

## North Lakeway Village Section 6 Homeowners Association, Inc. Xeriscape Guidelines

Xeriscaping refers to landscaping and gardening in ways that reduce or eliminate the need for supplemental water from irrigation. It is promoted in regions that do not have easily accessible, plentiful, or reliable supplies of fresh water. Common elements in xeriscaping are the reduction of lawn grass or sodded areas (since lawn grass is often one of the worst offenders against water conservation), and the installation of indigenous plants that are adapted to the local climate and consequently require less water.

Any homeowner interested in replacing a standard sod lawn by xeriscaping with native groundcovers, plants, or mulch must submit a landscape plan **before removing any sod and/or installing any plant material**. All plans will be reviewed on a case by case basis and must conform to the guidelines.

The North Lakeway Village Section 6 Board of Directors has adopted the following xeriscaping guidelines for the community:

- Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants.
- Allow variances for xeriscaping as long as 50% of front yard area is turfed and all other guidelines below are met.
- Non-turf planted areas must be bordered to define the xeriscaped area clearly from turfed areas.
- Xeriscaped areas must be kept maintained at all times (plants trimmed and thinned, weeded, and borders edged) to ensure a reasonably attractive appearance.
- No boulders or large rocks exceeding 12" in height may be used on the narrow strips between public sidewalks and the street curb.
- No plants may encroach onto or over public sidewalks
- No plant with thorns, spines, or sharp edges can be used within 6' of the public sidewalks

Residents are encouraged to consider converting the sidewalk strip areas (between sidewalk and curb) from turf grasses to xeriscaped areas as these areas are difficult to water. This area may be composed of a combination of river rock, crushed granite, and include native plantings.

### Submittal Requirements:

- Completed Architectural Committee Application
- Completed Architectural Review Process and Procedures
- Review Fee and Applicable Deposit
- Summary of the project
- Plant list with sizes and quantity at installation and maturity
- Location of proposed beds and defining border and material
- Drawing on your site plan or comparable plan which shows easements and setbacks, location of existing trees, driveway and sidewalk
- Estimated completion date

**CERTIFICATION & ACKNOWLEDGMENT**

As the President of the North Lakeway Village Section 6 Homeowners Association, Inc. (the "Association"), I certify that the foregoing North Lakeway Village Section 6 Xeriscape Guidelines were adopted for the benefit of the Association as part of the project documentation for the North Lakeway Village Section 6 Homeowners Association, located in Lakeway, Texas. These Xeriscape Guidelines become effective when recorded.

SIGNED on this 26<sup>th</sup> day of AUGUST, 2013.

**THE NORTH LAKEWAY VILLAGE SECTION 6  
HOMEOWNERS ASSOCIATION, INC.** a Texas non-  
profit corporation

By: Bill Clark  
Printed Name: Bill Clark  
Title: PRESIDENT

THE STATE OF TEXAS §

Williamson  
COUNTY OF ~~TRAVIS~~ §

Bill Clark This instrument was acknowledged before me this 26 day of August, 2013, by Bill Clark of the North Lakeway Village Section 6 Homeowners Association, Inc. a Texas non-profit corporation, on behalf of said non-profit corporation.

(SEAL)



[Signature]  
Notary Public Signature

**2013082590**

**Electronically Recorded**

**OFFICIAL PUBLIC RECORDS**

Nancy E. Rister

Nancy E. Rister, County Clerk

2013 August 26 02:04 PM

FEE: \$20.00 PGS 2

Williamson County Texas