

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF THE TEXAS PROPERTY CODE**

THE STATE OF TEXAS

§
§
§

COUNTY OF BELL

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B. Gerdes, who, being by me duly sworn according to law, stated the following under oath:

“My name is Sarah B. Gerdes. I am over twenty-one (21) years of age and fully competent to make this affidavit. I have personal knowledge of all facts stated herein, and they are all true and correct.

I am the attorney for Village of Sage Meadows (Temple) Homeowners Association, Inc., a Texas non-profit corporation (the “Association”), and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a “property owners’ association” as defined in Section 202.001(2) of the Texas Property Code.

Attached hereto is the original of, or a true and correct copy of, the following dedicatory instrument, including known amendments or supplements thereto, governing the Association, which instrument has not previously been recorded: **VILLAGE OF SAGE MEADOWS (TEMPLE) HOMEOWNERS ASSOCIATION, INC. DESIGN GUIDELINES.**


The document attached hereto is subject to being supplemented, amended or changed by the Association.

Dedicatory instruments of the Association that have already been filed in the Condominium and/or Official Public Records of Bell County are as follows:

- 1.) Declaration of Covenants, Conditions, and Restrictions for Village of Sage Meadows, recorded as Document No. 200600055931, Official Public Records of Bell County, Texas.
- 2.) First Amendment and Supplement to Declaration of Covenants, Conditions and Restrictions for Village of Sage Meadows, recorded as Document No. 201000030791, Official Public Records, Bell County, Texas.
- 3.) Second Amendment to the Declaration of Covenants, Conditions, and Restrictions for Village of Sage Meadows, recorded as Document No. 201000045764, Official Public Records, Bell County, Texas.
- 4.) Second Supplement to the Declaration of Covenants, Conditions, and Restrictions for Village of Sage Meadows, recorded as Document No. 2011-00037071, Official Public Records, Bell County, Texas.
- 5.) Third Supplement to the Declaration of Covenants, Conditions, and Restrictions for Village of Sage Meadows, recorded as Document No. 2012-00041538, Official Public Records, Bell County, Texas.
- 6.) Fourth Supplement (and Amended and Restated Sixth Supplement) to the Declaration of Covenants, Conditions, and Restrictions for Village of Sage Meadows, recorded under Volume 8846, Page 311, Official Public Records, Bell County, Texas.

- 7.) Bylaws of Village of Sage Meadows (Temple) Homeowners' Association, Inc., recorded as Document No. 200600060221, Official Public Records of Bell County, Texas.
- 8.) Amended and Restated Rules and Regulations of Village of Sage Meadows (Temple) Homeowners' Association, Inc., recorded as Document No. 201500047485, Official Public Records, Bell County, Texas.
- 9.) Amended and Restated Rules and Regulations of Village of Sage Meadows (Temple) Homeowners' Association, Inc., recorded as Document No. 201500047485, Official Public Records, Bell County, Texas.
- 10.) Notice of Dedicatory Instruments for Village of Sage Meadows (Temple) Homeowners' Association, Inc., recorded as Document No. 201500046987, Official Public Records of Bell County, Texas.
- 11.) Fine and Enforcement Policy for Village of Sage Meadows (Temple) Homeowners' Association, Inc., recorded as Document No. 201900049164, Official Public Records, Bell County, Texas.

SIGNED on this the 17th day of March 2026.

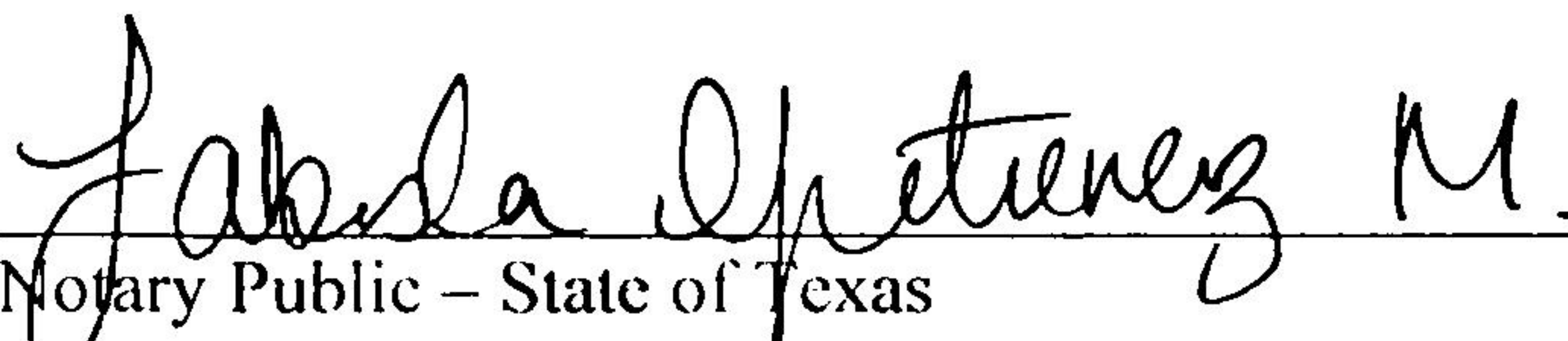

 Printed Name: Sarah. B. Gerde
 Attorney/ Agent for Village of Sage Meadows
 (Temple) Homeowners Association, Inc.

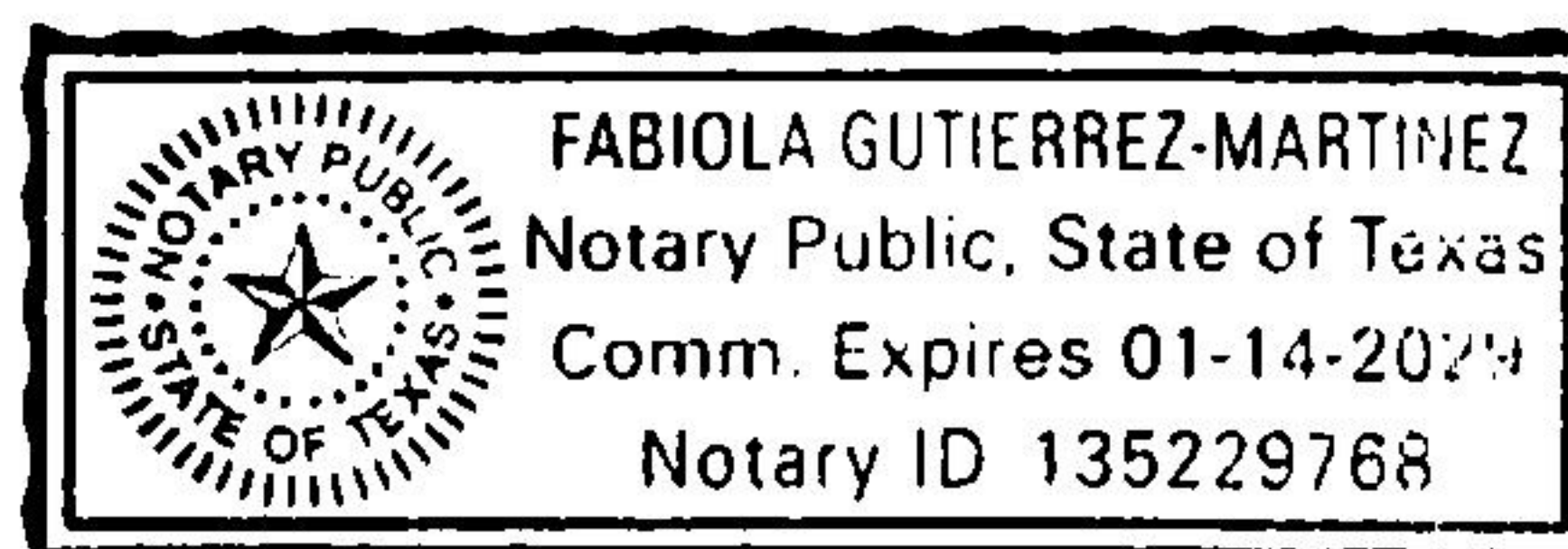
VERIFICATION

THE STATE OF TEXAS
COUNTY OF FT BEND

BEFORE ME, the undersigned authority, on this day personally appeared Sarah B. Gerdes, who, after being duly sworn stated under oath that she has read the above and foregoing Affidavit and that every factual statement contained therein is within her personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 17th day of March 2026.


 Notary Public – State of Texas



DESIGN GUIDELINES

VILLAGE OF SAGE MEADOWS (TEMPLE) HOMEOWNERS ASSOCIATION, INC.

These rules govern Lot and residence (i.e., "Property") aesthetics in the categories listed below, ensuring consistency and safety while keeping in the spirit of the Village of Sage Meadows (Temple) Homeowners Association, Inc. ("HOA") Board, which is maintaining or increasing individual Property values. Regulations maintain neighborhood uniformity and aesthetic appeal, and the HOA Board (and ACC Committee) is committed to maintaining a good community standard for all shared spaces as well. In an HOA community, changes to the visible aspects of your home—such as replacing doors, windows, or shutters or adding decorative elements like lighting fixtures—require ACC approval. Minor aesthetic changes in a neighborhood must adhere to community guidelines to maintain uniformity.

An Owner is required to comply with the Design Guidelines. The ACC may, from time to time, modify, amend, or supplement the rules regarding Design Guidelines.

Maintenance Standards

This document outlines expectations for Property maintenance, including requirements for upkeep of landscaping, building exteriors, and common areas.

Building Design and Style

Architectural styles permitted within our community, such as traditional, modern, colonial, etc. They may also dictate specific design elements like roof pitch, exterior materials, and overall building proportions.

Material Restrictions

Specific rules dictate the types of materials allowed for construction, such as approved paint colors, fencing materials, and window grids.

Exterior Finishes and Colors

Regulate the color schemes and exterior finishes allowed for homes within the community. This includes rules regarding paint colors, siding materials, and trim details. Buildings should be finished in a natural color palette (gray, brown, white, dark green, etc.) and may not include any primary or bright colors. All finishes must be presented to the ACC for review and approval.

Exterior Modifications

ACC approval is required for exterior home changes such as repainting, roofing, siding, or other visible Property alterations. The ACC oversees minor home changes, ensuring a cohesive neighborhood appearance, even if it is just changing the front door's color.

Architectural Modifications and Addition

ACC approval is required for building additions like garages, sheds, decks, or patios, as they can alter Property appearance and layout. Smaller structures, temporary and permanent, such as pergolas, playhouses, or gazebos, may also fall under this category. Except for children's playhouses, dog houses, greenhouses, gazebos and buildings for storage of lawn maintenance equipment that are not visible from any street and are constructed with the same roof material and roof pitch as the primary dwelling, no building previously constructed elsewhere shall be moved onto any Lot, it being the intention that only new construction be placed and erected on a Lot. Any storage building on a Lot (a) may not exceed 8 feet in height, (b) must not be visible from any front or side street, (c) must be made out of materials that are harmonious with the primary residence (i.e.-painted the same color as the house, shingles to match the house) and (d) must be located within all setback lines and easements affecting any Lot.

