

SCOFIELD PHASE VIII
RESIDENTIAL OWNERS ASSOCIATION, INC.

Landscaping Guide

The Architectural Control Committee (ACC) is providing the following guide for landscaping.

The ACC is looking for landscape designs with variety. In your landscape design, strive for visual complexity, with details and elements that combine as interwoven components. Native plants give an excellent opportunity to add visual complexity. The front property space should include a mixture of design elements (heights, colors, and media texture) and shall not exceed 50% coverage with any single specific contiguous medium (with the exception of sod). We recommend that 50% of the total landscaping comprises a mixed assortment of greenery such as ground cover, sod, and plantings, not including tree canopies. We will consider all submitted designs based on each lot's individual circumstances. There must be some variation in ground covers used to give a good street view presentation of the property. The easement between the sidewalk and the street should be considered as part of your plan. We want to keep property values up in the neighborhood as a whole, while helping conserve water.

Approval for Changes

Prior to changing any landscape, a homeowner must submit an ACC application available on the Association's website at www.scofieldridge.org under the *Resources* tab. The application must include an outline of the project and a design plan, as well as details on the type of sodded grass, plants, ground covers, border materials, and hardscape materials to be used. Installation of new landscaping may not begin until the application has been approved. Once the landscape installation has commenced, the project must be completed within 270 days per CCR Section 3.23, or the number of days as otherwise amended. If the project is not completed within that time or the installation varies from the approved plan, the homeowner will be subject to violations as outlined in the Enforcement and Fining Policy. Questions about landscaping may be directed to acc@scofieldridge.org.

Sodded Grasses

New sod must be placed side-by-side so there are no gaps between pieces. Depending on the amount of shade provided by mature trees, homeowners should consider replacing grass such as St. Augustine with other sodded grasses that are more shade tolerant. Residents are allowed to convert the easement strip between the sidewalk and the street curb to mulch or rock, using a weed preventative base, as these areas can be difficult to water without street runoff.

Sodded grasses that do well in our area include Buffalo grass, Zoysia and Bermuda. However, no one grass is ideal for all situations. Carefully consider the amount of sunlight your lawn receives and whether you have a sprinkler system installed before choosing a new sodded grass. Artificial turf is only allowed in the backyard, provided that it does not affect water drainage to neighboring properties. Artificial grass is not allowed in the front yard.

Plants

Native plants provide greenery, color and variety to landscapes. Artificial plants are not allowed. Use

plants adapted to the PH soil conditions created by the non-turf materials used. For example, don't use acid-loving plants along with alkaline crushed limestone. Acid plants would do well with ground hardwood mulch. Native plants would do well with limestone or decomposed granite.

For public safety, no plant with thorns, spines, or sharp edges may be planted within 6 feet of the public sidewalks. No plantings (or trees) higher than 2 feet may be planted in the sidewalk easement strip area, as this constitutes a visual safety hazard to pedestrians and drivers. Large bushes must be trimmed to maintain the 2 foot height limit. The City of Austin also has further limits for planting on corner lots. Please verify your design complies with all current city regulations.

Borders

A clearly defined border separating one landscape material area from another material or turfed area must exist. This maintains a clean look and helps with erosion control to stop runoff. Borders may consist of metal edging or mortared masonry units, or simply a well-maintained, consistent, clearly defined border between the different material areas. Masonry products include stone, clay brick pavers, or concrete masonry units manufactured as edging shapes. All masonry products must be properly mortared in place to avoid displacement and weed encroachment, or growth between masonry units. Brick masonry must be approved for color and type. Brick must be solid units, not those with holes. No "common" concrete blocks are permitted. Metal edging must be properly staked and set with a top edge not more than 2 inches above grade. Borders must be maintained as part of the landscaping, must be kept in attractive condition and must be edged.

Ground Cover

Non-grass areas may contain ground hardwood mulch, crushed limestone or granite, flagstone, or other loose stone material as a ground cover. Leaves are not an approved ground cover. Ground cover must be contained with a border and not wash out onto the public sidewalk or street. The ground cover must be maintained to prevent weed or grass growth, generally by using commercial grade weaved landscape cloth as a base under the non-turf area. Paver stones may be used to create walkways. Concrete surfaces are limited to driveways, sidewalks and patios only. Large areas may not be composed of a single material. There must be some native or other plants, or other design mediums to break up the area with visual interest.

Hardscapes

Hardscapes can include large boulders or other natural materials that are used as part of a landscaping design. Water features, urns, pots, and other man-made ornamentation can add variety, but are not to exceed 4 items total in public view. Per city regulation, no boulders or large rocks exceeding 1 foot in height may be used on the easement between public sidewalks and the street curb. Only 1 large boulder above 2 feet and not to exceed 3 feet in height is allowed in the front lawn and cannot create a visual safety hazard to pedestrians and drivers.

Landscape Maintenance

Xeriscaped areas are subject to the same maintenance requirements as other landscaping and must be maintained at all times to ensure an attractive appearance. Plants and bushes must be trimmed, landscape must be kept free of weeds and leaves, borders must be edged and dead branches must be removed. Plants that are dormant must be cut back to remove dead material. This includes most ornamental grasses and other flowering perennials. Landscape beds must remain well kept in appearance during the dormant season. No plants may encroach on public sidewalks or the street.

City of Austin Guidance

For information and recommendations on appropriate plants, turf grasses, and trees to use in your landscaping, pick up a copy of the City of Austin’s free book *Native and Adapted Landscape Plants: An Earthwise Guide for Central Texas*, commonly known as the “Grow Green” book, free at most nurseries. You can also download the book in PDF format from the website www.growgreen.org. Certain plants determined by the City of Austin to be “Invasive Plants” should not be planted and are listed in the “Grow Green” book. Common examples include berrying forms of *Nandina*, running varieties of bamboo *Ligustrums* (Privet), *Photinia* plants, *Vitex*, and Chinaberry trees.

I hereby certify that I am the duly elected and acting President of the Scofield Phase VIII Residential Owners Association, Inc. and that this Policy was approved by not less than a majority vote of the Board of Directors as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Real Property of Travis County, Texas.

TO CERTIFY which witness my hand this ____ day of _____, 2026.

SCOFIELD PHASE VIII RESIDENTIAL OWNERS
ASSOCIATION, INC.

By: _____

Printed: _____

Its: President

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

BEFORE ME, the undersigned notary public, on this ___ day of _____, 2026 personally appeared _____, President of Scofield Phase VIII Residential Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas