

EXHIBIT C

LANDSCAPE STANDARDS

A Landscape and Irrigation Plan are required to be submitted and approved by the ACC within one (1) month before occupancy. As set forth in the Declaration, the landscaping and irrigation required by the plans and specifications approved by the ACC must be fully installed on a Lot within ninety (90) days from the first occupancy of the dwelling situated on such Lot. In view of the major emphasis placed by the Association and ACC on landscaping, the ACC expressly reserves the right to require the landscape plan to include the planting of additional trees and fuller sized plantings by the owner if, in the opinion of the ACC, such trees are necessary to preserve the general landscaping goals and objectives for The Dominion P.U.D. as a whole.

Drainage Easements:

Easements for drainage are reserved as shown on recorded plats. No owner of any Lot with drainage easement may perform or cause to be performed any act which would alter or change the course of such drainage in a manner that would divert, increase, accelerate or impede the natural flow of water over and across said easements. More specifically, and without limitation, no owner may:

1. Alter, change or modify the existing natural vegetation or design of the drainage easements in a manner that changes the character of the design or original environment of such easements; or
2. Alter, change or modify the existing configuration of the drainage easements, or fill, excavate or terrace such easements or remove trees or other vegetation therefrom without the prior written approval of the Architectural Control Committee; or
3. Construct, erect or install a fence or other structure of any type or nature within or upon such drainage easement; provided however, fences may be permitted in the event proper openings are incorporated therein to accommodate the natural flow of water over said easement.

Tree Protection:

Trees benefit all residents in The Dominion. The ACC and the Association intend to retain the overall character of tree massing in The Dominion. All reasonable attempts should be made to protect existing trees.

Hardscape:

No more than ten percent (10%) in area of the front yard and fifty percent (50%) in area of the total yard of any Lot, excluding driveways, sidewalks, patios and pools, may be covered by material other than vegetation.

Sight Lines:

No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two and six feet above roadways shall be placed or permitted to remain on any corner Lot within the triangular areas formed by the street property lines and a line connecting them at points twenty five feet (25') from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the

street line as extended. The same sight line limits shall apply on any Lot within ten feet (10') from the intersection of the street property lines with the edge of a driveway. No tree shall be permitted to remain within such distance of such intersections, unless the foliage is maintained at a sufficient height of fourteen feet (14') above grade to prevent obstruction of such sight lines.

Screening:

All garage doors, trash enclosures, HVAC units, swimming pools & spas, and pool equipment must be screened with plant materials or masonry walls so as not to be readily visible from either streets or adjacent property. Plant materials shall be of evergreen variety and of sufficient quantity and size to accomplish this at the time of planting. Size of plants will be reviewed at the time of the final inspection for refund of Construction Deposit, and additional or larger plants may be required at that time.

Foundation Planting:

- Foundation planting treatment around the house is required for areas with higher visibility from roads and adjacent properties. Elevations that are less visible may reduce plantings.
- Foundation plantings are required to be tiered with multiple rows (2 or more) of plants along sides that have higher visibility from roads and adjacent properties.
- Edging around all beds. Type and material to be provided prior to installation.

Corner Lot Plant Placement

- Dwellings located on corner lots are required to have full landscaping on the sides of the home visible from the street. Foundation cover alone is not adequate.

Driveway & Motor Court Planting:

- Driveway and Motor Court planting treatment is required for areas with higher visibility from roads and adjacent properties. Shrubs at 15 gallon in size in tandem with other plantings shall be used to screen such areas from view.

Soil Preparation:

- All plant beds shall be treated with a pre-emergent weed killer before planting.
- All plant beds shall have a minimum of 8" of 1/3 sand and 2/3 organic material tilled into topsoil.
- All beds shall have a minimum of 4" of mulch.

Turf Areas:

- All turf areas shall be sodded. Hydro-mulching is not permitted. **NOTE: Bermuda sod (or similar) is required in The Dominion Cottage Estates.**
- All turf areas must be accessible to lawnmowers, 36" width minimum.
- **NOTE: The Cottages requires steel edging which includes a transition between turf and bed, and bed and adjacent property.**
- All turf areas shall have a minimum base of 6" of topsoil. Topsoil should be ASTM D free of stones 1/2" or larger.
- Synthetic turf is reviewed on case by case basis. If the material is proposed, ACC prefers it is located in a screened area from the street and adjacent properties and NOT in Street Yard.

Plant/Tree Size Minimum Standards:

- Trees will be sized according to their function (Reference recommended Tree List – Shade Trees, Ornamental, etc.). A minimum of two (2) Shade Trees and one (1) Ornamental Tree shall be installed in front yard. For lots with over 80'-0" of frontage, three (3) Shade Trees and (2)

Ornamental Trees shall be installed in front yard. Existing trees at 4" caliper minimum may be used in lieu of this requirement. For all corner lots, an additional two (2) shade trees and one (1) Ornamental Tree must be installed.

- Shrub plantings for exposed foundations less than 12" shall be 10 gallon container or larger. For foundations greater than 12", for screening purposes, 15 gallon evergreen plants should be used at minimum. **Minimum size of shrubs at foundation will be 3'-4' at installation and shall reach 5' or higher height and spread at maturity. Landscapers are expected to install plants with fuller foliage and size to completely screen and fill in beds at time of installation.**
- Groundcover shall be 1 gallon or larger and spaced no more than 12"-18" on center.

Xeriscaping:

- Landscaping plans will have to observe each neighborhood's CC&Rs on allowed percentage of rock in front yard. Common percentage is 10%, but please review the recorded CC&Rs for final number.
- Native plants are recommended for xeriscaping, but landscape is expected to appear established and full at time of installation.

Recommended Plants:

Trees:

Street Frontage Trees: (3" caliper; caliper measured 6" above grade and min of 65 gallon)

Anaqua
Cedar Elm
Chinquapin Oak
Lacy Oak
Monterrey Oak
Texas Red Oak
Shumard Red Oak

Ornamental Trees: (minimum 20 gallon)

Anacacho Orchid
Crape Myrtle
European Olive
Mountain Laurel
Possumhaw Holly
Texas Redbud
Yaupon holly

Large Shrubs:

American Beautyberry
Butterfly Bush
Cotoneaster
Eleagnus
Esperanza
Green Cloud Sage
Japanese Blueberry
Japanese Yew
Knock Out Rose*
Lindheimer's Muhly Grass

Loropetalum
Medium Fan Palm
Pineapple Guava
Sumac
Texas Sage
Thyrallis
Variegated Privet
Viburnum
Wax Myrtle

Medium Shrubs/Perennials:

Agarita
Bicolor Iris
Boxwood
Century Plant
Dwarf Burford Holly*
Mexican Bush Sage

Miniature Crape Myrtle
Miscanthus Grass
Nandina
Pride of Barbados
Rosemary, Upright
Sotol

Low Shrubs/Perennials:

Drift Rose*
Dwarf Yaupon Holly
Gaura
Giant Liriope*
Gulf Muhly Grass
Mexican Feather Grass

Plumbago, Blue
Red Yucca
Rosemary, trailing
Salvia Greggii
Soft Leaf Yucca
Varigated Flax Lily

Ground Cover/Small Perennials:

Asian Jasmine*
Bulbine*
Foxtail Fern
Honeysuckle

Lantana (yellow, purple, or white)
Mexican Heather
Silver Ponyfoot
Society Garlic

Sod:

Bermuda Tif 419
Buffalo Grass (in native areas only)

St. Augustine (in mostly shaded areas only)
Zoysia Variety Grass

*Susceptible to being eaten by deer. Plant in contained areas, or protect as necessary.

Prohibited Plants:

Plastic or Imitation Plants

Bamboo (due to invasive nature)