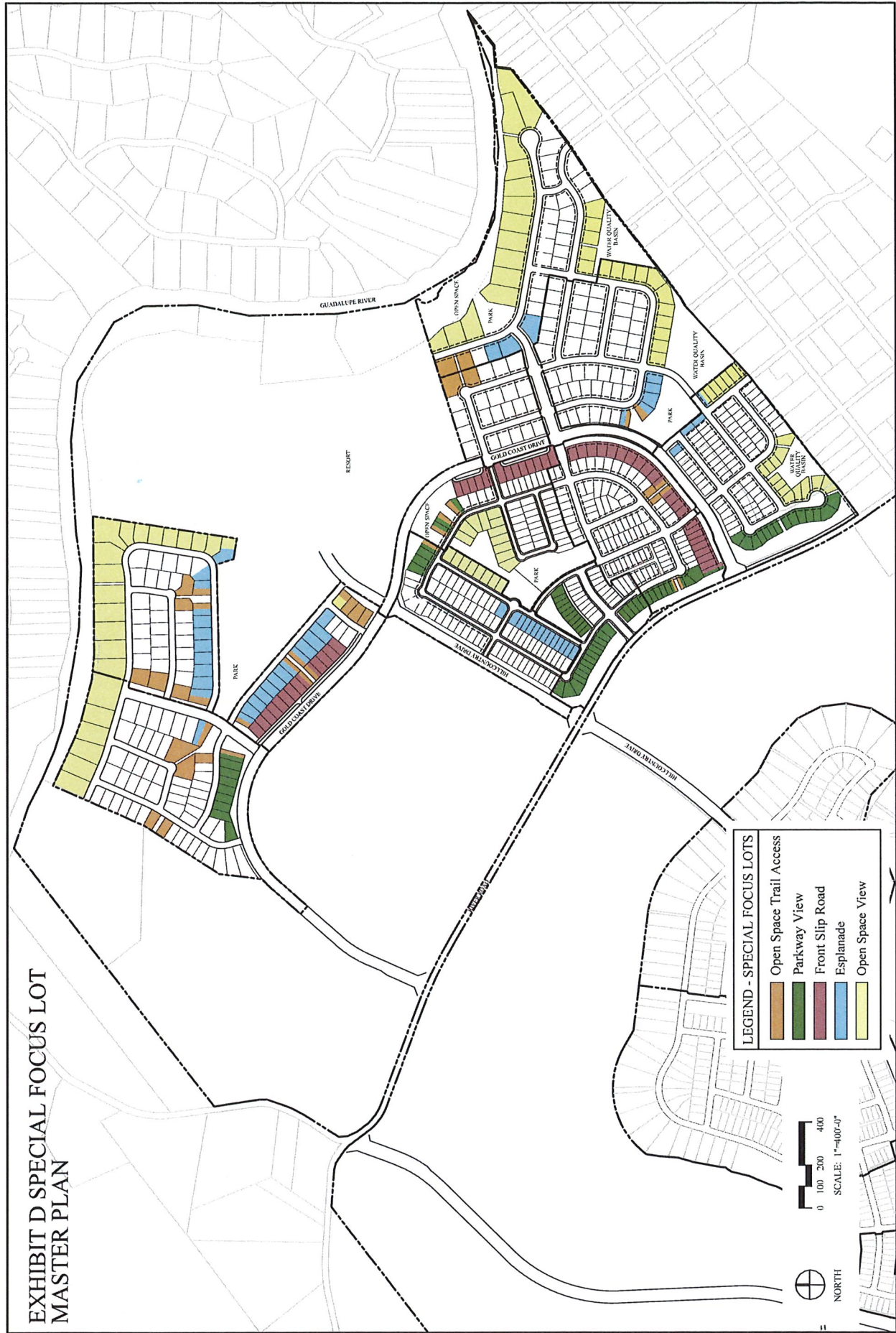
EXHIBIT C SECTOR 4
FOCUS LOT TYPE



LEGEND - SPECIAL FOCUS LOTS

■	Lot Type "B" - 40' - 45'
■	Lot Type "C" - 50'
■	Lot Type "D" - 60'
■	Lot Type "E" - 70'
■	Lot Type "F" - 100'

EXHIBIT D SPECIAL FOCUS LOT MASTER PLAN

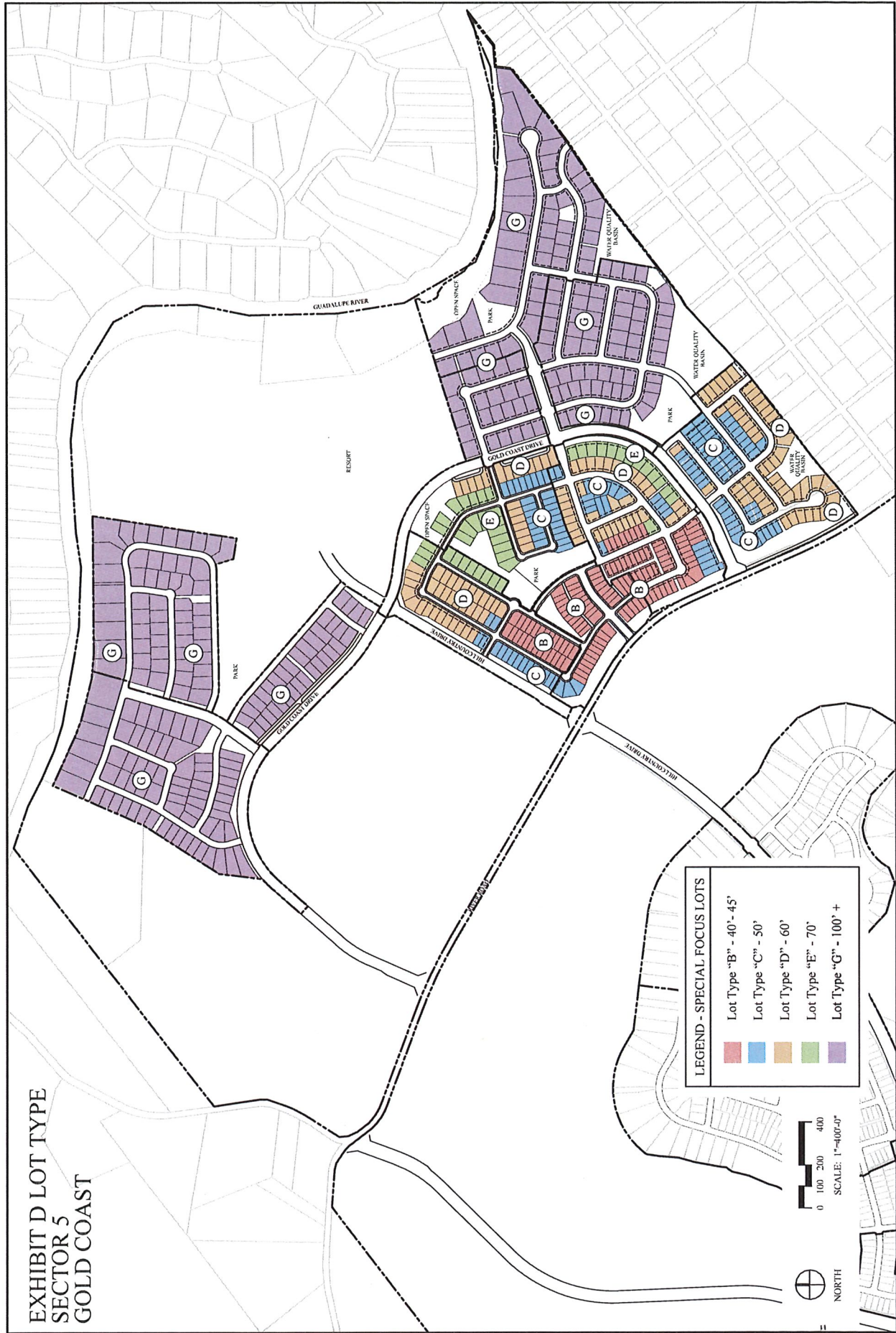


LEGEND - SPECIAL FOCUS LOTS

- Open Space Trail Access
- Parkway View
- Front Slip Road
- Esplanade
- Open Space View



**EXHIBIT D LOT TYPE
SECTOR 5
GOLD COAST**



LEGEND - SPECIAL FOCUS LOTS

■	Lot Type "B" - 40' - 45'
■	Lot Type "C" - 50'
■	Lot Type "D" - 60'
■	Lot Type "E" - 70'
■	Lot Type "F" - 100' +
■	Lot Type "G" - 100' +



