

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

AMENDMENT TO THE RULES AND REGULATIONS
OF
CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.

(Regarding xeriscaping/landscape alterations)

Document reference. Reference is hereby made to the Cypress Creek Section Two Declaration of Covenants, Conditions and Restrictions, filed at Vol. 2432, Pg. 0333 in the Official Public Records of Williamson County, Texas (together with all amendments and supplements, the "**Declaration**").

Reference is further made to the "Bylaws of Cypress Creek Homeowners Association, Inc.," attached as an exhibit to the Notice of Filing of Dedicatory Instruments for Cypress Creek Homeowners Association, Inc., filed as Document No. 2001050166 in the Official Public Records of Williamson County, Texas (together with all amendments and supplements, the "**Bylaws**").

Reference is further made to the Resolution of the Board of Directors, filed as Document No. 2001078391, and the Amendment to the Rules and Regulations filed as Document No. 2011075577 in the Official Public Records of Williamson County, Texas (together with all amendments and supplements thereto, the "**Rules**").

The Declaration provides that persons owning lots subject to the Declaration are automatically made members of the Cypress Creek Homeowners Association, Inc. (the "**Association**");

The Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules governing the property subject to the Declaration and the operations of the Association pursuant to Declaration Section 5.04(A) and Bylaws Section 7.1(a), and has previously adopted the Rules;

The Board voted March 12, 2014 to adopt the additional Rules attached hereto as Exhibit "A" to supplement the previously-adopted Rules;

Therefore, the additional Rules attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED.

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

CYPRESS CREEK HOMEOWNERS ASSOCIATION, INC.
Acting by and through its Board of Directors

Filed of record in accordance with Texas Property Code Ch. 202 by Niemann & Heyer LLP, attorneys and authorized agent

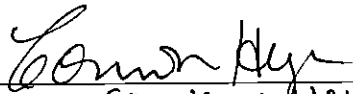

NAME: Connie W. Heyer

Exhibit "A" Xeriscaping/landscape alterations

[Notary block on following page]

Acknowledgement

STATE OF TEXAS §

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This instrument was acknowledged before me on the 17th day of March, 2014, by Connie N. Heyer, Niemann & Heyer LLP, in the capacity stated above.

Vanessa Vizcaino
Notary Public, State of Texas



EXHIBIT "A"

CCHOA Xeriscaping overview

As the Texas drought continues, more and more homeowners wish to reduce turf areas and use native and drought tolerant plants to minimize the use of water for lawn maintenance. The Architectural Control Committee will work with homeowners to approve designs that further these Xeriscaping principles while maintaining the appearance of the neighborhood. These xeriscaping standards provide additional guidance to the Architectural Control Committee not previously included in the CCR's.

Xeriscaping means using native and adaptive plants that can grow and sustain themselves with low water requirements and that can tolerate heat and drought conditions. Since the passage of TX SB198 in June 2013, HOAs must not unreasonably restrict homeowners who desire a landscape that saves water. CCHOA has adopted the following xeriscaping standards that set guidelines for homeowners who decide to use xeriscaping techniques to modify their front lawns in Cypress Creek HOA.

The advantages of xeriscaping include

- Substantial cost savings on water bills
- Conservation of diminishing water resources
- Prevention of pollution from environmentally harmful run-off
- Reduced yard maintenance requirements
- Pride in knowing that you are protecting our fragile environment and limited resources
- Aesthetic beauty and increased homeowner options for plant material

CCHOA supports The City of Cedar Park's Drought Resistant Landscape (xeriscape) Program, which encourages the use of xeriscaping techniques. City Ordinance -Sec. 18.11.014

The city shall encourage customers to utilize drought resistant plants and xeriscape techniques through education materials and landscape examples made available to the public (see section 18.11.007 of this plan). The city provides program examples and guidance by maintaining the drought resistant plant (xeriscape) demonstration garden at city hall, by encouraging the use of drought resistant (xeriscape) landscaping principles in the city's landscape and tree regulations (chapter 15 of this code), by encouraging the use of xeriscape principles at all city public facilities, and by providing public information on efficient irrigation methods.

The CCHOA Xeriscaping standards recommend using the city's recommended plant lists as specified in Ordinances Sec 14.07.023 which states:

The city's preferred plant list shall include the City of Austin's "Grow Green" plant list, the Lower Colorado River Authority's plant list, and the following: (see 14.07.023 for the additional plants)

Both the Austin Grow Green and the LCRA-Hillcountry Landscapes web sites have extensive information on native plants and water conservation.

Xeriscaping Standards for Cypress Creek HOA
Adopted 12 March 2014 by the CCHOA Board of Directors

Approval for Changes

In accordance with the Cypress Creek Homeowners Association recorded Covenants, Conditions, and Restrictions (CCRs) homeowners must request and obtain written approval from the Architectural Control Committee (ACC) prior to undertaking any improvement to the property, to include substantive changes to the landscaping design. Refer to the ACC rules for more information, including the process by which a homeowner may request ACC approval for a proposed improvement.

The remainder of this document provides guidance to homeowners interested in applying xeriscaping principles in their landscaping design; the ACC will evaluate landscaping-related improvement requests against these rules.

In addition to the other requirements outlined in the ACC rules, a landscaping-related improvement request must elaborate on the materials to be used, to include details on the types of plants, ground covers, border materials, and hardscape materials to be used in the improvement.

1) Turf area: Cypress Creek HOA will allow variances to the requirement for full green lawn (turf) areas (see CCR's 2.21 Lawns and Planting), for up to 100% of available front yard space if the following xeriscaping standards are met.

2) Ground Cover: If a variance is granted, yard areas may contain plant and non-plant ground covers.

- Allowed non-plant ground cover that may be used are (but not limited to) the following: decomposed granite, ground hardwood mulch, crushed limestone, flagstone, or loose stone material for a ground cover that is maintained to prevent weed growth.

Large areas may not be composed of a single material, i.e. bare mulch/rock is not allowed unless interspersed with plants. Concrete surfaces should be limited to driveways and sidewalks only. Additionally, loose rock placed in the sidewalk strip area (between sidewalk and curb) and if used in the front lawn must not wash out onto the public sidewalk or street. This may be prevented by ensuring rock level is lower than the curb.

- Allowed plant ground covers
Use plants adapted to the pH soil conditions created by the non-turf materials used. For example, don't use acid loving plants along with alkaline crushed limestone covering. Conversely, acid loving plants do well with ground hardwood. Native plants like limestone or crushed granite.

See Cedar Park Ordinances Sec 14.07.023 for Cedar Park plant recommendations. Cedar Park also recommends using the city of Austin's "Grow Green" book which is free at most nurseries or is downloadable from www.growgreen.org or www.wbchoa.org. See page 50 for "Invasive Plants" that should be avoided.

3) Plant Bed Borders: Planted areas must be bordered to define beds. The areas that are not in delineated planted beds may be a drought tolerant ground cover such as some ivy varieties, a drought tolerant turf grass, or may be a flagstone or crushed stone courtyard. There must be borders in the yard that create visually appealing spatial relationships.

4) Sidewalk Strip: Homeowners are encouraged to convert sidewalk strip areas from turf grasses to xeriphytic materials and plants, since these areas are difficult to water without street runoff. No rocks or plants taller than 18 inches are permitted in this area.

5) Decorative Objects and Hardscapes: Hardscapes can include large boulders or other natural materials that are used as a part of the xeriphytic landscape design. Water features, urns, and other man-made ornamentation can add variety but not to exceed 4 items in public view.

6) Safety: For public safety, no plant with thorns, spines, or sharp edges can be located adjacent to the public sidewalk; owners should account for future growth. No plants may encroach onto or over public sidewalks. No boulders or large rocks exceeding 18 inches in height may be used in the sidewalk strip area.

7) Landscape Maintenance: Xeriscaped areas are subject to the same maintenance requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. No plants may encroach on public sidewalks. Remove sickly and dying plants. Perennials that die back during the winter must be cut back to remove dead material.

To the extent that 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.

After recording, please return to:

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Williamson County Texas