



**TWIN OAKS VILLAGE COMMUNITY ASSOCIATION, INC.  
REGULATIONS REGARDING THE INSTALLATION OF  
DROUGHT-RESISTANT LANDSCAPING AND WATER-CONSERVING TURF**

STATE OF TEXAS                   §  
   §  
COUNTY OF FORT BEND       §

WHEREAS, Twin Oaks Village Community Association, Inc. (the "Association"), is the governing entity for Twin Oaks Village, Sections 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14 and 16, additions in Fort Bend County, Texas, according to the maps or plats thereof recorded in the Map Records of Fort Bend County, Texas, under Instrument Nos. 1177000 and 2000096242, 1177001 and 20010391, 20010214, 20010215, 20010401, 20040013, 20010414, 20010546, 20040035, 20050076, 20050248, 20060132, 20050077 and 20070062, respectively, along with any amendments and replats thereto (the "Subdivision"); and

WHEREAS, due to recent statutory changes to § 202.007 of the Texas Property Code, the Association desires to enact regulations regarding the installation of drought-resistant landscaping and water-conserving turf ("Xeriscaping"), to advise owners as to what items the Board considers aesthetically incompatible with landscaping in the Subdivision and will be prohibited from the Subdivision; and

WHEREAS, this Dedicatory Instrument represents Restrictive Covenants as those terms are defined by Texas Property Code §202.001, et. seq, and the Association shall have and may exercise discretionary authority with respect to these Restrictive Covenants;

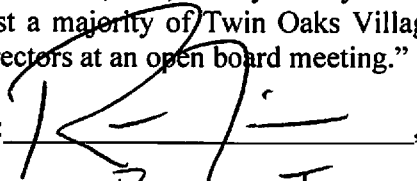
NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts the following regulations:

- I. **The following items are deemed aesthetically incompatible with the landscaping in the Subdivision, are prohibited from the Subdivision and will not be approved:**
- A) Astro-turf and any other artificial turf (all turf must be natural and living);
  - B) Artificial plants, trees, shrubs, bushes and other artificial landscaping (all landscaping must be natural and living);
  - C) Areas of rock, gravel, stone, or similar ground cover that comprise a significant portion of the front yard that is visible from public view, as determined in the sole discretion of the Association;
  - D) Cacti and similar plants that constitute the primary landscaping feature on the lot;
  - E) Species of plant or turf that are dangerous, toxic, or invasive to humans, animals, or indigenous plant life.

- II. The Association shall have the sole discretion as to what constitutes the meaning of “drought-resistant”, “water-conserving”, “artificial” and all other terms used in this policy that are not otherwise defined by applicable law or the Association’s dedicatory instruments.
- III. No modification or installation of landscaping governed by this policy shall be made until the owner has first applied for and obtained the written approval of the Association.

**CERTIFICATION**

“I, the undersigned, being a Director of Twin Oaks Village Community Association, Inc., hereby certify that the foregoing Resolution was adopted by at least a majority of Twin Oaks Village Community Association, Inc.’s Board of Directors at an open board meeting.”

By: 

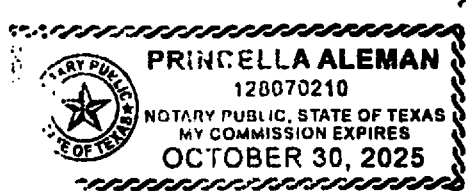
Print name: ROBERT TICE

Title: PRESIDENT

STATE OF TEXAS                   §  
   §  
 COUNTY OF FORT BEND         §

BEFORE ME, the undersigned authority, on the day personally appeared ROBERT TICE, a Director of Twin Oaks Village Community Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he/she is the person who signed the foregoing document in his/her representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 22 day of FEBRUARY, 2022.



  
 Notary Public, State of Texas

After recording return to:  
 HOLT & YOUNG, P.C.  
 9821 Katy Freeway, Ste. 350  
 Houston, Texas 77024