

# FOREST COVE SECTION II HOMEOWNERS' ASSOCIATION

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## FOREST COVE SECTION II HOMEOWNERS ASSOC.'S LANDSCAPING STANDARDS AND GUIDELINES POLICY

THE STATE OF TEXAS

\*

KNOW ALL PERSONS BY THESE PRESENTS:

COUNTY OF GALVESTON

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WHEREAS, Forest Cove Section II Homeowners Assoc. (the "Association"), a Texas non-profit corporation, which is governed by its Board of Directors (the "Board") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration of Covenants, Conditions and Restrictions for Forest Cove Section II, filed of record in Galveston County, Texas on February 6, 2004, under Clerk's File No. GAC2004007813 and the Refiled Declaration of Covenants, Conditions and Restrictions for Forest Cove Section II, filed of record in Galveston County, Texas on July 5, 2005, under Clerk's File No. GAC2005044545 (hereafter collectively referred to as the "Deed Restrictions"); and

WHEREAS, the Board is duly authorized to enact Forest Cove Section II Homeowners Assoc.'s Landscaping Standards and Guidelines Policy; and

WHEREAS, pursuant to the Deed Restrictions, the Board of Directors (the "Board") of the Association hereby adopts this Policy in an effort to provide Owners with a better understanding of the Landscaping and Guidelines Policy.

### LANDSCAPING STANDARDS AND GUIDELINES

1. Please read Forest Cove Section II Homeowners' Association Covenants and Deed Restrictions. These can be found on our website: [www.forestcovesection2hoa.com](http://www.forestcovesection2hoa.com)
2. Please provide the Board and the Architectural Control Committee (ACC) with your Landscape Plans (this can be hand sketched). **No emailed plans will be accepted.**
3. Submit your plans to one of our Board Members: (Contact information for the Board Members can be found on our website: [www.forestcovesection2hoa.com](http://www.forestcovesection2hoa.com))

**Please note that the ACC in accordance with Section 4.4 of the Covenants and Deed Restrictions has made the following Landscape Standards and Guidelines for Forest Cove Section II.**

#### LANDSCAPE STANDARDS:

- a. Your contractor should perform a thorough inspection of the site prior to construction, and shall locate all existing underground utilities before beginning construction. Any plantings that may conflict with utilities should be brought to the attention of the owner.

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- b. Existing trees are an asset to the entire Forest Cove Subdivision and all efforts shall be made to preserve them during construction. Trees shall be preserved by installing an orange construction fence along the drip line area of the trees to be preserved.
- c. The City of Dickinson has a tree ordinance requiring at least one (1) tree in the front yard and one (1) tree in the backyard. This ordinance is set out in Section 16.10-16 of the City of Dickinson's ordinances.
- d. Forest Cove HOA's Standards and Guidelines set out that new trees added to the landscape need to be a minimum 3" caliper with a minimum 8' -- 10' height. **A minimum of three trees are required in your front yard.** A variance to this requirement must be approved by the ACC. Trees should be properly guyed and staked.
- e. St. Augustine is the preferred grass for Forest Cove but other permanent grass such as Bermuda may also be considered.
- f. A minimum of 50% of new shrubs in the front yard landscape shall be a minimum five (5) gallon size.
- g. Planting beds and trees shall be topped with a 2" layer of hardwood mulch.
- h. Landscaping should be completed within six (6) months of the completion of your home.
- i. We understand that landscaping is an evolving process. You do not have to submit plans every time you decide to plant something.

The foregoing Forest Cove Section II Homeowners Assoc.'s Guidelines and Standards for Landscaping Policy was approved by a majority vote of the Board of Directors at which a quorum was present, and now appears in the books and records of the Association. This Policy is effective upon recordation in the Public Records of Galveston County, Texas and supersedes any policy regarding Landscaping Standards which may have previously been in effect.

TO CERTIFY which witness my hand this 28<sup>th</sup> day of August, 2014.

FOREST COVE SECTION II HOMEOWNERS ASSOC.

BY:

Elizabeth L. Connor  
President/Director

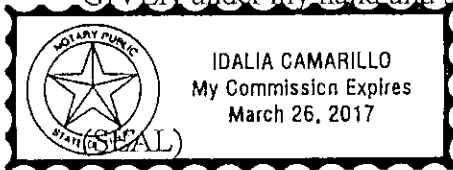
Forest Cove Section II Homeowners Assoc.

FOREST COVE SECTION II HOMEOWNERS' ASSOCIATION

THE STATE OF TEXAS \*  
\*  
COUNTY OF GALVESTON \*

BEFORE ME, the undersigned authority, on this day, personally appeared Elizabeth L. Conner a Director for Forest Cove Section II Homeowners Assoc. known to me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that she is the person who signed the foregoing document in her capacity as President and a Director, and that the statements contained therein are true and correct to the best of her knowledge and belief.

GIVEN under my hand and seal of office this 20<sup>th</sup> day of August, 2014.



Idalia Camarillo  
Notary Public, State of Texas

Idalia Camarillo  
Notary's Printed Name

My commission expires on march 26<sup>th</sup>, 2017

After Recording, return to:

Forest Cove Section II Homeowners Assoc.  
P.O. Box 237  
Dickinson, Texas 77539

**FILED AND RECORDED**

Instrument Number: 2014048937

FILED FOR RECORD

Recording Fee: 34.00

Number Of Pages: 4

Filing and Recording Date: 08/28/2014 12:44PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



*Dwight D. Sullivan*

Dwight D. Sullivan, County Clerk  
Galveston County, Texas

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

**DO NOT DESTROY** - *Warning, this document is part of the Official Public Record.*