Air Conditioning Units

HVAC Location. No air-conditioning apparatus may be installed on the ground in front of a residence or on the roof of any residence. No air-conditioning apparatus or evaporative cooler may be attached to any front wall or front window of a residence or at any other location where it would be visible from any street, any other residence, or Common Area.

Utility boxes

Permanently installed utility boxes which are visible from the street or common areas must be screened with vegetation and/or fencing. Residents with utility boxes are responsible for installing and maintaining the area in/around utility boxes. Screening must be in compliance with local utility systems requirements so as to make the utility boxes

No Window AC Units

Use of a wall type air conditioner that is visible from any street, common areas, neighboring Property, or any other Improvement is prohibited on any part of the Property. Window air conditioners are prohibited.

Barbecue Units

Barbecue units are only permitted within the backyard of each Lot so as to be screened from any street, common areas, or neighboring Property. In the event of any dispute regarding what portion of a Lot constitutes the "backyard" the opinion of the Board will be final, binding, and conclusive.

Antennae & Satellite Dishes

Except as expressly provided below, no exterior radio or television antennae or aerial or satellite dish or disc, nor any Solar Energy Device, may be erected, maintained, or placed on a Property without the prior written approval of the ACC. Basic Guidelines for permitted antennas or satellites are:

- (a) an antenna designed to receive direct broadcast services, including direct-to-home satellite services, which is one meter or less in diameter; or
- (b) an antenna designed to receive video programming services via multipoint distribution services, including multichannel multipoint distribution services, instructional television fixed services, and local multipoint distribution services, which is one meter or less in diameter or diagonal measurement; or
- (c) an antenna that is designed to receive television broadcast signals; (collectively, (a) through (c) are referred to herein as the "Permitted Antennas") shall be permitted subject to reasonable requirements as to location and screening as may be set forth in rules adopted by the ACC, consistent with Applicable Law, in order to minimize obtrusiveness as viewed from streets and adjacent Property. The Association shall have the right, but not the obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna, cable, or other communication system for the benefit of all or any portion of the Property.
- (d) Location of Permitted Antennas. A Permitted Antenna may be installed solely on the Owner's Property and may not encroach upon any street, Common Area, or any other portion of the Property. A Permitted Antenna may be installed in a location on the Property from which an acceptable quality signal can be obtained and where least visible from the street and the Property, other than the Property. In order of preference, the locations of a Permitted Antenna which shall be considered least visible by the Board are as follows:
 - (i) attached to the back of the principal single-family residence constructed on the Lot, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent Properties and the street; then
 - (ii) attached to the side of the principal single-family residence constructed on the Lot, with no part of the Permitted Antenna any higher than the lowest point of the roofline and screened from view of adjacent Properties and the street.

Clotheslines; Awnings

No clotheslines and no outdoor clothes drying or hanging shall be permitted in the Subdivision, nor shall anything be hung, painted or displayed on the outside of the windows (or inside, if visible from the outside) or placed on the outside walls or outside surfaces of doors of or any residence on any Lot, and no awnings, canopies or shutters (except for those heretofore or hereinafter installed in accordance with Plans and Specifications approved by the ACC) shall be affixed or placed upon the exterior walls or roofs of any residence on any Lot, or any part thereof, nor relocated or extended, without the prior written consent of the ACC.

Basketball Goals

Basketball goals must either be portable or attached to the residence and must be kept behind all building setback lines. No basketball goals may block any sidewalk, be placed in any street, or be allowed to hang out over any street at any time. Portable basketball goals are permitted, provided that: (i) no portable basketball goal may be placed or utilized on or within any right-of-way. All basketball goals must be properly maintained and painted, with the net in good repair. Portable basketball goals must be stored out of view of the street, other residences, and common areas when not in use. In the event that an Owner fails to comply with the provisions of this Section, the Board, or its agent shall have the express authority to remove the offending improvements, the expense of which shall be borne by the Owner thereof.

Generators

Approval by the ACC is required prior to installing a Generator. The Owner must install and maintain the Generator in accordance with the manufacturer's specifications and meet all applicable governmental health, safety, electrical, and building codes. The Owner must use a licensed contractor(s) to install all electrical, plumbing, and fuel line connections and all electrical connections must be installed in accordance with all applicable governmental health, safety, electrical, and building codes. Generators may only be installed in the backyard of a residence, with no visibility from the street, other residences, or common areas. The Owner may only perform periodic testing of the Generator consistent with the manufacturer's recommendations between the hours of 9 a.m. to 5 p.m., Monday through Friday.

Wind Energy Generation Equipment. No windmills, wind generators, or other apparatus for generating power from wind shall be erected or installed on any Property.

Decorations and Lighting

Customary seasonal decorations for holidays are permitted without approval by the ACC but shall be removed within thirty (30) days of the applicable holiday. Outside lighting fixtures shall be placed so as to illuminate only the yard of the applicable Lot and so as not to affect or reflect into surrounding residences or yards. No mercury vapor, sodium or halogen light shall be installed on any Property which is visible from any street unless otherwise approved by the ACC.

Mobile Homes, Travel Trailers, and Recreational Vehicles

No mobile homes, travel trailers or recreational vehicles shall be parked or placed on any street, right of way, Lot (except pursuant to an approved covered structure) or used as a residence, either temporary or permanent, at any time. However, such vehicles may be parked temporarily for a period not to exceed seventy-two (72) consecutive hours during each two (2) month period. Mobile homes, travel trailers, or recreational vehicles may be stored on a Lot in a garage or covered structure approved in advance by the ACC.

Tanks

No tank used or proposed in connection with a residence, including tanks for storage of fuel, water, oil, or liquid petroleum gas (LPG), are permitted. No elevated tanks of any kind may be erected, placed, or permitted on any Lot within the Property.