EXHIBIT A
 DETAIL ATTACHMENT 6
 FENCING MASTER PLAN

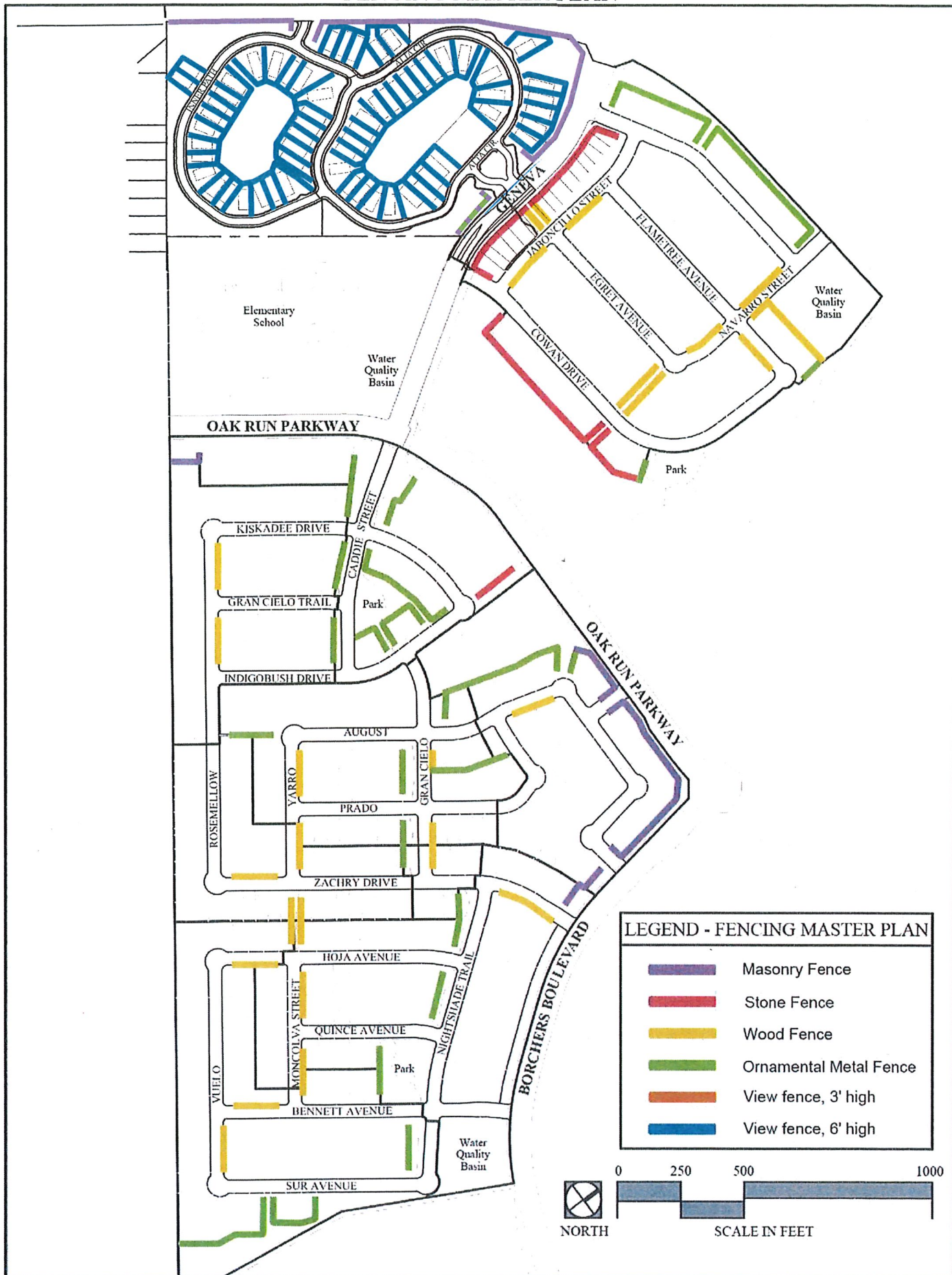


EXHIBIT C FENCING MASTER PLAN

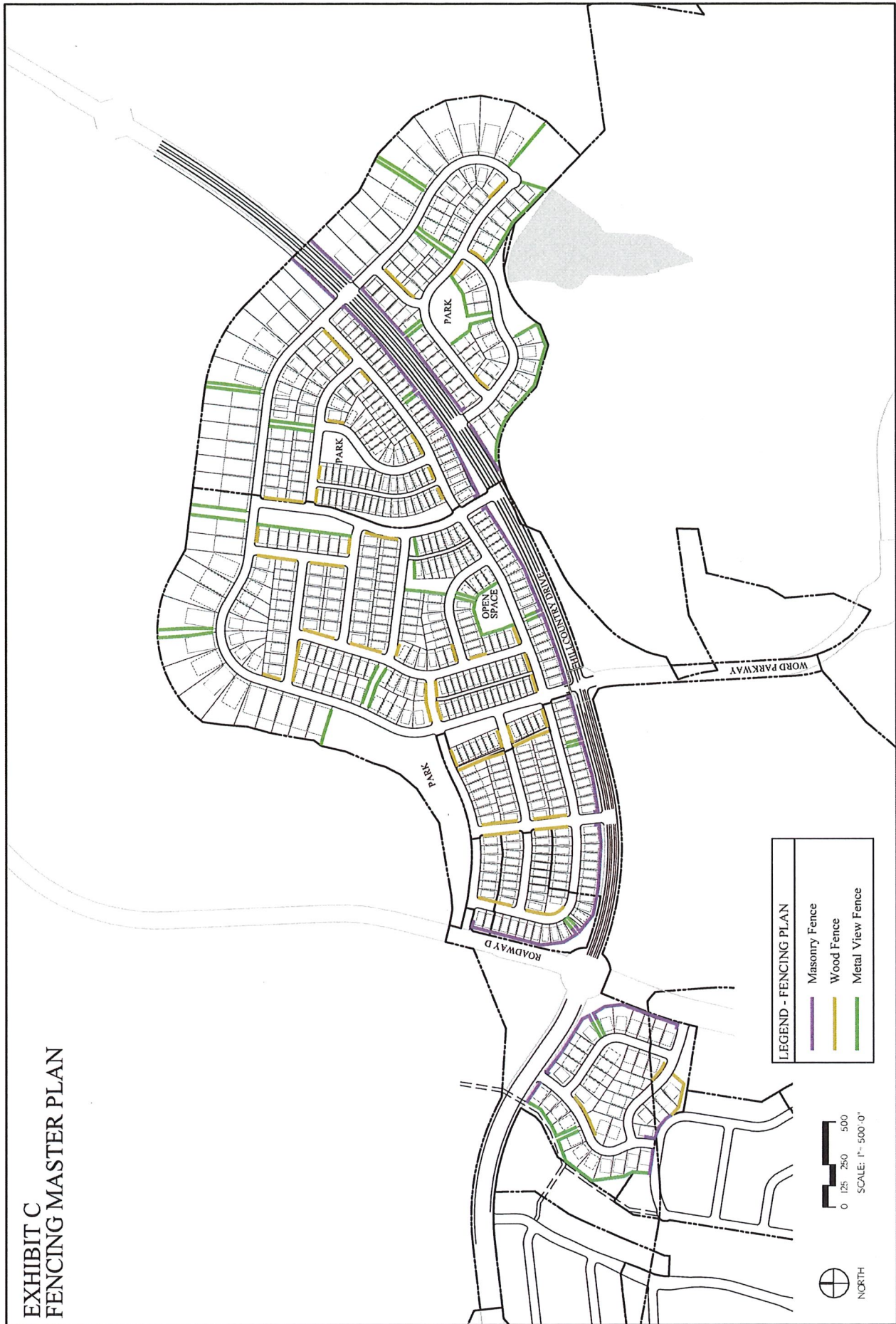
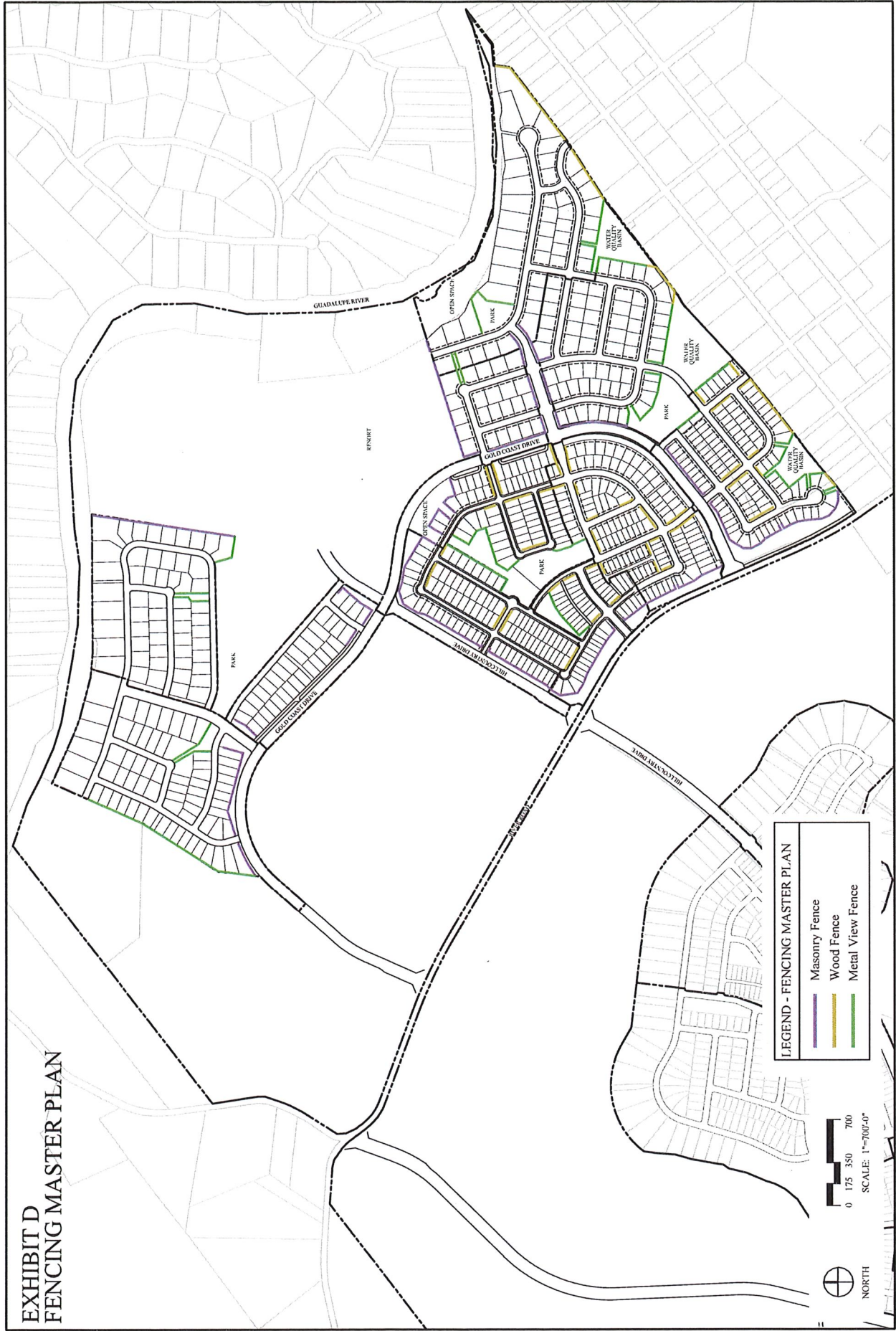


