



FIRST COLONY  
COMMUNITY ASSOCIATION

LANDSCAPING

Article VIII, Section 5 of the Declaration of Covenants, Conditions, and Restrictions for First Colony (the "deed restrictions") require that

*... plans and specifications showing the nature, kind, shape, color, size, materials, and location of such modifications, additions, or alternatives shall be submitted to the Modifications Committee for approval ...*

The following guidelines have been developed to assist homeowners in complying with the above requirement of the deed restrictions. Provided these modifications are in compliance with these particular guidelines, it is not necessary to submit for approval, however, in the event there is any deviation from these guidelines, approval is needed or it will be considered a deed restriction violation and may be subject to fines.

PLANTING BEDS

The purpose for landscape beds and the required plant layout is to screen the house's foundation from public view. Planting beds should produce a harmonious landscape setting and should complement the architecture of the residence with a suggested minimum width of 6 feet (6') from the foundation of the home. All planting beds should be mulched. Rock or gravel of any size or color is only permitted with the specific approval of the Modifications Committee. Berth tone rocks may be used on a limited basis for drainage or aesthetic purposes.

Shrubs & Groundcover

Shrub planting shall consist of a minimum of 2 layers planted at the foundation of the home. Shrubs shall be a minimum of five (5) gallon container grown, planted thirty-six inches (36") on center with triangular spacing. Groundcover or border plants shall be one (1) gallon containers, planted twelve inches (12") on center or split and planted six inches (6") on center depending on the species. Shrubs and groundcover species must conform to the approved plant list. If plant types other than those on the approved list are desired, specific approval for these plants must be obtained. Hedge-row shrubs in the front beds must be maintained 4 feet or lower.

Edging & Borders

Edging around planting beds is encouraged for maintenance purposes and to help define the shape of the beds but is not required. Natural border plants, such as monkey grass, liriopse or jasmine, are strongly encouraged. Acceptable edging materials include landscape timbers, railroad ties, steel, stone or brick. Landscape timbers and railroad ties can be laid horizontally or vertically, having a uniform height or edge. Stone may be laid flat as accent material. House bricks are an inappropriate material and cannot be used for landscape borders. Landscaping bricks shall complement the house brick and it is recommended that the bricks not be laid loose but be set securely into the ground either horizontally or vertically. Colored brick or concrete scalloped borders shall be securely set into the ground. Colored or poured reinforced concrete border/curbs are acceptable but must complement the exterior color scheme of the residence. Black plastic or rubber edging material is not recommended. All edging material must be maintained. Unacceptable edging material includes wire, wood or plastic fencing, lattice or other materials not in character with the desired landscape effect.

LAWNS

Yards visible to the public shall be solid sod if not in planting beds. Seeding or sprigging entire front or side lawn is not allowed. The usual type of sod is St. Augustine. Overseeding with Ryegrass for the purpose of having a green winter lawn is permitted. The lawn must be properly maintained all year round.

## TRELLISES

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**Location** - Can be located to the rear or side of house within the fenced yard. They may also be placed along sidewalls of the house or side fencing when incorporated into the general landscape design. If trellises are to be attached to shared fences and extend above the top of the shared fence, the neighbors' written permission will be required.

**Dimensions** - Maximum trellis height shall be eight feet when measured from the ground.

**Materials** - Should be made of weather-resistant wood, either pre-made or custom-made using an open wood slat design. Pre-made metal trellises are acceptable as long as they are muted colors such as brown, gray, black, hunter green or white. Colors used must blend in with the house colors.

**Maintenance** - Trellises must be properly maintained at all times so as to not distract from the neighborhood. The maintenance is to include (but not limited to) repair / replacement of worn or rotted wood or metal and painting. Plant materials used must also be properly maintained, which includes proper watering, fertilizing, trimming and replacement of dead or dying plants.

## SCREENING

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All mechanical and electrical equipment (pool equipment, air conditioners, gas meters, electrical boxes, etc.) must be completely screened from public view (lakes, golf course, reserves etc.). A combination of trees, hedges, shrubs or fences should be used to screen equipment and mechanical areas. Gas meters and electrical boxes may be painted to match the background. Since landscaping is a ever changing entity, the homeowner must ensure that once screening is achieved, the landscaping must be maintained in a manner to ensure that the plants continue to screen. If after a point in time, screening is no longer being achieved, the landscaping may have to be adjusted or replaced.

## IRRIGATION SYSTEMS

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Installation of an automatic irrigation system is encouraged and may be required in some neighborhoods. All irrigation equipment, including above ground piping and valves must be screened from view. All sprinkler heads must be at ground level, except those that are placed in the landscape beds. Irrigation systems must be designed and installed by a company with a Licensed Texas Irrigator on staff.

## LANDSCAPE INSTALLATION AND MAINTENANCE

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Installation of landscaping is to be executed in a high quality manner, consistent with the image of First Colony. The Modifications Committee may reject any improvement where the material or workmanship fails to meet the acceptable industry standards. Contractor signage is prohibited and the homeowner may be subject to fines.

Property maintenance and care of the landscape is vital to the overall appearance of First Colony. All landscaped areas are required to be maintained on a regular basis. For lawns, this maintenance includes mowing (once a week during the growing season); edging along walkways, sidewalks and the street curbs); along with treating for weeds (including weeds in the expansion joints); turf diseases and turf damaging pests; mulching of beds; fertilization; pruning of plants; and proper watering. All plant material that is damaged or destroyed through drought, disease, neglect, etc. shall be replaced immediately. All lawn bags and bundled tree limbs shall not be put out earlier than the night before the designated pick up day.

**NOTE:** Some neighborhoods may have more restrictive guidelines, which would supercede these guidelines.