Temporary Structures

No tent, shack, or other temporary building, improvement, or structure shall be placed upon the Property without the prior written approval of the ACC; provided, however, that temporary structures necessary for storage of tools and equipment, , and foremen during actual construction may be maintained with the prior approval of the ACC, approval to include the nature, size, duration, and location of such structure.

Driveways and Parking

Allowable driveway materials include: Concrete, stone pavers, precast concrete pavers, colored or textured concrete, stabilized gravel (road base) with stone or concrete border. Colored concrete must be integral color and may not include any primary or bright colors. A neutral palette is preferred.

Layout of driveways shall follow alignments that minimize grading and other disturbance to the site.

Driveways must allow for adequate drainage along the street with the use of a culvert.

Vehicular gates on individual driveways/ Lots are not permitted.

The design, construction material, and location of: (i) all driveways, and (ii) culverts incorporated into driveways for ditch or drainage crossings, must be approved by the ACC and be in conformance with the Plat and drainage design for the Property. Each Owner will be responsible, at such Owner's sole cost and expense, for properly and on a timely basis (both standards to be determined by the Board in the Board's sole and absolute discretion) maintaining driveways and culverts.

Fencing

Existing fencing must be in good condition, consistently the same color on all visible sides, with no breakage, additional pieces attached or splintered/broken pieces. No fence may be constructed on the Property without the prior written consent of the ACC. All fences and walls shall be constructed of masonry, brick, wood or other material approved in writing by the ACC. No chain link or wire fencing is allowed. No fence or wall on any Lot shall extend nearer to any street than the front of the residence thereon. Except as otherwise specifically approved by the ACC, all streetside side yard fencing on corner Lots shall be set no closer to the abutting side street than the property line of such Lot. No portion of any fence shall exceed six (6) feet in height. Any fence or portion thereof that faces a public street shall be constructed so that all structural members and, unless the ACC determines otherwise, support posts will be on the side of the fence away from the street and not visible from any public right-of-way.

Roofing.

All roofing material shall be approved in advance of construction by the ACC. In addition, roofs of buildings may be constructed with "Energy Efficiency Roofing" with the advance written approval of the ACC. For the purpose of this Section, "Energy Efficiency Roofing" means shingles that are designed primarily to: (a) be wind and hail resistant; (b) provide heating and cooling efficiencies greater than those provided by customary composite shingles; or (c) provide solar generation capabilities. The ACC will not prohibit an Owner from installing Energy Efficient Roofing provided that the Energy Efficient Roofing shingles: (i) resemble the shingles used or otherwise authorized for use within the Property; (ii) are more durable than, and are of equal or superior quality to, the shingles used or otherwise authorized for use within the community; and (iii) match the aesthetics of adjacent Property. An Owner who desires to install Energy Efficient Roofing will be required to comply with the architectural review and approval procedures set forth in the Restrictions. In conjunction

with any such approval process, the Owner should submit information which will enable the ACC to confirm the criteria set forth in this Section. Any other type of roofing material shall be permitted only with the advance written approval of the ACC.

Solar Energy Device

Solar Energy Devices may be installed in accordance with the procedures and requirements set forth by the industry & in line with the aesthetics of the community.

Construction and Contractor Signs

No construction or contractor sign of any kind or character shall be displayed to the public view on any Lot or from any home on any Lot. Unless otherwise prohibited by Applicable Law, no sign of any kind may be displayed to the public view on any Property without the prior written approval of the ACC.

Security Signs

One small security service sign is permitted per Property, provided that the sign has a maximum face area of two (2) square feet and is located no more than five (5) feet from the front elevation of the principal residence constructed upon the Lot.

Religious Item on Door

A resident may display or affix on the Lot one or more religious items the display of which is motivated by the resident's sincere religious belief. The following are prohibited: a religious item that (1) threatens the public health or safety; (2) violates a law other than a law prohibiting the display of religious speech; (3) contains language, graphics, or any display that is patently offensive to a passerby for reasons other than its religious content; (4) is installed on property owned or maintained by the HOA; (5) violates any applicable building line, right-of-way, setback or easement; or (6) is attached to a traffic control device, street lamp, fire hydrant, or utility sign, pole, or fixture.

Sale or Rental Signs

One (1) temporary "For Sale" or "For Lease" sign is permitted per Lot, provided that the sign shall be limited to: (i) a maximum face area of five (5) square feet on each visible side and, if free standing, is mounted on a single or frame post; (ii) an overall height of the sign from finished grade at the spot where the sign is located may not exceed four feet (4'); and (iii) the sign shall be removed within two (2) business days following the sale or lease of the Lot.

Political Signs

Political signs may be erected provided the sign: (i) is erected no earlier than the 90th day before the date of the election to which the sign relates; (ii) is removed no later than the 10th day after the date of the election to which the sign relates; and (iii) is ground-mounted. Only one sign may be erected for each candidate or ballot item. Display of political flags is prohibited.

No Soliciting

One (1) "no soliciting" sign is permitted near or on the front door to the principal residence constructed upon the Lot, provided that the sign may not exceed twenty-five (25) square inches.

Flags

Owners are permitted to display certain flags on the Owner's Lot, as further set forth below.

An Owner is permitted to display the official flag of the United States of America, the flag of the State of Texas, an official or replica flag of any branch of the United States Military, or one (1) flag with official insignia of a college or university ("Permitted Flag") and permitted to install a flagpole no more than five feet (5') in length affixed to the front of a residence near the principal entry or affixed to the rear of a residence ("Permitted Flagpole").

Only two (2) permitted Flagpoles are allowed per residence. Approval by the ACC is required prior to installing vertical freestanding flagpoles installed in the front or back yard area of any Lot.

