

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

STATE OF TEXAS SS

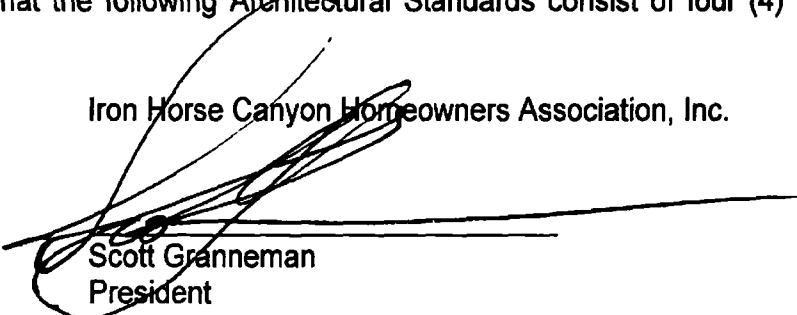
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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR SS

Before me, this 16th day of December, 2024, 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, 2024, 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 four (4) pages of Architectural Standards.

Iron Horse Canyon Homeowners Association, Inc.



Scott Granneman
President

STATE OF TEXAS SS

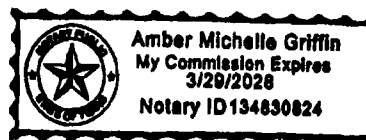
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COUNTY OF BEXAR SS

Before me, on 16th of December, 2024 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.



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 attractive vegetation on all areas visible from the street, with the exception of allowed Nonvegetative Landscaping and Turf Grass 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 trimmed at regular intervals so as to maintain the property in a neat and attractive manner.
3. Allowed Vegetation shall consist of living plants such as grass, flowers, shrubs, and any low-growing ground cover (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 vegetation shall consist of soil and/or mulch only.
4. Allowed Nonvegetative Landscaping is defined as landscaping consisting of river rock, crushed granite, flagstone, and non-builder installed paved walkways only.
5. Turf Grass ("Artificial Turf") must adhere to the requirements listed in the Turf Grass Guidelines section listed hereinto.
6. 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.
7. No owner shall permit weeds or grass to grow to a height of greater than six (6) inches upon its lot.
8. Vegetative Landscaping shall constitute a **minimum of 50%** of the total square footage of the visible street-facing portion of any lot. The base material for vegetation shall consist of soil or mulch only.
9. Nonvegetative Landscaping in aggregate shall be permitted as a substitute for vegetative landscaping for up to a **maximum of 50%** of the total square footage of the visible street-facing portion of any lot.



10. Turf Grass in aggregate shall be allowed as a substitute for Allowed Vegetation for up to a maximum of 25% of the total square footage of the visible street-facing portion of any lot.
11. Allowed Nonvegetative Landscaping shall be allowed as a substitute for Vegetative Landscaping for the entire area between the City Owned Public Sidewalk and Street.
12. 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.
13. Walkway materials can consist of rock, brick, concrete, flagstone, paving stone (natural or man-made) or other materials as approved by the ACC.

Turf Grass ("Artificial Turf") Guidelines

An ACC request must be submitted to the ACC prior to installation of Turf Grass and receive written approval before beginning any work. The request should include the following:

1. Photograph(s) of the product including model name, color and style.
2. Complete product specification sheet from the manufacturer.
3. The manufacturer's warranty on the product being submitted.
4. Photographs(s) of the area to be covered by the Turf Grass.
5. Proper drainage plan if required by installer.
6. Photographs(s) of proximity areas as well as description of the method of installation.
7. Minimum 6-inch defined hardscape border (Mowing Border) between neighboring live grass and the nonvegetative turf grass to be installed. Straight steel edging will not be allowed.

General Guidelines:

- A. The design plan must incorporate natural curved boundaries where possible (avoid squares, rectangles, etc., except where the turf may abut the driveway or sidewalk). The turf may not be installed directly up to the foundation of the home, there must be a border of rock or mulch to separate the turf.
- B. The color must be like the geographical area, as a blended, multi-color monofilament fiber and a minimum pile height of 1.5 inches to a maximum pile height of 2.5 inches.
- C. Pass the Pill Burn Test for flammability (The Pill Burn Test is a pass/fail test that measures the size of the burn to determine flame resistance).
- D. Installation must include a weed barrier, a properly prepared aggregate base for drainage, sewn seams, permanently anchored and infill is required. Secure the artificial Turf Grass with nails, staples, or glue, and trim any excess edges.
- E. Artificial Turf Grass must be cleaned as necessary and periodically groomed to maintain its appearance.
- F. The owner will inspect the turf annually to ensure the aesthetic properties are maintained.



G. The Association may require replacement if there are signs of damage, lifting, unevenness, worn areas, fading, deterioration, containing weeds, holes, tears, stains, discolorations, faded, seam separations, uplifted surfaces, heat degradation, depressions, odors, excessive wear, other conditions considered objectionable or unsightly. Damaged or worn areas must be repaired or removed and replaced in a manner that results in consistent appearance with the existing nonvegetative turf grass.

I. Cost of any Turf Grass repairs or removal incurred by the Iron Horse Canyon HOA shall be charged back to the homeowner's account.

 12/16/24

File Information

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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: 12/20/2024 2:46 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk