

Denton County
Juli Luke
County Clerk

Instrument Number: 61416

ERecordings-RP
RESTRICTIONS

Recorded On: June 13, 2023 04:14 PM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$46.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 61416
Receipt Number: 20230613000650
Recorded Date/Time: June 13, 2023 04:14 PM
User: Sarah N
Station: Station 35

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

**RYAN MEADOWS OWNERS ASSOCIATION
XERISCAPING POLICY**

WHEREAS, the Board of Directors (the "Board") for Ryan Meadows Owners Association ("Association") has the powers and duties necessary for the administration of the affairs of the Association and to enforce the provisions of any rules, covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, & Restrictions for Ryan Meadows dated April 25, 2017 and recorded in the real property records of Denton County, Texas as Document No. 2017-48225 and as amended from time to time (the "Declaration"); and

WHEREAS, pursuant to Article 3, Section 3.3 of the Bylaws of Ryan Meadows Owners Association ("Bylaws"), the Board has the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the Property as may be required or permitted by the Governing Documents and applicable law. The Association may do any and all things that are lawful and which are necessary, proper, or desirable in operating for the best interests of its members, subject only to limitations upon the exercise of such powers as may be contained in applicable law or the Governing Documents; and

WHEREAS, pursuant to Article 6, Section 6.14 of the Declaration, the Association has the right to adopt, amend, repeal, and enforce reasonable rules, and penalties for infractions thereof, regarding the occupancy, use, disposition, maintenance, appearance, and enjoyment of the Property; and

WHEREAS, pursuant to Chapter G, Paragraph G.11.4 of the Owners Manual of Rules & Regs for Ryan Meadows ("Manual"), the Board may adopt Rules with xeriscaping guidelines; and

WHEREAS, the capitalized terms used herein shall have the meanings given such terms in the governing documents for the Association, unless expressly defined herein; and

WHEREAS, the Association held a properly noticed open board meeting, and at such meeting each board member was given reasonable opportunity to express the board member's opinion to all other board members and to vote, and the Board determined that the adoption of this Xeriscaping Policy would promote the welfare, health and/or safety of the Members and/or the Association, the board members adopted the following Xeriscaping Policy which supersedes any contrary Xeriscaping Policy that may have previously been in effect and is effective when recorded in the Real Property Records of Denton County, Texas;

NOW, THEREFORE, IT IS RESOLVED:

**RYAN MEADOWS OWNERS ASSOCIATION XERISCAPING POLICY
ATTACHED HERETO IS HEREBY ADOPTED**

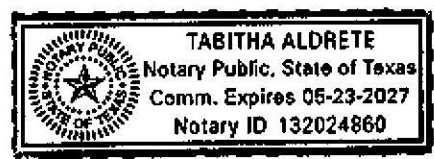
This is to certify that the foregoing resolution was adopted by the Board of Directors at a meeting and has not been modified, rescinded or revoked.

DATE: 8 June 2023


Secretary

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the 8th day of June, 2023
by Brad Richins (name), the President (title) for RYAN
MEADOWS OWNERS ASSOCIATION on behalf of said entity.



Tabitha Aldrete
Notary Public in and for the State of Texas

Notary stamp or seal:

AFTER RECORDING RETURN TO:

Ryan Meadows Owners Association
c/o The Kapioltas Law Firm, PLLC
Attn: Thomas Kapioltas
2150 S. Central Expressway, Suite 200
McKinney, Texas 75070

Ryan Meadows
Supplement to Section G4 Xeriscaping

RYAN MEADOWS HOME OWNERS ASSOCIATION
XERISCAPING

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration of Covenants, Conditions, Easements and Restrictions for Ryan Meadows Planned Unit Development

Note: Texas statutes presently render null and void any restriction in the Declaration which completely prohibits the installation of drought-resistant landscaping or water-conserving turf on a residential lot, which is a landscaping procedure known as xeriscaping ("Xeriscaping"). The Board and/or the architectural approval authority under the Declaration has adopted this policy in lieu of any express prohibition against Xeriscaping or any provision regulating such matters which conflict with Texas law, as set forth in the Declaration.

A. ARCHITECTURAL REVIEW APPROVAL REQUIRED.

Approval by the Architectural Review Committee under the Declaration is required prior to installing Xeriscaping. All Owners implementing Xeriscaping are encouraged to utilize trees, palms, cycads, shrubs, vines, herbaceous perennials and group cover which are native to the area when designing their proposed Xeriscaping. No Owners shall install artificial turf, gravel, rocks or cacti that in the aggregate encompass over 20% of such Owner's front yard. The Architectural Review Committee is not responsible for: (i) errors or omissions in the application submitted to the Architectural Review Committee for approval; (ii) supervising installation or construction to confirm compliance with an approved application or (iii) the compliance of an approved application with governmental codes and ordinances; state and federal laws.

B. XERISCAPING PROCEDURES AND REQUIREMENTS

1. Approval Application. Approval by the Architectural Review Committee is required prior to installing Xeriscaping. To obtain Architectural Review Committee approval of Xeriscaping, the Owner shall provide the Architectural Review Committee with the following information: (i) the proposed site location of the Xeriscaping on the Owner's Lot; (ii) a description of the Xeriscaping, including the types of plants, border materials, hardscape materials and photograph or other accurate depiction and (iii) the percentage of yard to be covered with turf, gravel, rocks and cacti (the "Xeriscaping Application"). A Xeriscaping Application may only be submitted by an Owner unless the Owner's tenant provides written confirmation at the time of submission that the Owner consents to the Xeriscaping Application.

2. Approval Process. The decision of the Architectural Review Committee will be made within a reasonable time, or within the time period otherwise required by the principal deed restrictions which govern the review and approval of improvements. A Xeriscaping Application submitted to install Xeriscaping on property owned by the Association or property owned in common by members of the Association will not be approved. Any proposal to install Xeriscaping on property owned by the Association or property owned in common by members of the Association must be approved in advance

and in writing by the Board, and the Board need not adhere to this policy when considering any such request.

Each Owner is advised that if the Xeriscaping Application is approved by the Architectural Review Committee, installation of the Xeriscaping must: (i) strictly comply with the Xeriscaping Application; (ii) commence within sixty (60) days of approval; and (iii) be diligently prosecuted to completion. If the Owner fails to cause the Xeriscaping to be installed in accordance with the approved Xeriscaping Application, the Architectural Review Committee may require the Owner to: (i) modify the Xeriscaping Application to accurately reflect the Xeriscaping installed on the property; or (ii) remove the Xeriscaping and reinstall the Xeriscaping in accordance with the approved Xeriscaping Application. Failure to install Xeriscaping in accordance with the approved Xeriscaping Application or an Owner's failure to comply with the post-approval requirements constitutes a violation of this policy and may subject the Owner to fines and penalties. Any requirement imposed by the Architectural Control Committee to resubmit a Xeriscaping Application or remove and relocate Xeriscaping in accordance with the approved Xeriscaping Application shall be at the Owner's sole cost and expense.

3. Approval Conditions. Unless otherwise approved in advance and in writing by the Architectural Review Committee, each Xeriscaping Application and all Xeriscaping to be installed in accordance therewith must comply with the following:

(i) The Xeriscaping must be aesthetically compatible with other landscaping in the community as reasonably determined by the Architectural Review Committee. For purposes of this Xeriscaping policy, "aesthetically compatible" shall mean overall and long-term aesthetic compatibility within the community. For example, an Owner's Lot plan may be denied if the Architectural Review Committee determines that: a) the proposed Xeriscaping would not be harmonious with already established turf and landscaping in the overall community; and/or b) the use of specific turf or plant materials would result in damage to or cause deterioration of the turf or landscaping of an adjacent property owner, resulting in a reduction of aesthetic appeal of the adjacent property owner's Lot.

(ii) No more than 20% of such Owner's front yard shall be covered with artificial turf, gravel, rocks or cacti.

(iii) The Xeriscaping must not attract diseases and insects that are harmful to the existing landscaping on neighboring Lots, as reasonably determined by the Architectural Review Committee.