Flags - Installation and Display

Unless otherwise approved in advance and in writing by the ACC, Permitted Flags, Permitted Flagpoles and Freestanding Flagpoles, installed in accordance with the Flagpole Application, shall comply with the following:

(i) No more than one (1) Freestanding Flagpole OR no more than two (2) Permitted Flagpoles are permitted per Lot, on which only Permitted Flags may be displayed.

(ii) Any Permitted Flagpole shall be no longer than five feet (5') in length and any Freestanding Flagpole shall be no more than twenty feet (20') in height;

(iii) Any Permitted Flag displayed on any flagpole may not be more than three feet in height by five feet in width (3' x 5');

(iv) With the exception of flags displayed on Common Area, the flag of the United States of America shall be displayed in accordance with 4 U.S.C. Sections 5-10 and the flag of the State of Texas shall be displayed in accordance with Chapter 3100 of the Texas Government Code;

(v) The display of a flag, or the location and construction of the flagpole shall comply with Applicable Law, easements, and setbacks of Record;

(vi) Any Permitted Flagpole and Freestanding Flagpole must be constructed of permanent, long-lasting materials, with a finish appropriate to the materials used in the construction of the flagpole and harmonious with the residence.

(vii) A Permitted Flag, Permitted Flagpole or Freestanding Flagpole must be maintained in good condition and any deteriorated flag or deteriorated, or structurally unsafe Permitted Flag, Permitted Flagpole or Freestanding Flagpole shall be repaired, replaced, or removed.

(viii) Any Permitted Flag may be illuminated by no more than one (1) halogen landscaping light of low beam intensity, as determined by the ACC in its discretion, which shall not be aimed towards or directly affect any neighboring Lot; and

(ix) Any external halyard of a Permitted Flagpole or Freestanding Flagpole shall be secured so as to reduce or eliminate noise from flapping against the metal of the Permitted Flagpole or Freestanding Flagpole.

Landscaping Standards

Landscaping changes can affect the appearance of your Property, your neighbors' views, and the Subdivision's overall aesthetic. For these reasons, the ACC will review and approve or deny landscaping plans before an owner begins any major landscaping work. This includes large-scale modifications like tree removal, garden planting, and fountain installations.

Lawn & Vegetation Care

Our HOA sets requirements for lawn care, tree trimming, and removal of dead plants. This includes vegetation growing over common areas (i.e., sidewalks) which needs to be at an 8' minimum. Any growth below the 8' minimum will be force cut at the owner's expense. No vegetation will grow over the sidewalks, curbs, or driveways. Any growth over 2" will be force cut at the owner's expense.

Landscape must always be maintained to ensure an attractive appearance.

The landscape must be watered with sufficient frequency to maintain a healthy and attractive appearance.

Grass must be maintained at a height not exceeding 6".

Plants must be trimmed so as to avoid an overgrown appearance.

Plants in front of a window must be trimmed so that at least 75% of the window is visible from the street facing the window.

Turf grass areas and beds must be kept weed-free.

Borders must be edged year-round.

Sickly and dying plants should be removed and replaced.

Perennials that die back during winter must be cut back to remove dead material.

Mulch and loose ground covers must be replenished as needed (but no less often than annually)

Any ground cover that washes into the street must be promptly removed.

Drip Irrigation

Drip irrigation provides optimum water conservation.

Traditional Sprinkler

Sprinkler heads should be installed/adjusted to minimize overspray onto drives and walkways and eliminate water run-off into the street.

Rain Barrels

The ACC must approve rainwater collection systems.

"Rainwater Collection System" shall mean a system or series of mechanisms designed primarily to collect rainwater for subsequent use by the Owner on the Owner's Lot.

Applications for installation of any Rainwater Collection System shall be submitted to the ACC.

The ACC may deny an application for, or impose reasonable restrictions on, the installation of a System that does not meet one or more of the required standards established by these Guidelines.

Rainwater Collection System:

(1) be of a color consistent, in the reasonable opinion of the ACC, with the color scheme of the residence;

(2) not display any language or other content that is not typically displayed on such barrel or system as it is manufactured; .

(3) shall not be located on property owned by the Association or located between the front of the property owners' home and an adjoining or adjacent street;

(4) to the greatest extent reasonably possible, be located and/or shielded so as to minimize the visual impact of the installation on adjacent properties, Lots and common areas;

(5) shall be constructed of a non-reflective material; and

(6) shall not exceed eight feet in height.

Streetscape Planting Guidelines

Each Lot is required to install and maintain a minimum of 2 shade trees (minimum 2 inches in caliper). Trees shall be installed within the front setback area and should be spaced an average of 30 feet on center, following an organic alignment (not in a straight line)

Allowable species for required street trees are:

Cedar Elm

Burr Oak

Live Oak

Monterrey (Mexican White) Oak

Lacey Oak

Lighting

Light fixtures shall be cohesive with the architecture of the home related to style, finish, and color.

Plants

Native Plants Preferred. Selection of native and adapted plants should be made in consultation with a landscape professional or nursery experienced in native and adapted plants.

No Thorny and Spiney Plants. No plants with thorns, spines, or sharp edges can be used within three feet (3') of the public sidewalks (determine each plant's mature size before installation). All plants must be maintained so they do not block or obstruct any part of any sidewalk, street, driveway, or mailbox.

Invasive Plants Prohibited. Plants considered to be invasive will not be approved.

Landscaping & Outdoor Features

Turf Grasses

Acceptable Grasses. Owners may replace high-water demand turf grasses such as St. Augustine with a grass that has a lower water requirement, such as Buffalo, Zoysia, or Bermuda. An Owner may choose any combination of grasses that is suitable for the Lot. No single turf grass is ideal for all situations, so an owner should carefully consider the soil and sunlight conditions before selecting new turf grass.

