

LANDSCAPING GUIDELINES – ESTRELLA, GEORGETOWN

LANDSCAPING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT ONLY.

THESE LANDSCAPING REQUIREMENTS ARE INTENDED TO ENHANCE THE NATURAL AESTHETIC BEAUTY OF ESTRELLA AND TO ESTABLISH SAFE SIGHT VIEWS ALONG ROADWAYS.

A. LANDSCAPE PLAN REQUIREMENTS

1. A LANDSCAPE PLAN FOR NEW RESIDENCES MUST BE SUBMITTED TO THE ARCHITECTURAL CONTROL COMMITTEE (ACC).
2. PLANS SHALL SHOW PLANTING AREAS AND THE NUMBER, SIZE, TYPE, LOCATION AND SPACING OF VEGETATIVE MATERIALS WITH PLANTING SPECIFICATIONS.
3. NO LANDSCAPE PLAN SHALL BE APPROVED UNLESS IT SHOWS ALL IMPROVEMENTS REASONABLY NECESSARY TO PREVENT EROSION FROM OCCURRING AFTER COMPLETION OF THE PROJECT. NO APPROVAL SHALL BE ISSUED UNLESS THE IMPROVEMENTS AND LANDSCAPING SHOWN ON THE LANDSCAPE PLAN HAVE BEEN INSTALLED, CONSTRUCTED OR CREATED.
4. THE ENTIRE FRONT YARD AND BOTH SIDES YARDS (TO CROSS FENCING OR BACK WALL OF RESIDENCE) SHALL BE INCLUDED IN THE LANDSCAPE PLANS. THE SOD MUST BE 419 BERMUDA, OR OTHER BERMUDA APPROVED BY THE ACC. IN CASES OF DEEP SHADE DUE TO EXISTING TREE COVER, ST. AUGUSTINE SOD MAY BE USED.
5. LANDSCAPING SHALL NOT INTERFERE WITH UTILITIES BOTH UNDERGROUND AND OVERHEAD.
6. NO STRUCTURE SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED IN THE AREA OF A CORNER LOT BETWEEN THE SIDELINES OF THE INTERSECTING STREETS AND A STRAIGHT LINE JOINING POINTS ON SUCH SIDELINES. KEEP PLANT MATERIALS A SAFE DISTANCE FROM THEIR POINT OF INTERSECTION, WHICH MATERIALLY OBSTRUCTS SAFE VISIBILITY FOR VEHICULAR TRAFFIC. PLANTING OF VEGETATION WHICH, WHEN MATURE, WILL OBSTRUCT VISIBILITY AND ENDANGER SAFE VEHICULAR AND PEDESTRIAN TRAFFIC SHALL NOT BE PERMITTED.
7. PLANTINGS THAT WILL FORM A HEDGE ALONG THE FRONT PROPERTY LINE WHEN MATURE ARE NOT PERMITTED WITHIN THE FRONT YARD AREAS.
8. OTHER IMPROVEMENTS MAY REQUIRE A PERMIT FROM THE CITY OF GEORGETOWN.
9. A MINIMUM FIVE (5) FOOT DEEP LANDSCAPE / SHRUB BED SHALL ABUT THE FRONT AND SIDES OF THE RESIDENCE (FOUNDATION PLANTINGS) EXCEPT FOR WALK AND DRIVEWAY AREAS. LINEAR PLANTING BEDS ARE DISCOURAGED IN FAVOR OF A MORE FREE-FORM APPROACH. LARGER BEDS COMPRISING THE SAME OR MORE SQUARE FOOTAGE MAY BE INSTALLED IN LIEU OF SCREENING THE ENTIRE FOUNDATION AS LONG AS 70% OF THE FOUNDATION IS SCREENED.
10. A MINIMUM OF TWO (2) SHADE TREES (3' CAL. MINIMAL SIZE, SEE APPROVED TREE LIST) SHALL BE INSTALLED IN THE FRONT YARD AREA. ONE FOR ONE CREDIT SHALL BE GIVEN FOR SAVING EXISTING FRONT YARD TREES OVER 6' CAL. OTHER TREES WILL BE CONSIDERED ON A CASE-BY-CASE BASIS. A MINIMUM OF ONE (1) 3 GAL. AND ONE (1) 1 GAL. SHRUB PER 3' LIN. FT. OF FOUNDATION (FRONT AND SIDES) SHALL BE REQUIRED.
11. THE LANDSCAPE PLAN SHALL BE SUBMITTED ON A 24"X36" SHEET AT A SCALE OF 1:20", WITH A LEG-END IDENTIFYING THE QUANTITY AND TYPE OF PLANTING.
12. APPROVED PLANT MATERIALS CAN BE FOUND IN THE "NATIVE AND ADAPTED LANDSCAPE PLANTS" BOOK FROM THE TEXAS COOPERATIVE EXTENSION OR AT WWW.GROWGREEN.ORG.

B. LANDSCAPE INSTALLATION

1. ALL LANDSCAPING MUST BE COMPLETED NO LATER THAN SIXTY (60) DAYS AFTER THE RESIDENCE IS COMPLETED. A THIRTY (30) DAY TIME EXTENSION MAY BE REQUESTED IF COMPLETION OF LANDSCAPE INSTALLATION IS DELAYED DUE TO UNUSUAL WEATHER CONDITIONS. REQUEST MUST BE MADE IN WRITING TO THE ARCHITECTURAL CONTROL COMMITTEE.
2. REQUIRED TREES MUST BE AT LEAST 3" CAL. SHADE TREES, WITH A MINIMUM HEIGHT OF 9' WHEN PLANTED. ORNAMENTAL TREES MAY BE PLANTED BUT NOT COUNTED AS A REQUIRED TREE.
3. SHRUBS SHALL BE A MINIMUM OF 3 GAL. SIZE AT TIME OF PLANTING.
4. GROUND COVER SHALL BE A MINIMUM OF 1 GAL. SIZE AT TIME OF PLANTING WITH A MAXIMUM SPACING OF 18" O.C.
5. LANDSCAPE BOULDERS PLACED WITHIN PLANT BEDS ARE PERMITTED.
6. THE ENTIRE FRONT AND SIDE YARDS (TO BACK CORNER OF HOUSE) MUST BE SODDED WITH GRASS, SHRUB & FLOWER BEDS NOT INCLUDED. GRASS SOD TO BE 419 BERMUDA, OR OTHER BERMUDA APPROVED BY THE ACC. IN CASES OF DEEP SHADE DUE TO EXISTING TREE COVER, ST. AUGUSTINE SOD MAY BE USED.
7. THE REAR YARD MAY BE LEFT IN A NATURAL STATE BUT MUST BE MAINTAINED.
8. UTILITY BOXES SHALL BE SCREENED FROM STREET VIEW. SCREENING SHRUBS SHALL BE PLANTED TO ALLOW ACCESS TO BOXES AND NOT CONFLICT WITH UTILITY EASEMENTS OR VEHICULAR SIGHT LINES.
9. VEGETATION PROPOSED FOR R.O.W. AREAS (OTHER THAN SOD) MUST RECEIVE SEPARATE APPROVALS.
10. LANDSCAPE BEDS SHALL NOT CAUSE SURFACE WATER TO DRAIN Laterally. ALL DRAINAGE MUST BE DIRECTED TO DEDICATED DRAINAGE EASEMENTS. SURFACE WATER SHALL NOT DRAIN ONTO PUBLIC STREETS.

C. IRRIGATION

1. THE ENTIRE FRONT AND BOTH SIDE YARDS (TO BACK WALL OF RESIDENCE) MUST HAVE AN UNDERGROUND, AUTOMATIC SPRINKLER SYSTEM INSTALLED PROVIDING FULL COVERAGE. OWNER SHALL ACQUIRE PROPER PERMITS. SYSTEMS SHALL INCORPORATE RAIN & FREEZE SENSORS.
2. AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING GUIDELINES:
 - a. ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL VALVES AND PRESSURE REGULATION COMPONENTS SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS THE MANUFACTURER'S RECOMMENDED OPERATION RANGE.
 - b. VALVE AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE, SO THAT TURF AREAS CAN BE WATERED SEPARATELY FROM SHRUB AND GROUND COVER AREAS.
 - c. SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
 - d. SERVICEABLE CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENTIAL MAY CAUSE LOW HEAD DRAINAGE, ADJACENT TO PAVING AREAS.
 - e. SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED FOR MINIMUM RUN-OFF AND MINIMUM OVERSPRAY ONTO

NON-IRRIGATED AREAS (I.E. PAVING, STRUCTURES).

- f. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPABILITY OF BEING ABLE TO WATER EVERY FIVE DAYS. ALL IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
- g. AN EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE MUST BE INSTALLED.

MAINTENANCE

1. THE PROPERTY OWNER OR LESSEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPED AREAS INCLUDING THE RIGHT-OF-WAY(S) IN THE FRONT(S) OF THE PROPERTY.
2. PLANTS AND GRASS SHALL PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND BE FREE OF WEEDS, DEBRIS, REFUSE, OR DISEASE.

MATERIALS NOT PERMITTED

1. USE OF RAILROAD TIES OR OTHER BED EDGING NOT MANUFACTURED FOR THAT PURPOSE.
2. LARGE GRAVEL AREAS.
3. LANDSCAPE FOUNTAINS AND OTHER "YARD ART" SHALL BE CONSIDERED ON A CASE-BY-CASE BASIS.

APPROVED TREE LIST

(FOR NEW INSTALLATION OF SHADE TREES)

1. TEXAS ASH
2. BIG TOOTH MAPLE
3. EASTERN RED CEDAR
4. ARIZONA CYPRESS
5. BALD CYPRESS
6. CEDAR ELM
7. BUR OAK
8. CHINQUAPIN OAK
9. LIVE OAK
10. MONTEREY OAK
11. TEXAS RED OAK
12. PECAN
13. AMERICAN ELM
14. BLACK WALNUT

Pursuant to the Declaration of Covenants, Conditions, and Restrictions for Estrella, a \$3,000 landscape deposit is required and will be held by the Declarant, until the owner has installed all of the landscaping substantially in accordance with the approved landscape plan.

Please submit two copies of the landscape plans, landscape deposit, and landscape review form to Theresa Canchola, C/O Waterstone Development, 4314 W. Braker Lane, Suite 250, Austin, Texas 78759.