EXHIBIT D FENCING MASTER PLAN



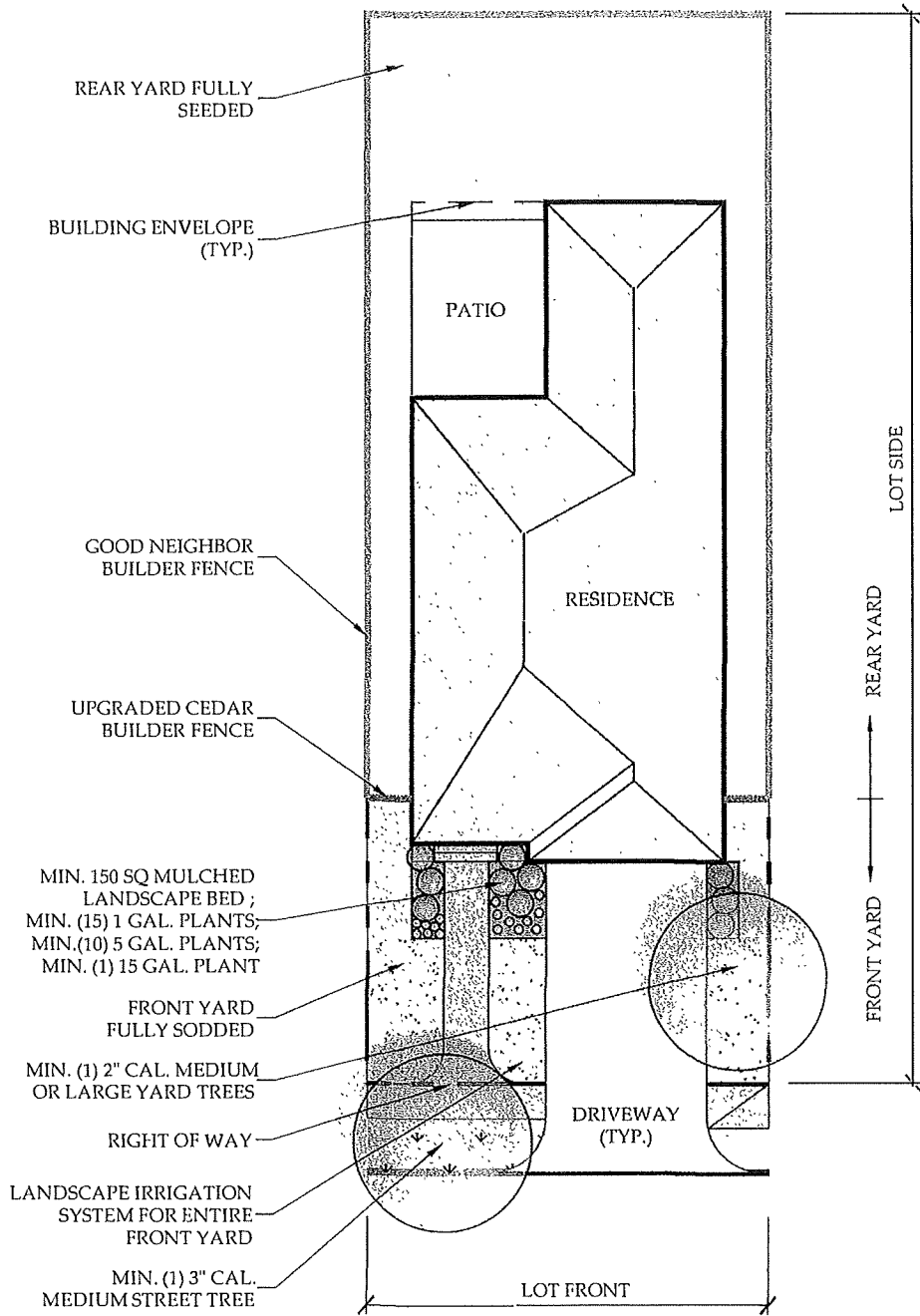
LEGEND - FENCING MASTER PLAN

	Masonry Fence
	Wood Fence
	Metal View Fence

0 175 350 700
SCALE: 1"=700'-0"

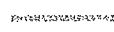
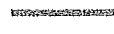
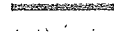

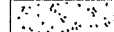
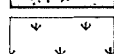
NORTH

DETAIL ATTACHMENT 7
 LOT TYPE 'A'
 LANDSCAPE REQUIREMENTS

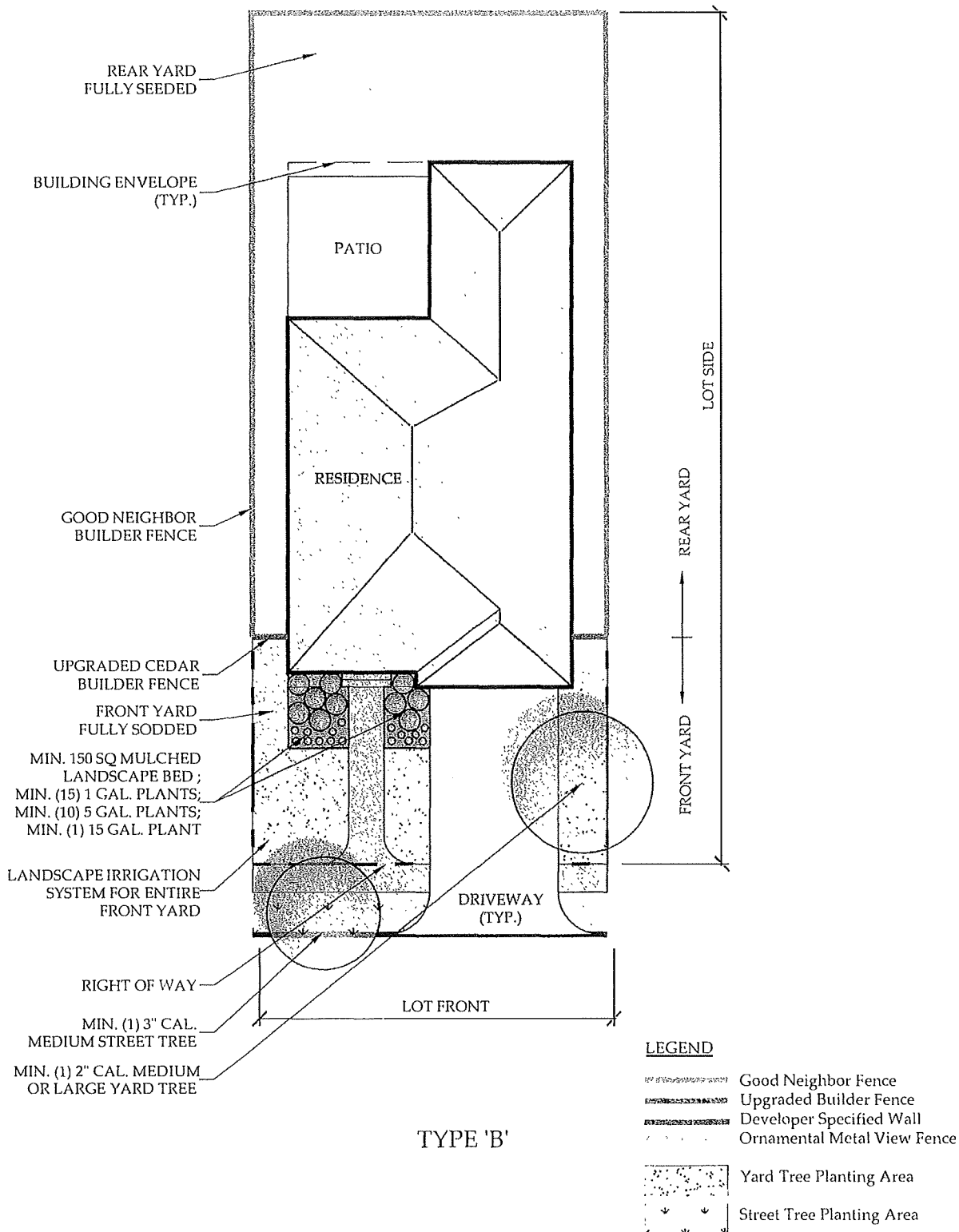


TYPE 'A'