Artificial Turf is allowed with ACC approval.

Landscaping and Outdoor Features

Regulations regarding landscaping, fencing, outdoor structures (such as sheds or gazebos), and hardscaping (like driveways and walkways) are outlined in these guidelines.

Any proposed decorative items such as birdbaths, statuary, urns, pots, or other similar non-vegetative items must be included in a landscape plan and approved in advance. Photos of these items should be included in the submission. The ACC and/or Board reserves the right to limit the number of decorative items.

Planters

All planters and any decorative item used as a planter must always be maintained to ensure an attractive appearance. Decorative items may not be placed in driveways, as the driveway is not considered to be part of the landscaped area of the Lot.

Walks and Drives

Paver stones may be used to create walkways. Concrete and continuous solid surfaces in the front yard are limited to driveways and sidewalks only.

Water Conservation

Many guidelines, especially in water-scarce areas, focus on promoting native and water-wise plants to reduce water usage.

Xeriscaping

Including the types of plants, border materials, hardscape materials and photograph or other accurate depiction and the percentage of yard to be covered with gravel, rocks, and cacti (the "Xeriscaping Application").

The Xeriscaping shall be aesthetically compatible with other landscaping in the community as reasonably determined by the ACC. For purposes of this Section, "aesthetically compatible" shall mean overall and long-term aesthetic compatibility within the community.

The Xeriscaping shall not attract diseases and insects that are harmful to the existing landscaping on neighboring Lots, as reasonably determined by the ACC.

Non-Vegetative Ground Cover

Allowable ground covers are decomposed granite, ground or chipped hardwood mulch, crushed limestone, flagstone, or other loose stone material approved in writing by the Committee. The ground cover must be maintained to prevent weed growth and must be replenished periodically. The ACC may restrict the types of allowable ground cover if the topography presents a risk of wash-off onto the street or other property.

Large Rocks

Stone and boulders (whether natural or concrete) are permissible if used as accent pieces, and not as a primary or dominant landscape feature.

Raised Beds

Details for raised beds must be submitted to the ACC. Decisions will be made on a case-by-case basis.

Weed Barriers

Materials (such as landscape fabric) used to restrict weed growth must not be visible from the street or adjacent Lots.

Borders Required

Xeriscape areas should be surrounded by a border to define the turf areas from the landscaped areas. Borders can consist of metal edging, natural stone, brick, or masonry units. Permissible masonry products include stone, clay brick pavers, or concrete masonry units manufactured as edging shapes. Any proposed masonry edging is subject to approval by the ACC. To ensure a speedy approval, it is recommended that the submission includes a photo of any natural stone, brick or masonry unit and a photo of the façade of the home, so as to demonstrate that they are complementary. Railroad ties and pressure treated wood are not acceptable.

Materials for Borders

All masonry products must be tightly fit into place to avoid displacement and weed encroachment or growth between masonry units. Crushed granite or sand is recommended for the spaces between masonry units. Brick masonry must be approved for color and type; if brick units are to be used for borders, they must be solid units, not common bricks with holes. No "common" concrete blocks (cinder blocks, for example) are permitted. If steel

edging is used, it must be properly staked and set with the top edge not more than 2 inches above grade. No plastic edging will be allowed in the front yard.

Prohibited Materials: Un-stabilized gravel, stamped asphalt, bare dirt, grass.

Unofficial Copy

APPENDIX A**Approved Plant List**

In addition to the plants listed below, all plant species listed in the current edition of the City of Austin Grow Green "Native and Adapted Landscape Plants" shall be accepted.

Scientific Name:

Acer grandidentatum Carya illinoensis Fraxinus texensis

Platanus occidentalis glabrata

Quercus muhlenbergii Quercus laceyi Quercus shumardii

Taxodium distichum

Ulmus crassifolia

ORNAMENTAL TREES, Scientific Name:

Morella cerifera

Rhus virens

Cordia boissieri

Eysenhardtia texana

Leucaena retusa Styphnolobium affinis Bauhinia lunariodes Aesculus pavia

Cercis canadensis texana Chilopsis linearis

Diospyros texana Ilex decidua

Ilex vomitoria Lagerstroemia indica

Parkinsonia aculeata Prunus Mexicana

Prunus caroliniana

Rhamnus Caroliniana

Sophora secundiflora Ungnadia speciosa

Cercis canadensis mexicana

Rhus lanceolata

Common Name:

Bigtooth Maple

Pecan

Texas Ash

Mexican Sycamore Chinkapin Oak

Lacey Oak Shumard Oak Bald Cypress Cedar Elm

Common Name:

Wax Myrtle Evergreen Sumac Mexican Olive Kidneywood

Goldenball Leadtree

Eve's Necklace
 Anacacho Orchid
 Red Buckeye
 Texas Redbud
 Desert Willow
 Texas Persimmon
 Possumhaw Holly
 Yaupon Holly
 Crape Myrtle
 Retama / Palo Verde Mexican Plum
 Carolina Laurel Cherry Carolina Buckthorn Texas Mountain Laurel Mexican Buckeye
 Mexican Redbud
 Flameleaf Sumac
 Oxbow on the Guadalupe - Design Guidelines

SHRUBS, Scientific Name:

Abelia grandiflora Agave spp.
 Anisacanthus wrightii Callicarpa americana Cotoneaster horizontalis Dasylirion texanum
 Eysenhardtia texana
 Forestiera pubescens Garrya ovata Hesperaloe parviflora Ilex vomitoria
 Ilex vomitoria "Nana" Lantana horrida Leucophyllum frutescens Mahonia trifoliolata Myrica
 cerifera Rhus aromatic
 Rhus virens
 Rosmarinus officinalis
 Sabal texana Sophora affinis
 Symphoricarpos Orbiculatus
 Viburnum rufidulum
 Yucca pallida

