

PEBBLE CREEK LANDSCAPING CRITERIA

In order to assure all residents of Pebble Creek that our residential community will continue to be an attractive and pleasant place to reside, the Architectural Control Committee requires a landscaping standard for all residences.

The landscaping plan is required to be reviewed and approved by the Pebble Creek Architectural Control Committee prior to commencement of any plant installation or surface installation (concrete, grass, planting beds, etc.).

All new home sites require approved landscaping to be completed no later than sixty (60) days after substantial completion of the dwelling, except for emergency situations as approved by the Architectural Control Committee. The design of landscaping will vary, depending on size, shape, topography, location of the home site, and the design of the residence. The design of the landscaping should accomplish the following objectives:

1. Beautify

- a. Soften vertical structure from the horizontal ground plane, with foundation plantings of sufficient density and size to screen the foundation.
- b. Soften the impact of broad wall areas with vertical and spreading foliage.
- c. Soften and reduce apparent height of the residence; foundation planting at the front should be layered from the ground plane using small plants towards the front and transitioning up to larger plants near the foundation. A single row of uniformly spaced plants of equal size arranged in a single row along the foundation is not allowed. Installing plant material of different sizes and textures in natural groupings is preferred.

2. Screen

Visually screen compressors, service yards, meters, recreation equipment, parking, and other hard or unsightly areas.

3. Restore

Restore the site as necessary due to construction.

4. Drainage

It is the responsibility of each home site owner to handle surface water created from construction improvements on their property to minimize impact on adjacent home sites and ensure that water is moved to the appropriate areas to interface properly with the subdivision's drainage plan.

5. Natural Areas

Natural areas are desirable, but owners are cautioned that such areas on the home site must be maintained and not be permitted to grow wild. Natural does not mean unkempt.

6. Service Yards

Service yard screening design and materials must be reviewed and approved as part of the landscaping plan submission and approval process.

Plans

1. It is recommended that the landscaping plan be prepared by a professional landscape architect or a horticulturalist. The landscape plan must show the existing and proposed vegetation. The plan should include a scale, and must be submitted on 11x17 size paper at a minimum. The plan should graphically illustrate the residence location, phase, block and lot number, adjoining home site border lines, existing structures (if any), sizes of plant materials, lawn, mulched areas, and open areas such as wetlands, etc. Plant symbols should represent mature spread of each proposed plant. A schedule must be included on or with the landscaping plan indicating the following specifications for each plant:
 - a. Name of plant
 - b. Plant quantities
 - c. Plant size at time of planting
2. Original drawings are not acceptable for review.
3. All surface materials are to be clearly noted (as to whether they are concrete, grass, planting beds, etc.).
4. Sod must be planted in the front yard of each home site extending to the area along the road and to each side property line. In addition, all corner lots must sod and irrigate from property line to the curb.
5. Each home site shall have an underground irrigation system for the purpose of providing sufficient water to all planting beds and grassed areas of the home site. Irrigation spray should be contained to the home site. The Pebble Creek Architectural Control Committee may require relocation or redirection of irrigation spray if adjacent home sites, common areas, streets, or golf course are affected.

Suggested Plant List

The following is a list of suggested planting material and is intended as a guide. Please be aware that shrubs must be five (5) gallon minimum, shade trees must be forty-five (45) gallon minimum with a minimum caliper of 3 inches measured at 12 inches from the base of the tree, ornamental trees must be fifteen (15) gallon minimum, and vines and ground cover plants must be one (1) gallon minimum unless otherwise approved by the Pebble Creek Architectural Control Committee.

Shade Trees

Oak (Live, Water, Nuttall, Overcup, Willow)
Cedar Elm
River Birch
Bald Cypress
Chinese Pistache

Ornamental Trees

Crepe Myrtle
Magnolia
Eastern Redbud
Hollies

Shrubs

Vines
Fig Ivy
Rangoon Creeper
Passion Vine
Wisteria
Star Jasmine
Honeysuckle
Bougainvillea
Ligustrum
Boxwood
Hollies
Nandina (Firepower, Compacta)
Laurels (Cherry, Mountain)
Wax Myrtle (Dwarf, Southern)
Indian Hawthorne
Viburnum (Dwarf Walters)
Juniper
Dwarf Oleander
Philodendron
Plumbago
Rosemary
Esparanza
Roses (Knockout, Flower Carpet)
Ornamental Grasses

Ground Cover

English Ivy
Jasmine
Vinca Minor
Liriope
Mondo Grass
Aztec Grass
Grass
St. Augustine
Zoysia
Bermuda

These standards are effective upon filing in the Official Records of Brazos County, Texas.

Pebble Creek Owners Association, Inc., a Texas non-profit corporation

By: Michael W. Buckley

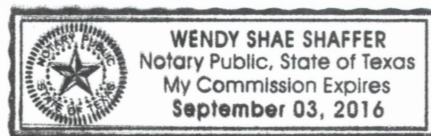
Michael W. Buckley, President

STATE OF TEXAS §

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COUNTY OF BRAZOS §

This instrument was acknowledged before me on the 23rd day of July, 2014 by Michael W. Buckley, President of Pebble Creek Owners Association, a Texas non-profit corporation.



Wendy Shae Shaffer

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01204799 OR 12209 297

Notary Public
Wendy Shafer
My Commission Expires
September 03, 2016

Public Creek Owners Association, Inc. a Texas non-profit corporation

Michael W. Buckler
Filed for Record in:
BRAZOS COUNTY

On: Aug 14, 2014 at 02:35P

Michael W. Buckler
As a
Recordings

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By
Cynthia Rincon

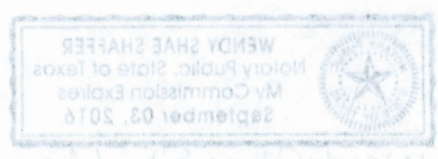
STATE OF TEXAS COUNTY OF BRAZOS
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the Official Public records of:

BRAZOS COUNTY

as stamped hereon by me.

Michael W. Buckler
Aug 14, 2014

Karen McQueen, Brazos County Clerk
BRAZOS COUNTY



Wendy Shafer