



AFTER RECORDING RETURN TO:
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THE DOMINION COTTAGE ESTATES
SUPPLEMENT TO
COMMUNITY MANUAL

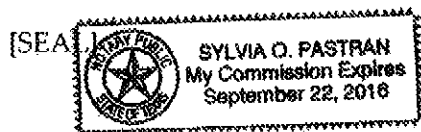
The undersigned hereby certifies that he/she is the duly elected, qualified and acting Secretary of The Dominion Cottage Estates Owners' Association, Inc., a Texas non-profit corporation (the "Association"), and that this is a true and correct copy of the current Supplement to Community Manual of the Association adopted by the Board of Directors of the Association.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 19th day of September, 2013.

William B. Doet
Secretary

STATE OF TEXAS §
COUNTY OF Bexar §

This instrument was acknowledged before me of this 19th day of September 2013, by William Goetz, the Secretary of The Dominion Cottage Estates Owners' Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Sylvia O. Pastran
Notary Public Signature

Cross-reference to (i) Declaration of Protective Covenants for The Dominion Cottage Estates, recorded under Volume 3656, Page 1033 of the Official Records, Bexar County, Texas, as amended and with any supplements and annexations thereto (the "Declaration") and (2) Community Manual, recorded under Book 15291, Page 2013, Document No. 20110233052, Official Public Records, Bexar County, Texas, as amended and with any supplements thereto (the "Community Manual").

In the event of a conflict between the terms and provisions of the Restrictions (defined below) or any policies adopted by the Board prior to the effective date of this instrument, the terms and provisions of this instrument shall control.

**DOMINION COTTAGE ESTATES
COMMUNITY MANUAL**

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THE DOMINION COTTAGE ESTATES OWNERS' ASSOCIATION, INC.
XERISCAPING

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Declaration of Protective Covenants for The Dominion Cottage Estates, recorded in Volume 3656, Page 1033, Real Property Records, Bexar County, Texas, as amended (the "Declaration").

Note: Texas statutes presently render null and void any restriction in the Declaration which completely prohibits the installation of drought-resistant landscaping or water-conserving turf on a residential lot, which is a landscaping procedure known as xeriscaping ("Xeriscaping"). The Board and/or the architectural approval authority under the Declaration has adopted this policy in lieu of any express prohibition against Xeriscaping or any provision regulating such matters which conflict with Texas law, as set forth in the Declaration.

A. ARCHITECTURAL REVIEW APPROVAL REQUIRED.

Approval by the Architectural Control Committee under the Declaration is required prior to installing Xeriscaping. All Owners implementing Xeriscaping are encouraged to utilize trees, palms, cycads, shrubs, vines, herbaceous perennials and group cover which are native to the area when designing their proposed Xeriscaping. No Owners shall install gravel, rocks or cacti that in the aggregate encompass over 20% of such Owner's front yard or 30% of such Owner's back yard. The Architectural Control Committee is not responsible for: (i) errors or omissions in the application submitted to the Architectural Control Committee for approval; (ii) supervising installation or construction to confirm compliance with an approved application or (iii) the compliance of an approved application with governmental codes and ordinances, state and federal laws.

B. XERISCAPING PROCEDURES AND REQUIREMENTS

1. **Approval Application.** Approval by the Architectural Control Committee is required prior to installing Xeriscaping. To obtain Architectural Control Committee approval of Xeriscaping, the Owner shall provide the Architectural Control Committee with the following information: (i) the proposed site location of the Xeriscaping on the Owner's Lot; (ii) a description of the Xeriscaping, including the types of plants, border materials, hardscape materials and photograph or other accurate depiction and (iii) the percentage of yard to be covered with gravel, rocks and cacti (the "Xeriscaping Application"). A Xeriscaping Application may only be submitted by an Owner unless the Owner's tenant provides written confirmation at the time of submission that the Owner consents to the Xeriscaping Application.

2. **Approval Process.** The decision of the Architectural Control Committee will be made within a reasonable time, or within the time period otherwise required by the principal deed restrictions which govern the review and approval of improvements. A Xeriscaping Application submitted to install Xeriscaping on property owned by the Association or property owned in common by members of the Association will not be approved. Any proposal to install Xeriscaping on property owned by the Association or property owned in common by members of the Association must be approved in advance and in writing by the Board, and the Board need not adhere to this policy when considering any such request.

Each Owner is advised that if the Xeriscaping Application is approved by the Architectural Control Committee, installation of the Xeriscaping must: (i) strictly comply with the Xeriscaping Application; (ii) commence within thirty (30) days of approval; and (iii) be diligently prosecuted to completion. If the Owner fails to cause the Xeriscaping to be installed in accordance with the approved Xeriscaping Application, the Architectural Control Committee may require the Owner to: (i) modify the Xeriscaping Application to accurately reflect the Xeriscaping installed on the property; or (ii) remove the Xeriscaping and reinstall the Xeriscaping in accordance with the approved Xeriscaping Application. Failure to install Xeriscaping in accordance with the approved Xeriscaping Application or an Owner's failure to comply with the post-approval requirements constitutes a violation of this policy and may subject the Owner to fines and penalties. Any requirement imposed by the Architectural Control Committee to resubmit a Xeriscaping Application or remove and relocate Xeriscaping in accordance with the approved Xeriscaping Application shall be at the Owner's sole cost and expense.

3. Approval Conditions. Unless otherwise approved in advance and in writing by the Architectural Control Committee, each Xeriscaping Application and all Xeriscaping to be installed in accordance therewith must comply with the following:

(i) The Xeriscaping must be aesthetically compatible with other landscaping in the community as reasonably determined by the Architectural Control Committee. For purposes of this Xeriscaping policy, "aesthetically compatible" shall mean overall and long-term aesthetic compatibility within the community. For example, an Owner's Lot plan may be denied if the Architectural Control Committee determines that: a) the proposed Xeriscaping would not be harmonious with already established turf and landscaping in the overall community; and/or b) the use of specific turf or plant materials would result in damage to or cause deterioration of the turf or landscaping of an adjacent property owner, resulting in a reduction of aesthetic appeal of the adjacent property owner's Lot.

(ii) No more than 20% of such Owner's front yard or 30% of such Owner's back yard shall be covered with gravel, rocks or cacti.

(iii) The Xeriscaping must not attract diseases and insects that are harmful to the existing landscaping on neighboring Lots, as reasonably determined by the Architectural Control Committee.

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Official Public Records of
BEXAR COUNTY
GERARD C. RICKHOFF
COUNTY CLERK
Fees \$28.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
09/19/2013 4:20PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard C. Rickhoff