

STATE OF TEXAS §

COUNTY OF BEXAR §

AMENDMENT OF RULES AND REGULATIONS

OF

PANTHER CREEK AT STONE OAK HOMEOWNERS ASSOCIATION, INC.

(Regarding Xeriscaping)

Document reference. Reference is hereby made to that certain Declaration for Panther Creek, filed at Vol. 8484, Pg. 1369 in the Official Public Records of Bexar County, Texas (together with all amendments, annexation documents, and supplemental documents thereto, the "Declaration").

Reference is further made to the "Bylaws of Panther Creek at Stone Oak Homeowners Association Inc.", attached that certain Notice of Dedicatory Instruments for Panther Creek at Stone Oak Homeowners Association, Inc., filed as Document No. 20120026152 in the Official Public Records of Bexar County, Texas (together with all amendments thereto, the "Bylaws").

Reference is further made to the Restated Rules and Regulations of Panther Creek at Stone Oak Homeowners Association, Inc., filed as Document No. 20120039260 in the Official Public Records of Bexar County, Texas (together with any amendments or supplements, including design guidelines adopted by the ACC, the "Rules").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Panther Creek at Stone Oak Homeowners Association, Inc. (the "Association");

WHEREAS the Architectural Control Committee (ACC) is authorized by Declaration Article III, §3.4.1 to impose standards of architectural and landscaping design on lots and by Declaration Article III §3.4.8 is authorized to adopt residential Design Guidelines, and has adopted the policy attached as Exhibit "A" regarding xeriscaping as a Design Guideline;

THEREFORE the xeriscaping policies attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED as additional Rules, and shall apply to all applications submitted after the recording date of this rule or for which application has been made and approval is pending as of the recording date of this rule.

Subject solely to the amendments contained in Exhibit "A", the Rules remain in full force and effect.

PANTHER CREEK AT STONE OAK HOMEOWNERS ASSOCIATION, INC.

Acting by and through its Architectural Control Committee

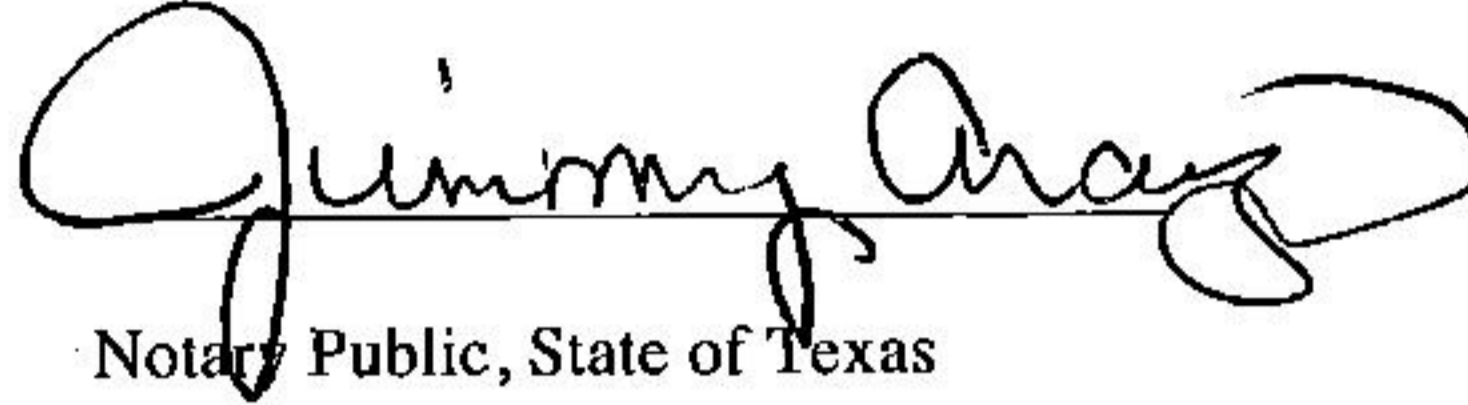
Signature: A. Hamlett
Printed Name: Amy Hamlett 2/7/2014
Title: Board Chair
President
Exhibit "A": Xeriscaping

STATE OF TEXAS

COUNTY OF Bexar

Acknowledgement

This instrument was acknowledged before me on the 7th day of February, 2014, by Amy
Hawket in the capacity stated above.


Notary Public, State of Texas

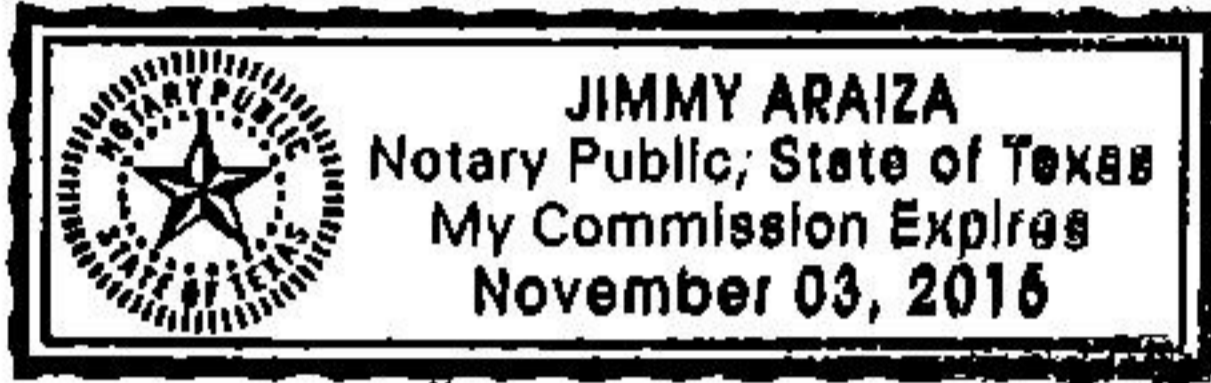


Exhibit "A"

Xeriscaping

Philosophy: Xeriscaping means using native and adaptive plants that can grow and sustain themselves with low water requirements and tolerate heat and drought conditions. Xeriscaping does not mean zero water and zero maintenance. The Association will allow, subject to compliance with these rules, the use of drought-resistant landscaping and water conserving natural turf.

Approval for changes, plan submittal: Prior to initiating any change in the visible landscape, the homeowners must submit plans and specifications detailing the proposed installation. The request must include a to-scale design plan, as well as details on the types of plants, the ground covers (including color and materials), weed barriers, the bordering material(s), the hardscape materials (including color), setbacks, irrigation system, and dimensions (dimensions of beds, approximate size of plants, size of any rocks, and other such details.) It is recommended but not required that plans be drawn by a licensed landscape architect to increase the chance of approval of plans without changes being required. The Architectural Control Committee (for the purposes of this rule, the "Committee") may request additional information or changes to the plans before final approval. Installation of any proposed xeric landscape may not begin until the Committee has approved the request.

Design requirements: Color and texture of the planted areas and inert areas are an important design aspect. Color and texture should be seen to flow neatly from one area of the yard to another. Extensive areas of "desert" or "barren" appearance must be avoided in order to preserve the aesthetic compatibility with the neighborhood. Large areas may not be composed of a single material; for example any areas of bare mulch must be interspersed with plants. The Committee may in its discretion prohibit water features, urns, and other man-made ornamentation. The xeriscape landscaping may not alter drainage patterns on a Lot, and owners must ensure that no crushed granite or other such runoff runs into a neighboring Lot or the street.

Soils in xeriscape areas should either be altered to fit the plants, or plants selected to fit the soil. Efficient irrigations systems must be planned. Irrigation for xeriscapes zones must be different than for turf zones. Owners should select plants and zones in accordance with the amount of light, wind and moisture in the particular yard area. Organic mulches such as bark chips must be applied at least 3" deep and maintained at all times at least 2" deep. Inorganic mulches such as crushed rock must be applied at least 3" deep and maintained at all times at least 2" deep.

Any hardscape areas (e.g. areas of mulch, decomposed granite, or other such ground cover) must contain an appropriate weed barrier.

Turf Grass: At least 50% of the visible lawn area of the Lot must contain some form of sodded grass. Turf coverage of less than 50% requires express approval from the board, which may be denied, granted, or conditioned in the board's sole discretion. The exact requirement of the turf may vary from property to property and is dependent on the specific plan submitted.

Homeowners should consider replacing any "thirsty" turf grasses in place such as St. Augustine with turf that has lower water requirements.

Artificial turf is prohibited absent a variance from the Committee, which may be granted or denied in the sole discretion of the Committee. However the Committee shall have no authority to approve artificial turf in any area between the front-most building line of a Lot and the street.

The Committee may approve artificial turf on a case-by-case basis depending on the situation of the Owner.

Plants: It is recommended to use plants adapted to the pH soil conditions created by the non-turf materials used. i.e., don't use acid loving plants along with alkaline crushed limestone covering, whereas acid loving plants would do well with a ground hardwood mulch covering and native plants would do well with limestone or crushed granite. Sickly and dying plants must be promptly removed or replaced.

Hardscapes, rock, gravel, cactus: The Committee may prohibit or limit the size and number of hardscape items including boulders. The Committee may prohibit or limit installation of rock ground cover (including gravel, and crushed stone). The Committee may prohibit or limit installation of cacti.

Borders: Non-turf planted areas must be bordered with an approved bordering material to define the xeriscaped area clearly from turfed areas. Such areas must be kept maintained at all times (plants trimmed and thinned, planted areas weeded, and borders edged) to ensure an attractive appearance. No plants may encroach onto sidewalks, curbs, or streets.

Safety: No plant with thorns, spines, or sharp edges may be used within 6' of a sidewalk or street.

Maintenance: Xeric landscapes are subject to the same requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Xeriscape designs are not intended to be "zero maintenance"; in fact they often require more effort than turf throughout the year. Plants must be trimmed, beds must be kept weed-free and borders must be edged. Leaves and other debris must be removed on a regular basis so as to maintain a neat and attractive appearance. Perennials which die back during winter must be cut back to remove dead materials during winter. This includes most ornamental grasses and other flowering perennials which go dormant to the ground in winter.

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After recording, please return to:

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GERARD C. RICKHOFF
COUNTY CLERK
Fees \$38.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
03/05/2014 11:35AM
COUNTY CLERK, BEXAR COUNTY TEXAS



A handwritten signature in cursive script, appearing to read "Gerard C. Rickhoff".