

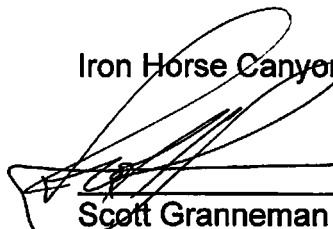
**IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC
ARCHITECTURAL STANDARDS**

STATE OF TEXAS SS
 SS
COUNTY OF BEXAR SS

KNOW ALL MEN BY THESE PRESENTS:

Before me, this 4th day of April, 2023, appeared Scott Granneman, known to me to be the President of the Iron Horse Canyon Homeowners Association, Inc. who did certify and acknowledge that on the 22nd day of March, 2023, the Architectural Control Committee (ACC) of Iron Horse Canyon Homeowners Association, Inc. did adopt the following updated Architectural Standards for Landscape Installation, Modification, and Maintenance pursuant to the powers given to the ACC by the Declaration governing said Association and that the following Architectural Standards consist of three (3) pages of Architectural Standards.

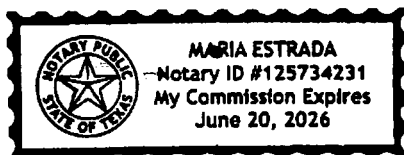
Iron Horse Canyon Homeowners Association, Inc.



Scott Granneman
President

STATE OF TEXAS SS
 SS
COUNTY OF BEXAR SS

Before me, on 4-4, 2023 appeared Scott Granneman, 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.





XXXXXXXX XXXXXX
Notary

**IRON HORSE CANYON HOMEOWNERS ASSOCIATION, INC.
ARCHITECTURAL CONTROL COMMITTEE**

Architectural Standards

CRITERIA FOR LANDSCAPE INSTALLATION, MODIFICATION AND MAINTENANCE

WHEREAS, 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 and to adopt architectural standards and guidelines."

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 below 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. Allowed Ground cover shall be considered any low-growing plant (less than an inch to up to one foot in height) that can form a dense soil cover to help control erosion, suppress the growth of weeds and provides protection from drought. The base material for ground cover shall consist of soil only.
4. 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.
5. No owner shall permit weeds or grass to grow to a height of greater than six (6) inches upon its lot.
6. Grass or Allowed Ground Cover shall constitute a minimum of 50% of the total square footage of the visible street-facing portion of any lot. The base material for Grass or Allowed Ground Cover shall consist of soil only.
7. Allowed Alternative Ground Cover in aggregate shall be allowed as a substitute for Grass or Allowed Ground Cover for up to a maximum of 50% of the total square footage of the visible street-facing portion of any lot. Allowed Alternative Ground Cover is defined as:
 - a. Non-vegetative landscaping consisting of river rock, crushed granite, or flagstone only.
 - b. Planters and beds consisting of living plants and mulch only.

8. The calculation of 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 builder.
9. Walkway materials can consist of rock, brick, concrete, flagstone, paving stone (natural or man-made) or other materials as approved by the ACC.

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 4/17/2023 2:02 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk