

**IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC  
BOARD RESOLUTIONS (ARCHITECTURAL STANDARDS)**

STATE OF TEXAS      SS                      KNOW ALL MEN BY THESE PRESENTS:  
                                 SS  
COUNTY OF BEXAR   SS

Before me, this 18<sup>th</sup> day of July 2011, appeared David Cato,

known to me to be the President of the Iron Horse Canyon Homeowners Association, Inc. who did certify and acknowledge that on the 30<sup>th</sup> day of June 2011, the Board of Directors of Iron Horse Canyon Homeowners Association, Inc. did adopt the following Architectural Standards for Landscape Installation, Modification, and Maintenance pursuant to the powers given to the Board by the Declaration and By-Laws governing said Association and that the following Architectural Standards consist of (4) pages of Architectural Standards.

David Cato  
President  
Iron Horse Canyon Homeowners Association, Inc.

Sworn to before me this 18<sup>th</sup> day July, 2011.

Denise Mahan Notary Public

IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC.  
ARCHITECTURAL CONTROL COMMITTEE

Architectural Standards

CRITERIA FOR LANDSCAPE INSTALLATION, MODIFICATION AND MAINTENANCE

WHEREAS, Article IV of the Articles of Incorporation of Iron Horse Canyon Homeowners Association, INC. were established for the following purposes: to preserve and maintain the orderly development, improvement and use of the land with the objective of enhancing the land value and establishing a desirable environment for owners and occupants; to establish and enforce architectural and landscaping controls of the lots and common areas; to promote the health, safety and welfare of the owners and occupants.

WHEREAS, Article 1 of the Declarations of Covenants for the Iron Horse Canyon HOA states that it has been deemed desirable: for the efficient preservation of the values and amenities in the subdivision(s) on the land, to create an agency to which should be delegated and assigned the powers of maintaining and administering the Common Facilities and administering and enforcing the covenants and restrictions common to all owners of lots within the subdivided Land; to ensure the preservation of the values and amenities in the community arising from such subdivisions and for the maintenance of said Common Facilities, and to this end desires to further subject the Land, together with such additions as may hereafter be made thereto as herein provided, to the covenants, restrictions, easements, charges, and liens hereinafter set forth, each and all of which is and are for the benefit of each Lot and each of the owners thereof.

WHEREAS, Article IV, Paragraph 2 of the Declarations of Covenants for the Iron Horse Canyon HOA grants the Architectural Control Committee (henceforth referred to as: "the ACC") power and authority to, "construe and interpret any covenant, condition or restriction herein."

WHEREAS, Article IV, Paragraph 3 of the Declarations of Covenants for the Iron Horse Canyon HOA states that No building, fence or other structure or improvement shall be erected, placed or altered on any Lot in the subdivision until the plans and specifications, including exterior elevations and exterior colors and all exterior materials for such building, fence or other structure and showing the location of such building, fence or other structure, shall have been approved in writing by the ACC as to the quality of workmanship and materials and conformity and harmony of exterior design with existing structures in the subdivision and as to the location with respect to topography, existing trees and finished elevation.

WHEREAS, Article IV, Paragraph 4 of the Declarations of Covenants for the Iron Horse Canyon HOA grants the ACC, "broad discretion to permit, consent to, or approve a variance from the specific requirements or effect of a particular covenant."

WHEREAS, the ACC desires to establish criteria for the installation, modification or maintenance of landscaping on the lots in the subdivision.

NOW THEREFORE, the following criteria are established for installation, modification or maintenance of landscaping on the lots within the subdivision:

1. Any installation or modification of exterior landscaping is considered an "improvement" and must have ACC approval prior to installation.
2. The owner and occupant of each lot shall:
  - a. cultivate an attractive ground cover or grass on all areas visible from the street, with the exception of allowed alternative ground cover as outlined and restricted hereinto.
  - b. maintain all landscaping in a sanitary and attractive manner.
  - c. edge the street curbs that run along the property line and the sidewalks and driveway located on the lot.
  - d. keep all grass, weeds and vegetation on each lot mowed at regular intervals so as to maintain the property in a neat and attractive manner.
3. No vegetables shall be grown in any yard that faces a street. All vegetable gardens must be clearly delineated and completely contained within the property owner's backyard.
4. No owner shall permit weeds or grass to grow to a height of greater than six (6) inches upon its lot.
5. Alternative ground cover and the calculation of allowable amount include:
  - a. Ground cover or grass shall constitute a minimum of 50% of the total square footage of the visible street-facing portion of any lot.
  - b. Hard surfacing, consisting of river rock, flagstone or brick only, shall be allowed as a substitute for ground cover or grass for the entire area between the developer constructed public sidewalk and City owned street.
  - c. Hard surfacing, consisting of river rock, flagstone or brick only, shall be allowed as a substitute for ground cover or grass for up to 25% of the total square footage of the visible street-facing portion of any lot.
  - d. Planters and beds combined shall be allowed as a substitute for ground cover or grass for up to 25% of the total square footage of the visible street-facing portion of any lot.
  - e. Total square footage of the visible street-facing portion of a lot shall be calculated from the closest point on the foundation of the habitable portion of the dwelling to any developer constructed public sidewalk, excluding any reasonable driveway and walkways installed by the developer.
  - f. Walkway materials can consist of rock, brick, concrete, flagstone, paving stone (natural or man-made) or other materials as approved by the ACC.

This action was taken and becomes effective for the Iron Horse Canyon HOA on June 30, 2011.

David Cato, Chairman  
Iron Horse Canyon HOA Architectural Control Committee

Lawrence Bader, Member  
Iron Horse Canyon HOA Architectural Control Committee

Adopted this 30th day of June, 2011 by the Board of Directors of Iron Horse Canyon Homeowners' Association, Inc. at a duly called Board meeting at which a quorum of the Board was present and passed these Architectural Standards unanimously.

For the Board:

David Cato, President SS

STATE OF TEXAS SS

COUNTY OF BEXAR SS

Before me, on July 18, 2011 appeared David Cato, known to me as the President of Iron Horse Canyon Homeowners Association, Inc., who did acknowledge that he did sign these Architectural Standards as his own deed and act as the deed of the Iron Horse Canyon Homeowners Association, Inc., in his capacity as President thereof.

JUL 28 2011

Denise Mahan  
Notary

