

**RESOLUTION ADOPTING XERISCAPING POLICY
FOR
Williamson County Oak Brook (the "Association")**

WHEREAS, Texas Property Code §§ 202.007 (a)(4), 202.007 (d)(4), 202.007 (d)(5), 202.007 (d)(8), and 202.007 (d-1) became effective Sept. 1, 2013, allowing property owners in a property owners' association the right to install drought-resistant landscaping or water-conserving natural turf; and

WHEREAS, the Association previously adopted that certain Resolution Adopting Xeriscaping Policy for Williamson County Oak Brook, recorded as Document No. 2013087949 Official Public Records of Williamson County, Texas (the "Original Policy"); and

WHEREAS, the Association desires to amend and supplement the Original Policy setting forth guidelines on the installation of drought-resistant landscaping as further expressed herein;

BE IT RESOLVED, that the Association's supplementary guidelines, effective December 1, 2025, for Owners and Members are as follows:

1. A Lot may have 50% of decorative groundcover rock in the front and side yards of each Lot.
2. No Lot may have turf or groundcover that dies back completely in cooler months so as to leave large swaths of exposed dirt.
3. A Lot can contain a substrate of decomposed granite, ground or chipped hardwood mulch, crushed limestone, paver stones, flagstone, and pebbles of varying sizes (pea gravel). Colors should be in earth tones (white, tan, brown, black, etc.). Materials to avoid are colored glass mulch, nut shells and husks, rubber mulch, red or black lava rocks, concrete or cement spans larger than a paving stone, and anything that may be sharp or toxic to animals.
4. There must be at least one (1) plant used in each twenty-five (25) square foot span to prevent soil erosion in xeriscaped areas.
5. Any materials used to restrict weed growth must be hidden from view (covered by mulch or other acceptable substrate).
6. Items such as urns, pots, birdbaths, statuary, and other man-made ornamentation are not prohibited but must be approved in advance.
7. Rain barrels, if used, must look decorative and be in earth tones (white, tan, brown, black, etc.).

- 8. Plants in any xeriscaped areas must be drought tolerant, non-invasive, and wildlife friendly. Invasive plants such as the berrying forms of Nandina, running varieties of bamboo, Ligustrums (Privet), Photinia (Red Tips), Vitex, and Chinaberry trees are prohibited.
- 9. No plants should be positioned where they would obstruct the view of pedestrians or motorists.
- 10. Plants in sidewalk strips must not run or encroach into the walking path.

To the extent these guidelines contradict with any previous guidelines, rules, covenants, or restrictions, these guidelines shall control. These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below to be effective January 1, 2025.

Executed this the 10th day of November, 2025.

BY: Marc I Smith

Name: Marc I Smith

Title: President

STATE OF TEXAS §

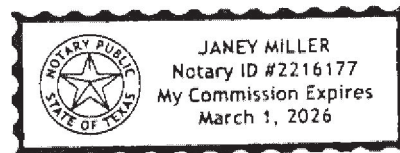
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on this 12th day of November, 2025, by Marc Smith, as President of and for the Association, for the purposes therein expressed.

Janey Miller

Notary Public, State of Texas

AFTER RECORDING PLEASE RETURN TO:
Adam Pugh
4301 Westbank Dr., Bldg. A, Ste. 150
Austin, TX 78746



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OFFICIAL PUBLIC RECORDS**

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MBARRICK



Nancy E. Rister

Nancy E. Rister, County Clerk
Williamson County, Texas