Common Name:

Glossy Abelia Agave, various
 Flame Acanthus American Beauty Berry Cotoneaster
 Texas Sotol
 Texas Kidneywood Texas Elbow Bush Silk Tassel, Mexican Red Yucca Yaupon Holly Dwarf
 Yaupon
 Texas Lantana Texas Sage Agarita Wax Myrtle Fragrant Sumac Evergreen Sumac Rosemary
 Texas Sabal Palm
 Eve's Necklace Coralberry Rusty Blackhaw Viburnum

Pale Leaf Yucca

PERENNIALS, Scientific Name:

- Achillea millefolium Aquilegia canadensis
- Liriope muscari
- Lonicera sempervirens
- Nolina texana
- Ophiopogon japonicus
- Pavonia lasiopetala
- Poliomentha longiflora
- Rosmarinus officinalis "prostratus"
- Salvia farinacea
- Salvia greggii
- Salvia romeriana
- Santolina chamaecyparissus
- Tradescantia spp.

Common Name:

- Yarrow
- Columbine, Red
- Liripoe
- Coral Honeysuckle
- Bear grass or Basket Grass Monkey Grass
- Pavonia
- Mexican Oregano Trailing Rosemary
- Blue Sage
- Cherry Sage
- Cedar Sage
- Santolina Lavender Cotton
- Spiderwort
- Oxbow on the Guadalupe - Design Guidelines
- GRASS

Scientific Name:

- Andropogon gerardii Andropogon Scoparius Buchloe dactyloides Cynodon spp.
- Muhlenbergia lindheimeri Panicum virgatum
- Zoysia spp.

VINES, Scientific Name:

- Bignonia capreolata**
- Campsis radicans**
- Gelsemium Sempervirens**
- Lonicera sepmervirens**
- Parthenocissus quinquefolia**

Common Name:

- Big Bluestem Little Bluestem Buffalo Grass Bermuda Grass**
- Big Muhly Switchgrass Zoysia Grass**

Common Name:

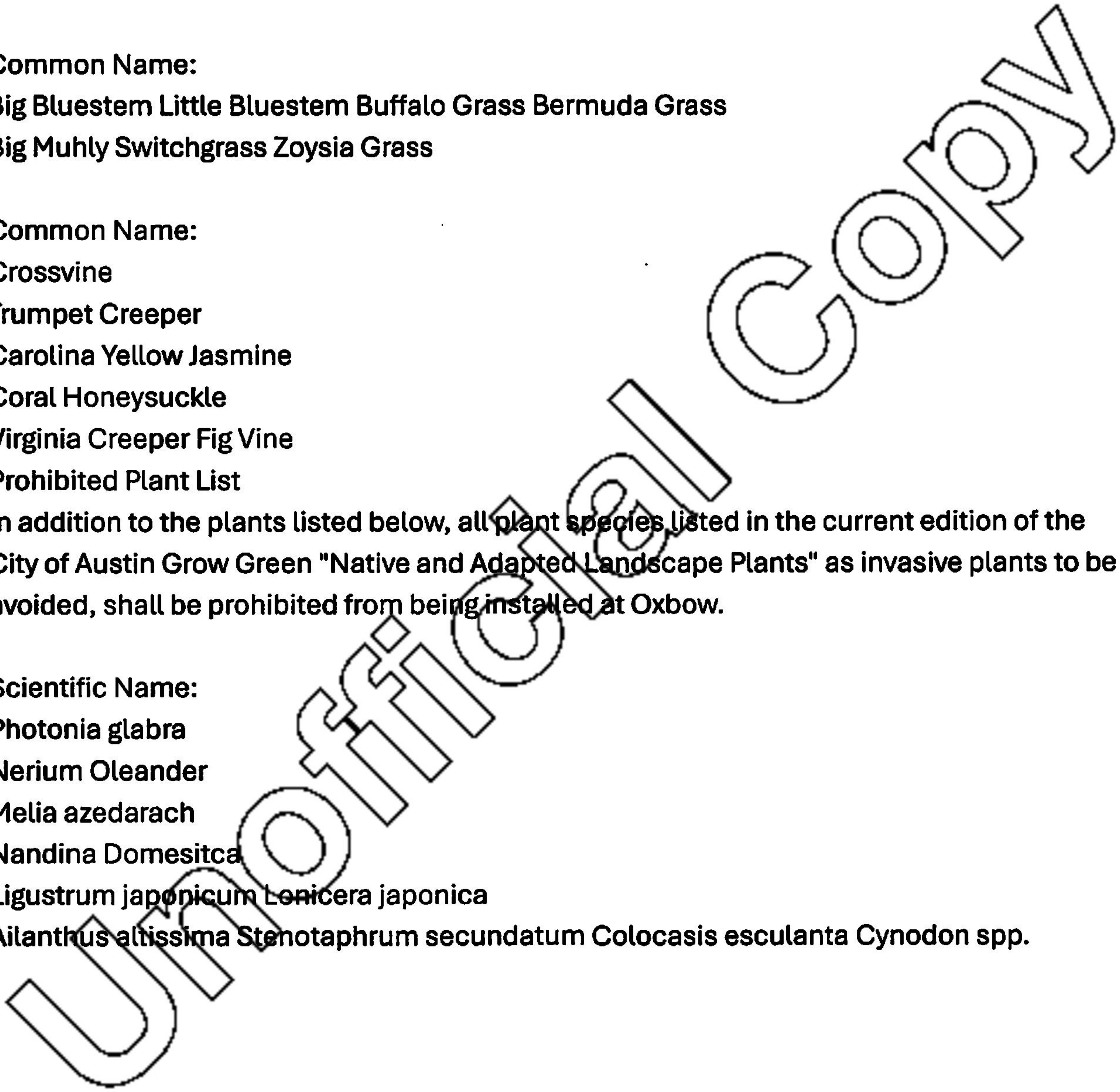
- Crossvine**
- Trumpet Creeper**
- Carolina Yellow Jasmine**
- Coral Honeysuckle**
- Virginia Creeper Fig Vine**