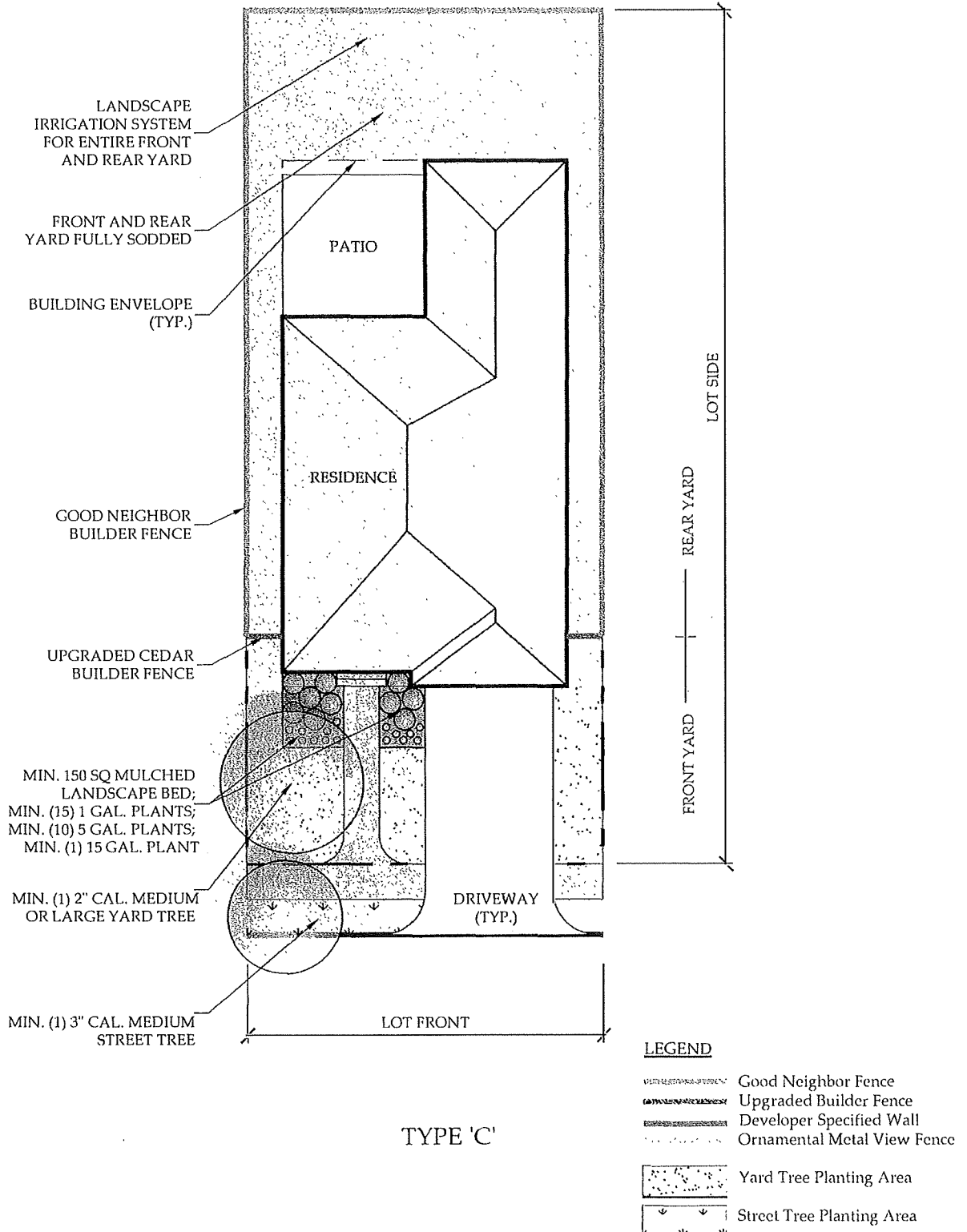
LEGEND

-  Good Neighbor Fence
-  Upgraded Builder Fence
-  Developer Specified Wall
-  Ornamental Metal View Fence
-  Yard Tree Planting Area
-  Street Tree Planting Area

DETAIL ATTACHEMENT 8
 LOT TYPE 'B'
 LANDSCAPE REQUIREMENTS

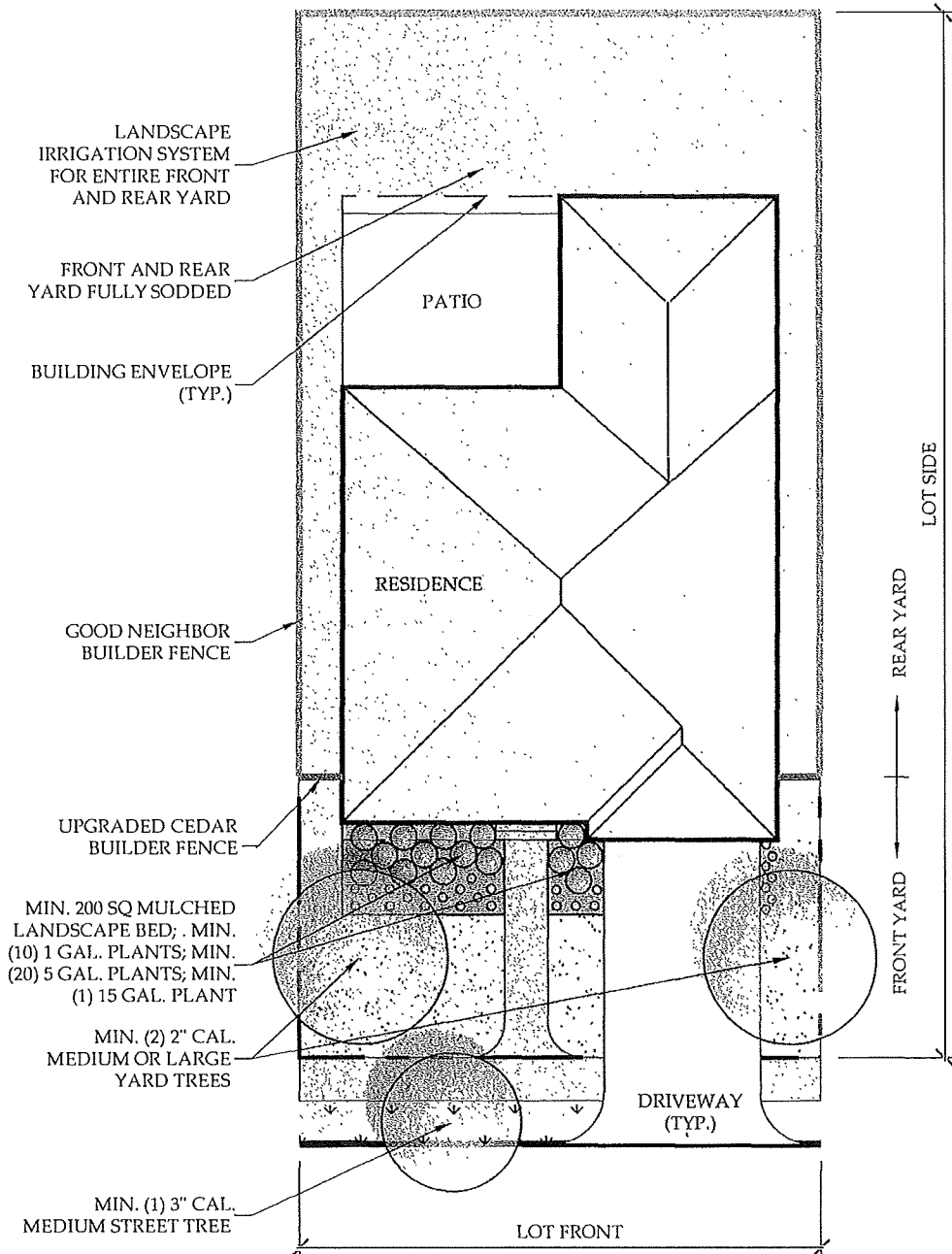


DETAIL ATTACHEMENT 9
 LOT TYPE 'C'
 LANDSCAPE REQUIREMENTS



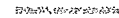
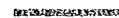


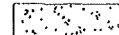
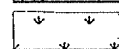
TYPE 'C'

DETAIL ATTACHEMENT 10
 LOT TYPE 'D'
 LANDSCAPE REQUIREMENTS

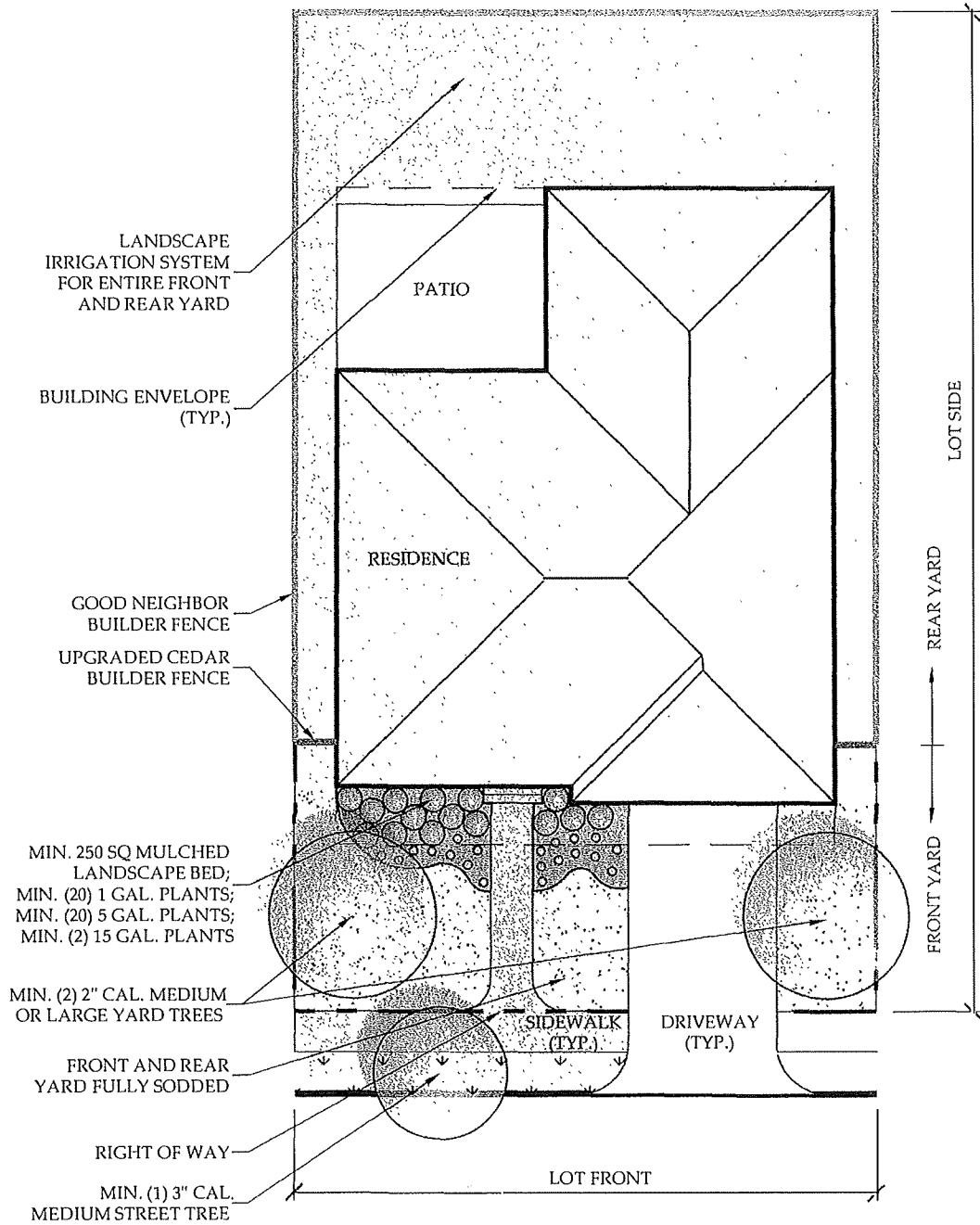


TYPE 'D'

LEGEND

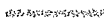
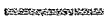
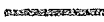

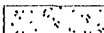
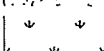
-  Good Neighbor Fence
-  Upgraded Builder Fence
-  Developer Specified Wall
-  Ornamental Metal View Fence
-  Yard Tree Planting Area
-  Street Tree Planting Area

DETAIL ATTACHEMENT 11
 LOT TYPE 'E'
 LANDSCAPE REQUIREMENTS

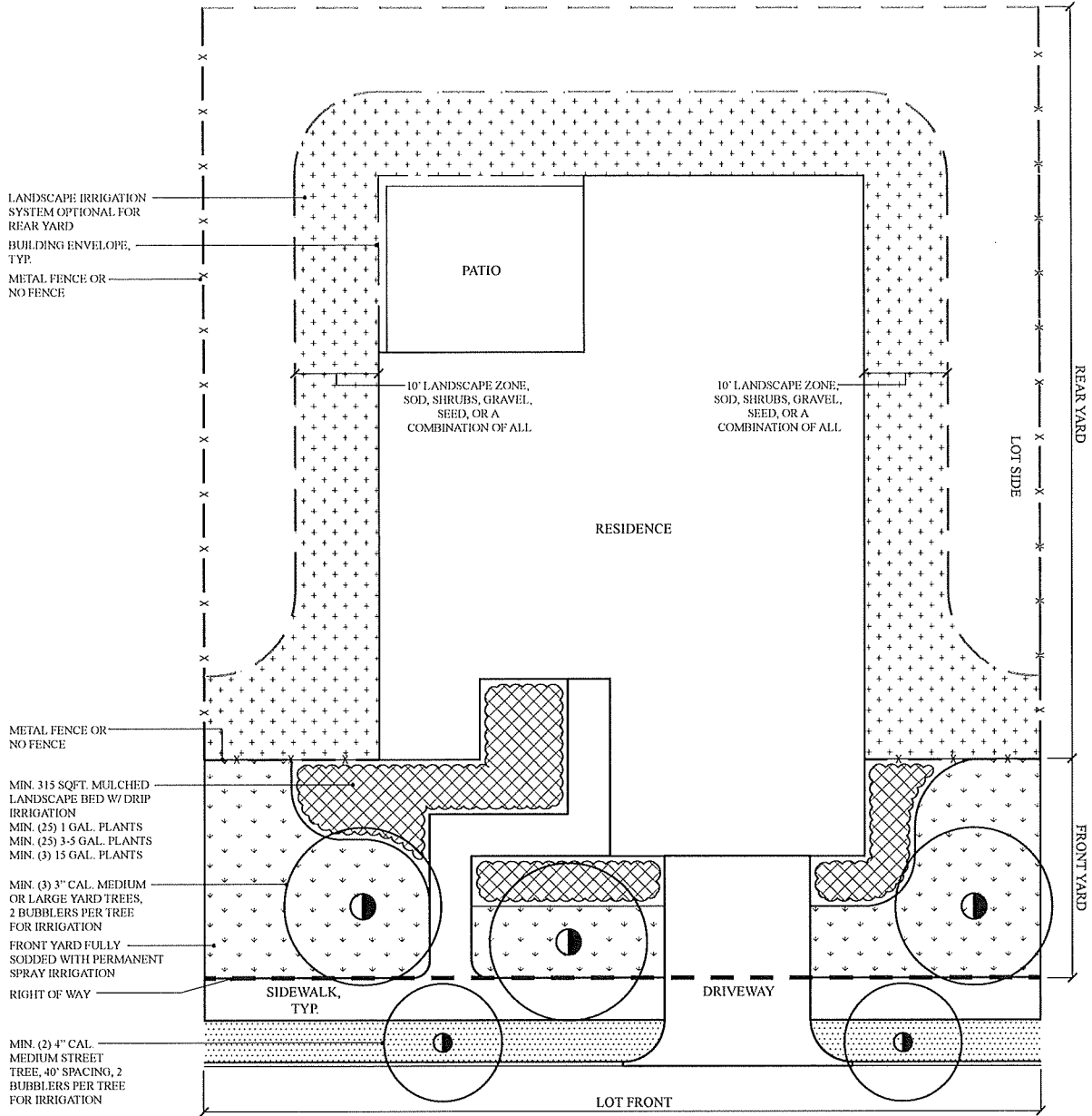


TYPE 'E'

LEGEND

-  Good Neighbor Fence
-  Upgraded Builder Fence
-  Developer Specified Wall
-  Ornamental Metal View Fence
-  Yard Tree Planting Area
-  Street Tree Planting Area

DETAIL ATTACHMENT 12
 LOT TYPE 'F' & 'G'
 LANDSCAPE REQUIREMENTS

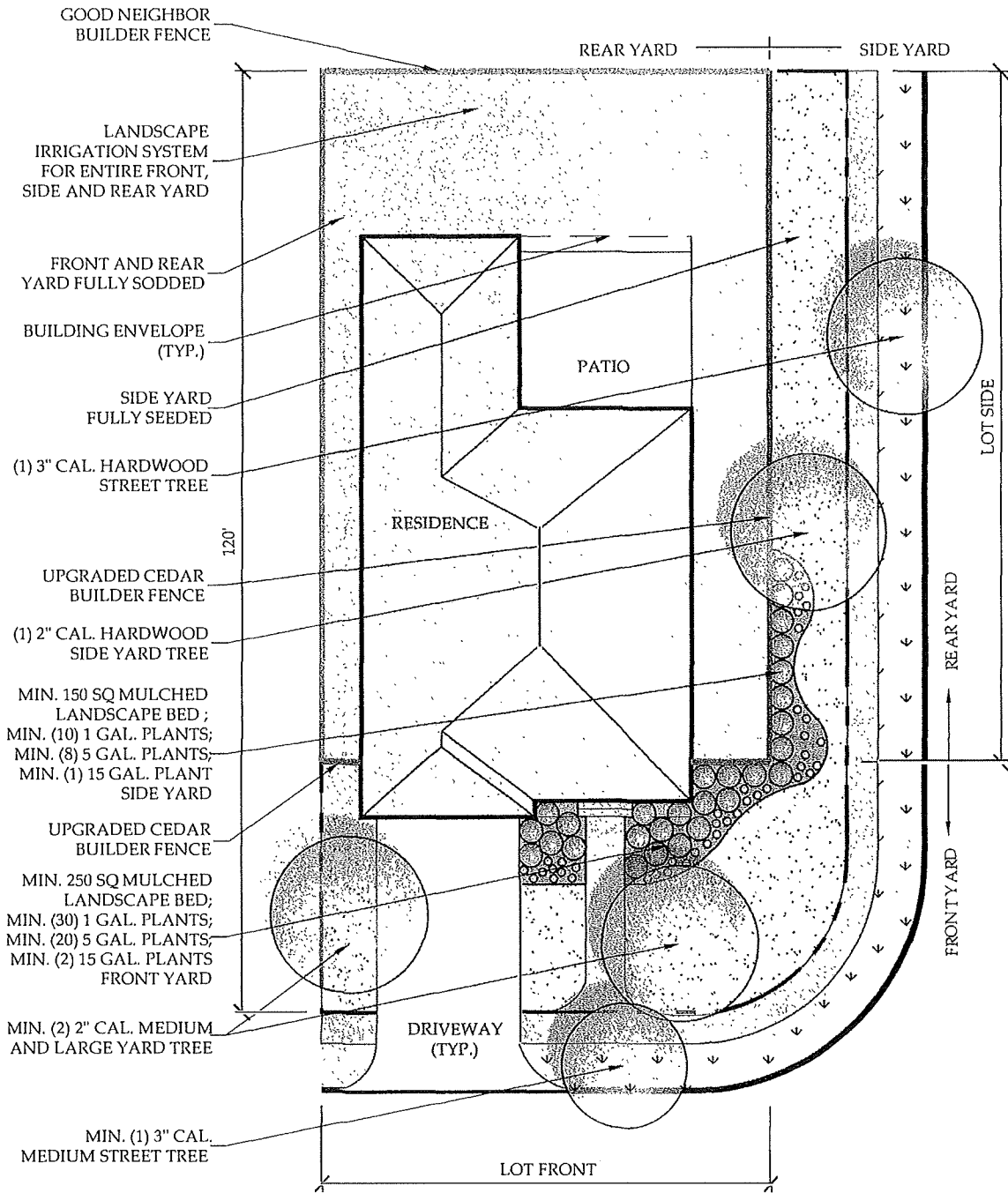


- NOTES**
1. PERMANENT IRRIGATION IS REQUIRED WITHIN THE FRONT YARD BOUNDARIES. IRRIGATION IS OPTIONAL WITHIN THE REAR YARD BOUNDARIES.
 2. TWO BUBBLERS PER TREE FOR IRRIGATION ARE REQUIRED WITHIN FRONT YARD AND STREET TREE PLANTING AREAS.
 3. HIGH QUALITY NATIVE AREAS SHOULD BE PROTECTED AND RETAINED.
 4. 100% OF DISTURBED AREAS SHOULD BE REVEGETATED.

LEGEND

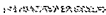


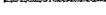
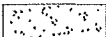
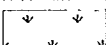
	FRONT YARD SOD AREA
	REAR YARD PLANTING AREA
	REVEGETATED SEED AREA
	STREET TREE PLANTING AREA
	FRONT YARD MULCHED LANDSCAPE BED
	METAL FENCE OR NO FENCE

DETAIL ATTACHEMENT 13
CORNER LOT
LANDSCAPE REQUIREMENTS

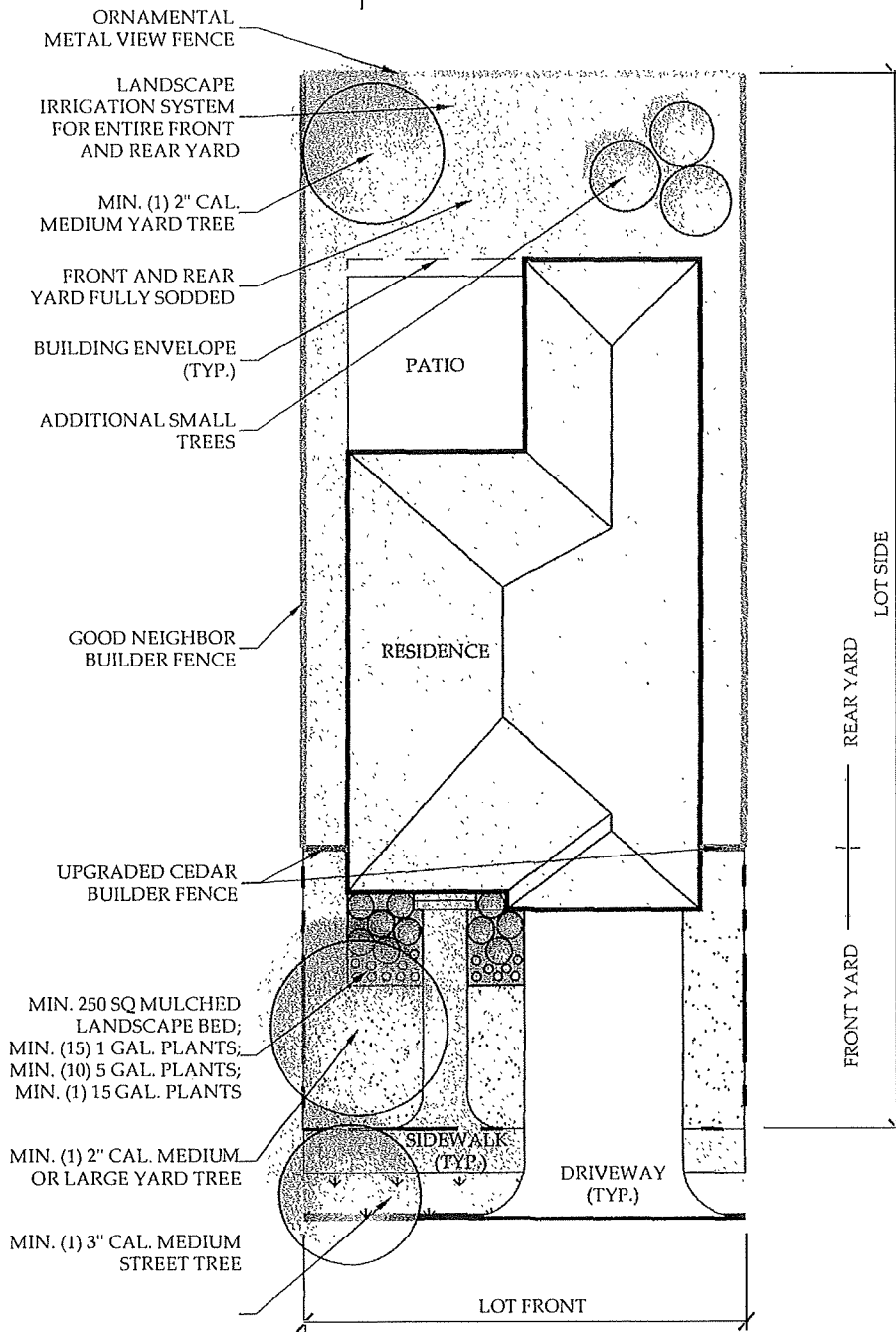


TYPICAL CORNER LOT

LEGEND







-  Good Neighbor Fence
-  Upgraded Builder Fence
-  Developer Specified Wall
-  Ornamental Metal View Fence
-  Yard Tree Planting Area
-  Street Tree Planting Area

DETAIL ATTACHMENT 14
OPEN SPACE VIEW LOT
LANDSCAPE REQUIREMENTS

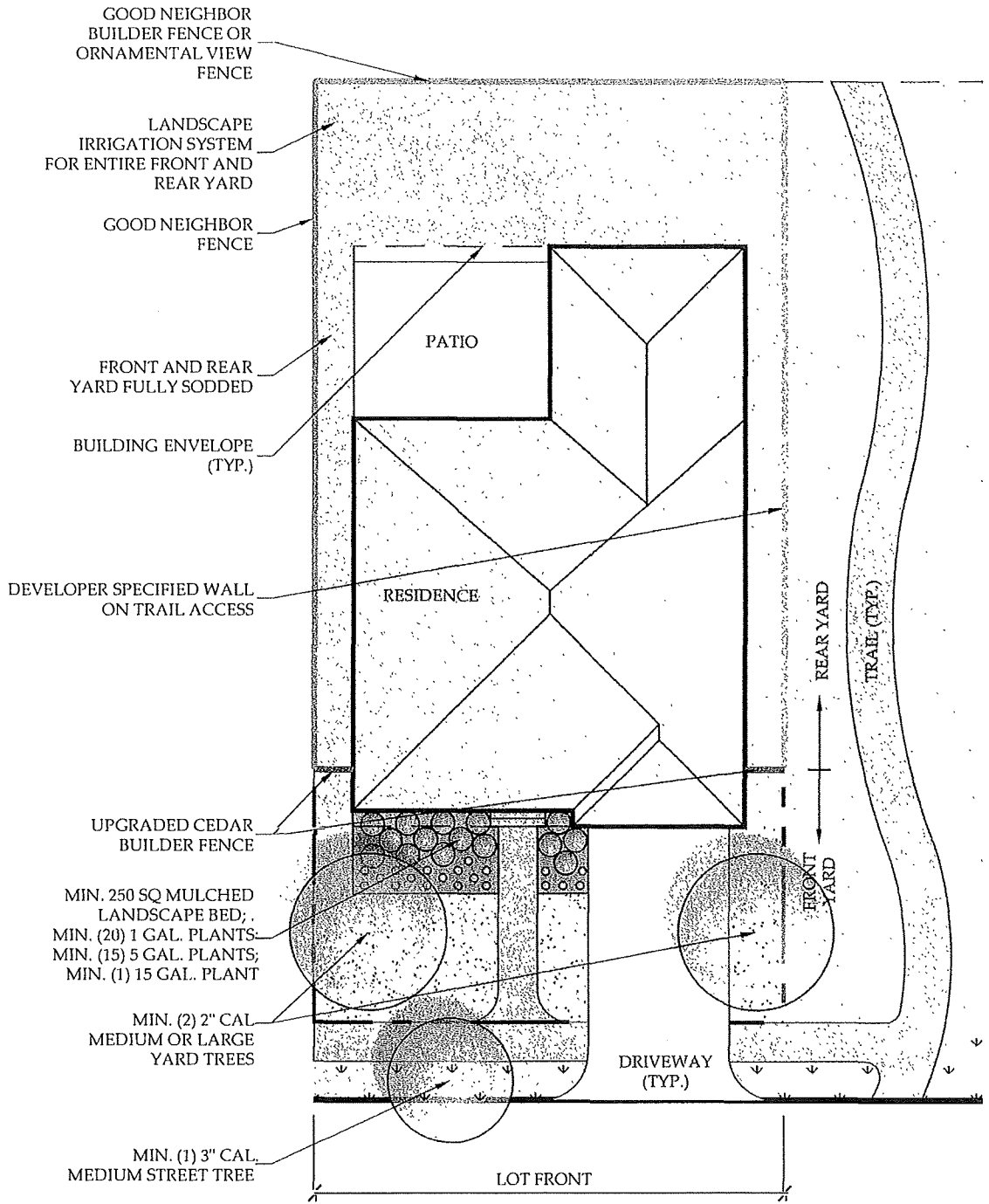


OPEN SPACE VIEW
LOT

LEGEND

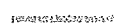



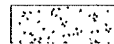
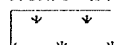
-  Good Neighbor Fence
-  Upgraded Builder Fence
-  Developer Specified Wall
-  Ornamental Metal View Fence
-  Yard Tree Planting Area
-  Street Tree Planting Area

DETAIL ATTACHEMENT 15 OPEN SPACE TRAIL ACCESS LOT LANDSCAPE REQUIREMENS

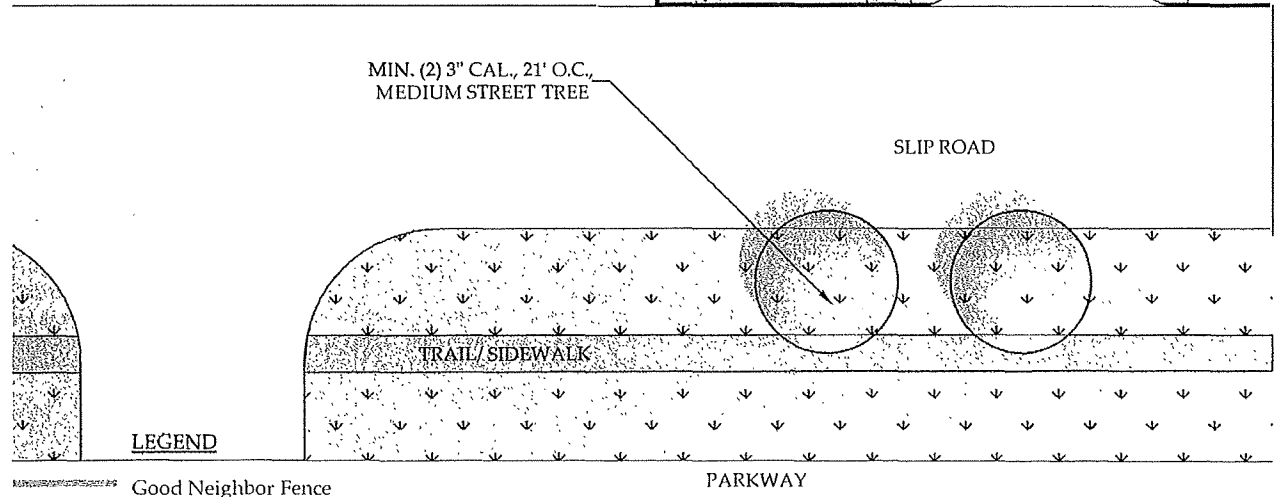
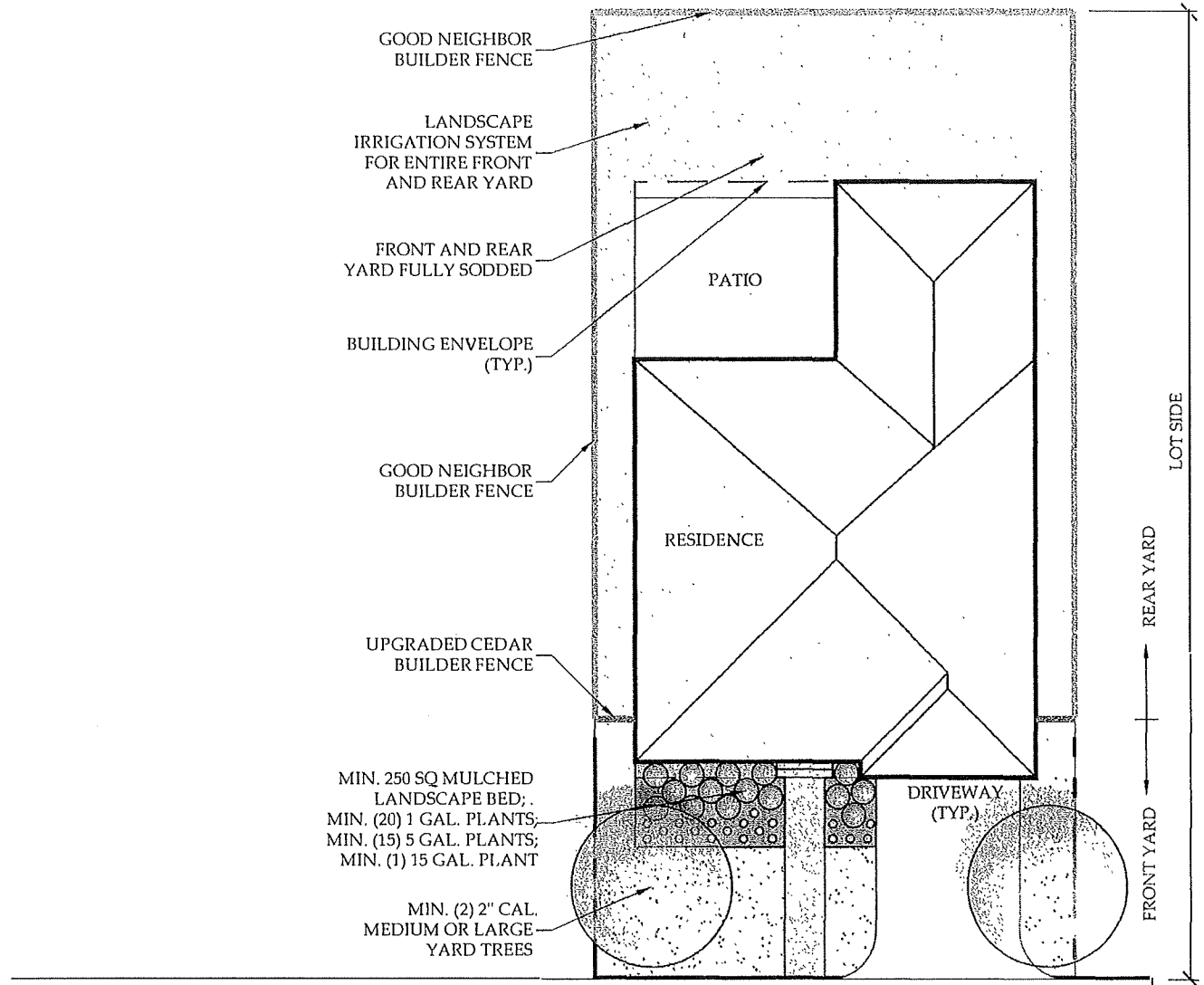


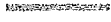
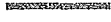

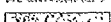
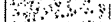
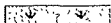
OPEN SPACE TRAIL ACCESS LOT

LEGEND

-  Good Neighbor Fence
-  Upgraded Builder Fence
-  Developer Specified Wall
-  Ornamental Metal View Fence
-  Yard Tree Planting Area
-  Street Tree Planting Area

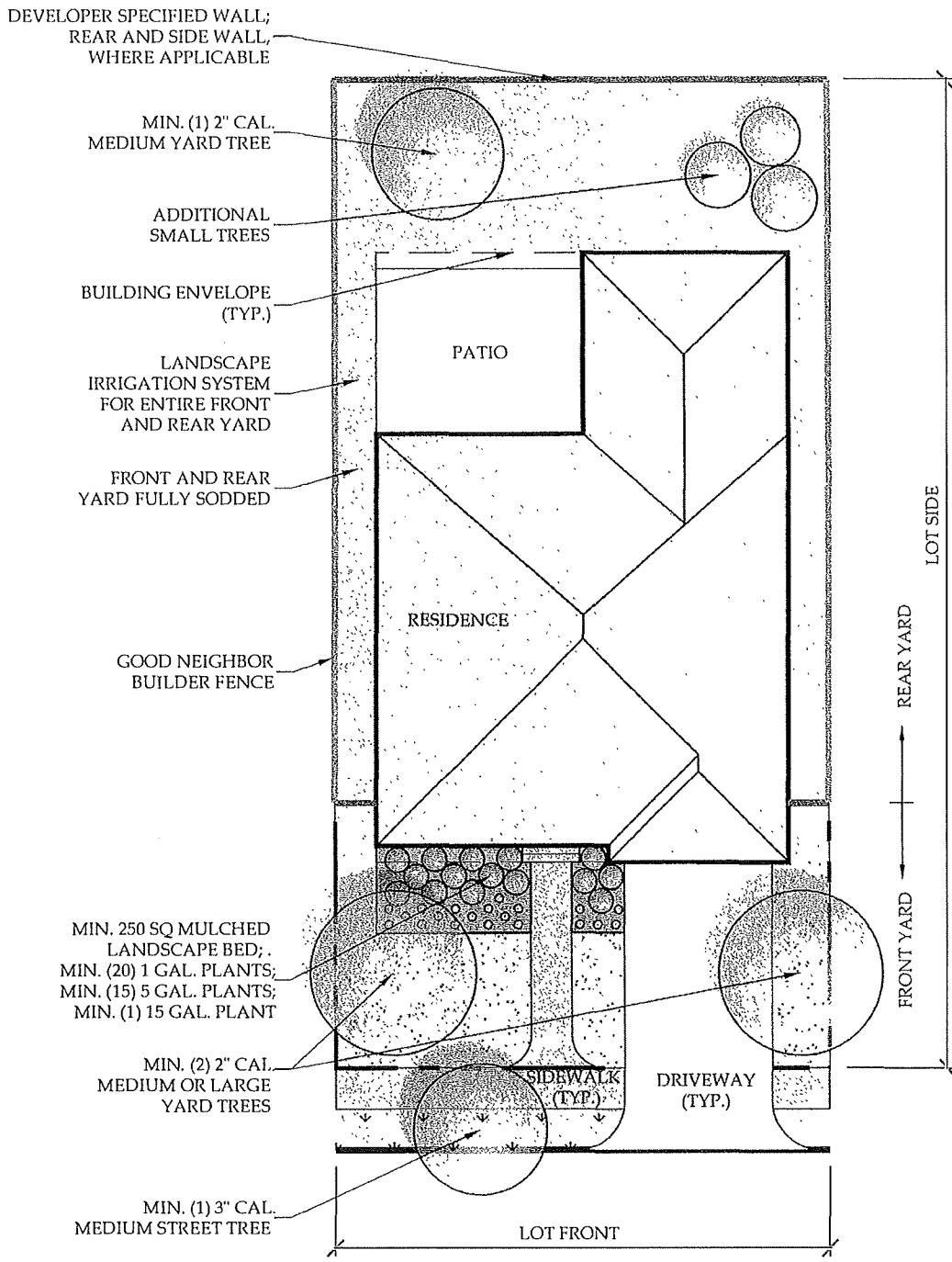
DETAIL ATTACHEMENT 16
FRONT SLIP ROAD LOT
LANDSCAPE REQUIREMENS



- LEGEND**
-  Good Neighbor Fence
 -  Upgraded Builder Fence
 -  Developer Specified Wall
 -  Ornamental Metal View Fence
 -  Yard Tree Planting Area
 -  Street Tree Planting Area

FRONT SLIP ROAD
LOT

DETAIL ATTACHEMENT 17 PARKWAY VIEW LOT LANDSCAPE REQUIREMENTS









MIN. 250 SQ MULCHED
LANDSCAPE BED;
MIN. (20) 1 GAL. PLANTS;
MIN. (15) 5 GAL. PLANTS;
MIN. (1) 15 GAL. PLANT

MIN. (2) 2" CAL.
MEDIUM OR LARGE
YARD TREES

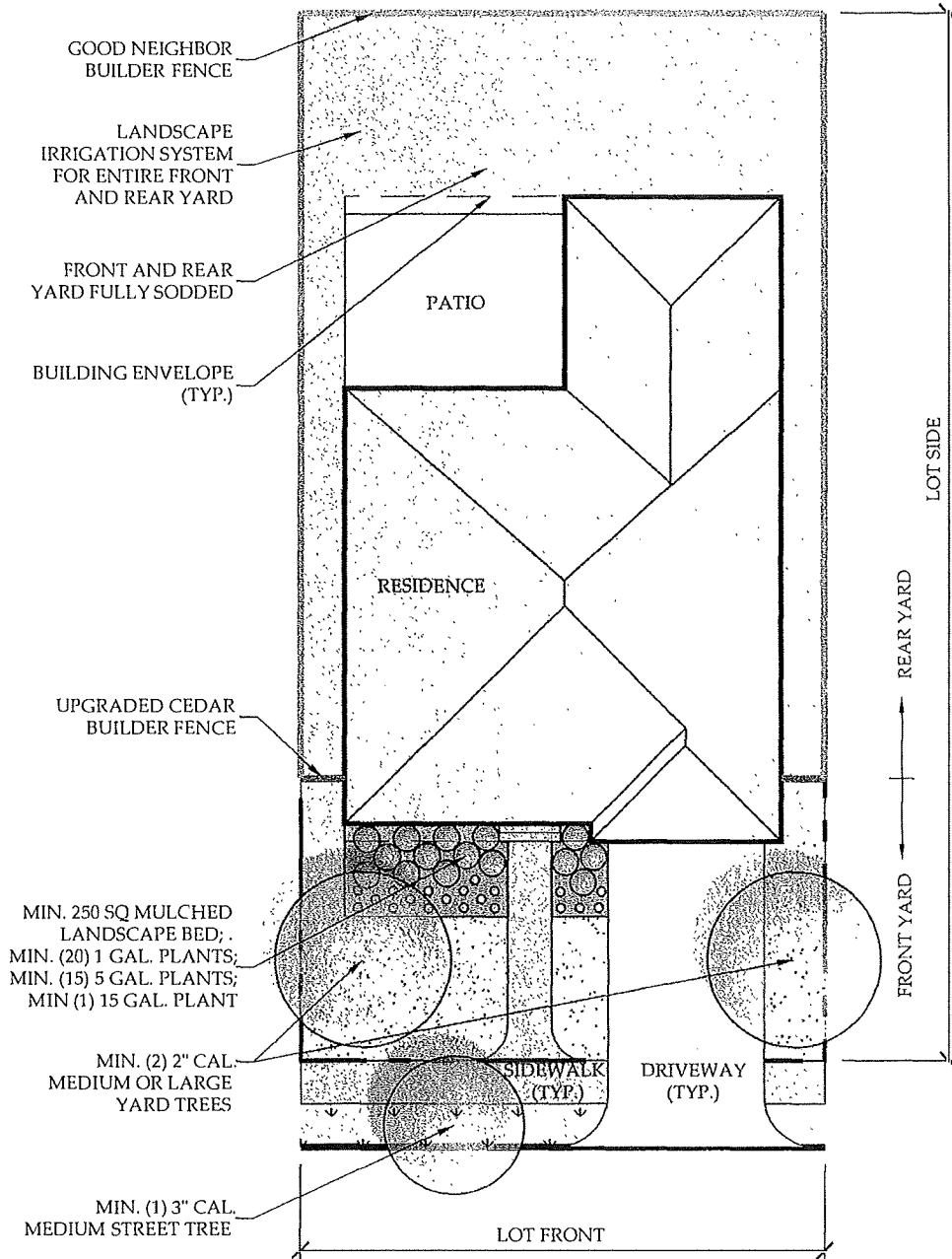
MIN. (1) 3" CAL.
MEDIUM STREET TREE

PARKWAY VIEW LOT

LEGEND

-  Good Neighbor Fence
-  Upgraded Builder Fence
-  Developer Specified Wall
-  Ornamental Metal View Fence
-  Yard Tree Planting Area
-  Street Tree Planting Area

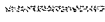

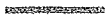
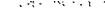
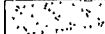
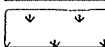
DETAIL ATTACHEMENT 18
 ESPLANADE LOT
 LANDSCAPE REQUIREMENTS



Filed and Recorded
 Official Public Records
 Bobbie Koepf, County Clerk
 Comal County, Texas
 03/09/2026 01:48:57 PM
 JESS 68 Page(s)
 202606006671

ESPLANADE
 LOT

LEGEND

-  Good Neighbor Fence
-  Upgraded Builder Fence
-  Developer Specified Wall
-  Ornamental Metal View Fence
-  Yard Tree Planting Area
-  Street Tree Planting Area



Bobbie Koepf