Prohibited Plant List

In addition to the plants listed below, all plant species listed in the current edition of the City of Austin Grow Green "Native and Adapted Landscape Plants" as invasive plants to be avoided, shall be prohibited from being installed at Oxbow.

Scientific Name:

- Photonia glabra**
- Nerium Oleander**
- Melia azedarach**
- Nandina Domesitca**
- Ligustrum japonicum Lonicera japonica**
- Ailanthus altissima Stenotaphrum secundatum Colocasis esculanta Cynodon spp.**





**Bell County
Shelley Coston
County Clerk
Belton, Texas 76513**

Instrument Number: 2026012388

**As
AFFIDAVIT**

Recorded On: March 17, 2026

Parties: VILLAGE OF SAGE MEADOWS TEMPLE HOMEOWNERS
ASSOCIATION INC

To VILLAGE OF SAGE MEADOWS

Comment:

Billable Pages: 20

Number of Pages: 21

(Parties listed above are for Clerks' reference only)

**** Examined and Charged as Follows ****

CLERKS RMF:	\$5.00
RECORDING:	\$81.00
Total Fees:	\$86.00

******* DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *******

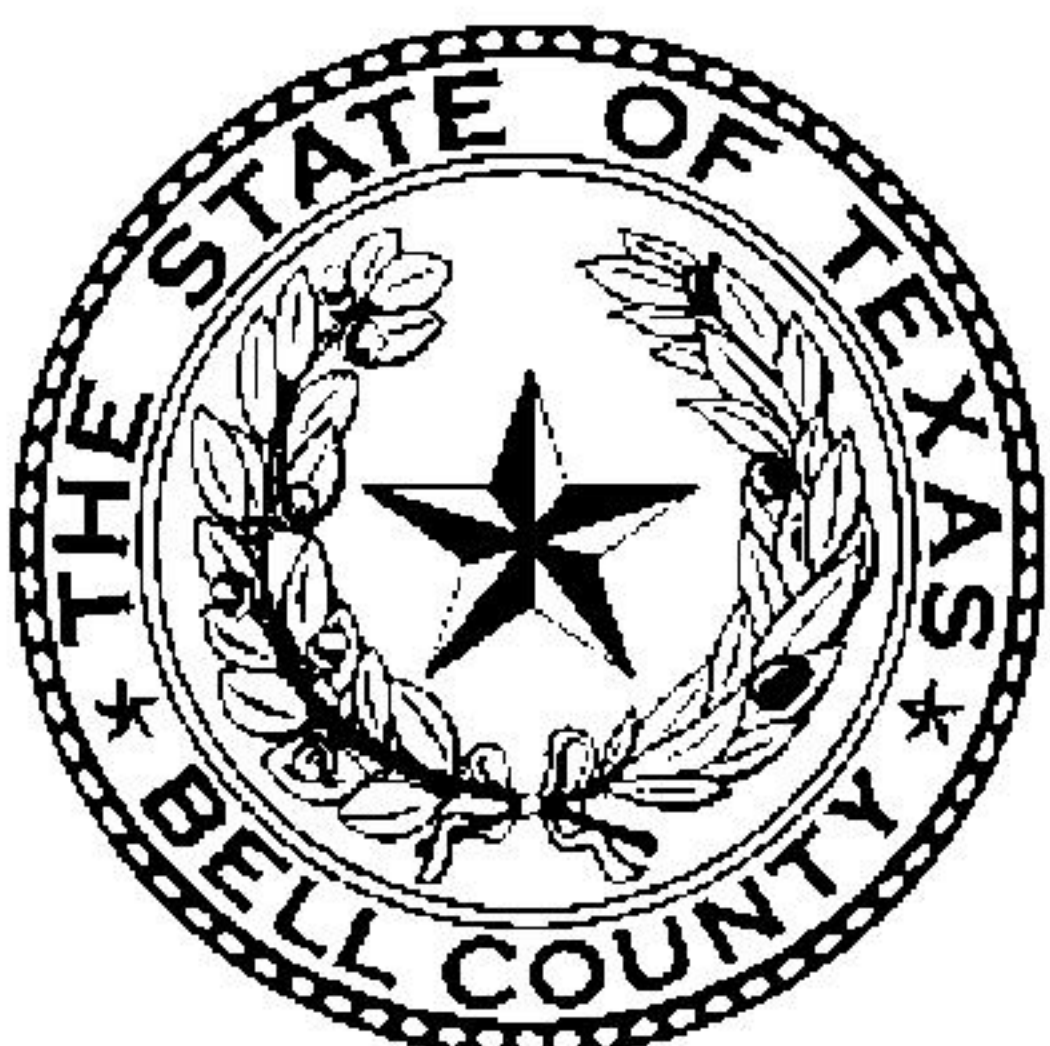
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information

Instrument Number: 2026012388
Receipt Number: 516510
Recorded Date/Time: 03/17/2026 8:40:28 AM
User / Station: fosterk - BCCCD0735

Record and Return To:

Sears, Bennett & Gerdes, LLP



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk