26032070 AMENDMENT Total Pages: 11
Filed and Recorded: 8/24/26 10:42 AM

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FIRST AMENDMENT TO MASTER DESIGN GUIDELINES

Hays County, Texas

ADOPTED BY LA CIMA REVIEWER

LA CIMA SAN MARCOS, LLC,
a Texas limited liability company

By: _____
Name: Bryan W. Lee
Title: Manager

THE STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this 21ST day of AUGUST, 2026, by Bryan W. Lee, Manager of La Cima San Marcos, LLC, a Texas limited liability company, on behalf of such company.

(seal)

SHELLY MAGNON
Notary Public, State of Texas
Notary ID# 128098351
My Commission Expires 11-04-2029

_____
Notary Public, State of Texas

Cross-reference to La Cima Master Covenant, recorded under Document No. 17044512, Official Public Records of Hays County, Texas, as amended from time to time; and the La Cima Master Design Guidelines, recorded under Document No. 18006343, Official Public Records of Hays County, Texas, as amended from time to time.

FIRST AMENDMENT TO MASTER DESIGN GUIDELINES

This *First Amendment to Master Design Guidelines* ("**Amendment**") is made by the **LA CIMA SAN MARCOS, LLC**, a Texas limited liability company ("**Declarant**") and is as follows:

RECITALS:

A. Pursuant to the authority set forth under that certain La Cima Master Covenant, recorded as Document No. 17044512, Official Public Records Hays County, Texas (as amended, the "**Master Covenant**"), Declarant, as the La Cima Reviewer, adopted those certain La Cima Master Design Guidelines, recorded under Document No. 18006343, Official Public Records Hays County, Texas, as amended and supplemented from time to time (collectively, the "**Design Guidelines**").

B. Pursuant to *Article IV* of the Design Guidelines, the Declarant, during the Development Period, may amend the Design Guidelines.

NOW THEREFORE, Declarant hereby desires to amend and modify the Design Guidelines as follows:

1. **Signs**. *Section 7.04* is hereby deleted in its entirety and is replaced with the following:

"**7.04 Xeriscaping**. As part of the installation and maintenance of landscaping on an Owner's Lot, an Owner may submit plans for and install drought tolerant landscaping ("**Xeriscaping**") upon written approval by the La Cima Reviewer, subject to the following provisions.

Application. Approval by the La Cima Reviewer is required prior to installing Xeriscaping. To obtain the approval of the La Cima Reviewer for Xeriscaping, the Owner shall provide the La Cima Reviewer with a Xeriscaping application that includes the following information (the "**Xeriscaping Application**"): (a) the proposed site location of the Xeriscaping on the Owner's Lot; and (b) a detailed landscape plan that complies with the requirements and guidelines set forth in the "*La Cima – HOA Xeric Landscape Supplemental Information*" attached hereto and incorporated herewith as Attachment 1. A Xeriscaping Application may only be submitted by an Owner unless the Owner's tenant provides written confirmation at the time of submission that the Owner consents to the Xeriscaping Application. The La Cima Reviewer is not responsible for: (a) errors or omissions in the Xeriscaping Application submitted to the La Cima Reviewer for approval; (b) supervising installation or construction to confirm compliance with an approved Xeriscaping Application; or (c) the compliance of an approved application with Applicable Law.

Process. The La Cima Reviewer shall issue a decision on the submitted Xeriscaping Application within a reasonable time, or within the time period otherwise required by the specific provisions in the Design Guidelines, if adopted, or other provisions in the Documents which govern

the review and approval of improvements. A Xeriscaping Application submitted to install Xeriscaping on property owned by the Association or property owned in common by members of the Association will not be approved. Any proposal to install Xeriscaping on property owned by the Association or property owned in common by members of the Association must be approved in advance and in writing by the Board, and the Board need not adhere to the requirements set forth in this Section when considering any such request.

Approval. Each Owner is advised that if the Xeriscaping Application is approved by the La Cima Reviewer installation of the Xeriscaping must: (a) strictly comply with the Xeriscaping Application; (b) commence within thirty (30) days of approval; and (c) be diligently prosecuted to completion. If the Owner fails to cause the Xeriscaping to be installed in accordance with the approved Xeriscaping Application, the La Cima Reviewer may require the Owner to: (a) modify the Xeriscaping Application to accurately reflect the Xeriscaping installed on the property; or (b) remove the Xeriscaping and reinstall the Xeriscaping in accordance with the approved Xeriscaping Application. Failure to install Xeriscaping in accordance with the approved Xeriscaping Application or an Owner's failure to comply with the post-approval requirements constitutes a violation of the Master Covenant and may subject the Owner to fines and penalties. Any requirement imposed by the La Cima Reviewer to resubmit a Xeriscaping Application or remove and relocate Xeriscaping in accordance with the approved Xeriscaping Application shall be at the Owner's sole cost and expense."

2. Miscellaneous. Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Master Covenant or the Design Guidelines. Unless expressly modified by this Amendment, all other terms and provisions or forms of the Design Guidelines remain in full force and effect as written and are hereby ratified and confirmed.

EXECUTED TO BE EFFECTIVE on the date this Instrument is Recorded.

Attachment 1

LA CIMA – HOA XERIC LANDSCAPE SUPPLEMENTAL INFORMATION

Xeric is a term defined as containing little moisture. Xeriscape (not "zeroscape") describes using native and adaptive plant species as alternative ground covers and using proper soil preparation to make the best use of scarce water. These guidelines are a supplement to your existing HOA requirements and are intended to provide residents and builders with a clear framework for creating landscapes that are both beautiful and sustainable in our Central Texas climate.

A **xeric landscape** emphasizes water-wise design, drought-tolerant plantings, and efficient irrigation practices that conserve resources while enhancing the neighborhood character. ***Residents who wish to pursue xeric landscaping principals are required to follow these guidelines.***

The guidelines are separated into four separate categories: **Planting Beds, Turf, Water Use and Walks.** Each of these play a key role in creating a landscape that uses water efficiently while still providing habitat for a healthy ecology and a landscape solution that we can all be proud of.

PLANTING BEDS (soil, plant materials, edging, mulch):

Soil:

Good soil is the foundation of a healthy and drought tolerant landscape. Providing six to eight inches of compost-amended soil improves plant health, increases a yard's resilience through dry periods, and decreases runoff by allowing water to filter through layers of soil and rock.

Soil Amendments:

- Reuse native soils whenever possible.
- Topsoil shall contain a minimum 20% organic material or compost blended with sand and loam at approximately 10% sand and 65% loam. Caliche, the loose light-colored rock just below the soil, is not considered topsoil.
- Turf grass areas shall have at least six inches (6") of topsoil.
- Planting beds shall have at least six inches (6") of topsoil.
- All soil shall be free of debris and rocks greater than one inch (1") in diameter.
- To achieve sufficient soil depth, you may need to add soil. When adding topsoil, combine three parts existing soil with two parts new soil.

GOOD TOPSOIL

CALICHE – NOT SUITABLE FOR PLANTING

Plant materials:

The use of native and adapted plants in the Texas Hill Country landscape ensures three important things. First, homeowners can appreciate that their landscape will take on the regional character of Central Texas. Second, it will thrive during times of drought. And third, it will not only require less supplemental water, but it will also require a lot less time and maintenance because native plants rarely need pesticides or fertilizers.
This plant list gives examples of approved plants for drought tolerant (xeric landscapes). There are many more acceptable plant materials. If you want a plant that is not on this list, please submit for review.

Shade Trees	Ornamental Trees	Large Shrubs	Medium Shrubs	Small Shrubs	Grasses	Ground Covers
Southern Live Oak	Desert Willow	Mexican Bush Sage	Autumn Sage	Four Nerve Daisy	Mexican Feather Grass	Blackfoot Daisy
Cedar Elm	Texas Persimmon	Yellow Bells	Aromatic Aster	Blue Mistflower	Little Bluestem	Texas Frogfruit
Chinquapin Oak	Mexican Buckeye	Spineless Prickly Pear	Turks cap	Pale Leaf Yucca	Pink Muhly Grass	Texas Sedge
Texas Red Oak	Mountain Laurel	Prairie Flameleaf Sumac	Red Yucca	Artemisia	Lindheimer's Muhly Grass	Purple Heart
Mexican White Oak	Mexican Plum	Dwarf Burford Holly	Texas Sotol	Damianita	Inland Sea Oats	Trailing Lantana
Lacey Oak	Texas Redbud	Bush Germander	Flame Acanthus	Winecup	Prairie Dropseed	Trailing Indigo Bush
Honey Mesquite (Thornless)	Huisache	Texas Sage	Rock Rose	Twist Leaf Yucca	Bamboo Muhly	Silver Ponyfoot

Edging:
Edging is one way you can complement your home or exterior hardscape and create organization within your space. Visible edges and raised planting beds have multiple purposes. They help designate the planted area, contain the amended soil, and facilitate the ease of maintenance. Using raised edging is often easier than digging into the caliche.
Below is a list of acceptable edging materials.

- Cut stone
- Native stone (organized and placed)
- Steel
- Shovel cut edge
- Poured in place concrete

Below is a list of non-acceptable edging materials.

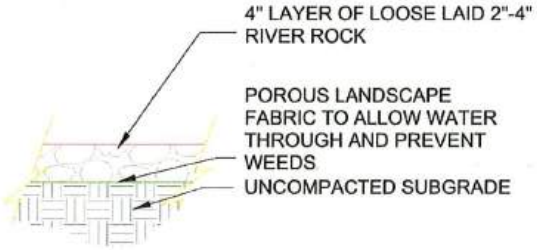
- Plastic edging
- Rubber edging
- Pre-fabricated plastic rings

If using a wall for an edge or retaining a planting bed, do not exceed 2' in height without consulting a structural engineer or qualified professional. To avoid damage to your home be sure that raised beds do not result in soil moisture against your home's exterior (above your masonry weeps).

CUTSTONE EDGING

STEEL EDGING

CONCRETE EDGING



Mulch:

- Mulch plant beds to combat weeds, keep soil cool and moist, and give your yard a finished look. Hardwood mulch retains moisture and keeps the roots of your bedding plants cool. Rock mulch is a good option as well, but make sure that the rock is large enough not to wash away in rain and that the plant material likes the hot and dry micro-climate created by rock mulch. See detail for rock mulch below.

- When using a hardwood mulch, areas with trees, perennials, and shrubs shall be finished with a 3 inch (min.) deep layer of high-quality organic hardwood mulch.
- Acceptable Mulch Materials
    - Shredded Hardwood
    - River Rock and other gravel materials greater than 2" diameter with a neutral color complimentary to the stone or home color. Brown, beige, white, gray or black.
        - Aggregate should not be the dominant part of the landscape. Plant materials should sufficiently cover the area where aggregate amount is used.
        - When aggregate is used, it should be part of a comprehensive aesthetic and not the singular ground cover material in a yard. It shall be used in combination with other mulches, shrubs trees and ground covers for an overall aesthetic that complements the surroundings.
        - Size rock according to slope. Steep slopes need larger/horizontal rock. Avoid placing rock on slopes greater than 5% (1' of change over 20' of horizontal distance/6" of change over 10' horizontal distance)
- Unacceptable Mulch Materials:
    - Lava Rock
    - Rubber Mulch
    - Color-Enhanced
    - Wood chips
    - Decomposed Granite
    - Colorful rock mulch not complimentary to the home or consistent with native local rock.


ACCEPTABLE ROCK MULCH


ACCEPTABLE WOOD MULCH

TURF

- In a xeric yard, turf should be used sparingly and as an accent element rather than the dominant feature of the yard. NO ARTIFICIAL TURF ALLOWED IN FRONT YARDS.
- Reduce turf to meet your aesthetic or family lifestyle needs because grass generally requires more water and chemicals to maintain.
- Turfgrass shall have summer dormancy capabilities to ensure that landscapes will survive under mandatory water restrictions.
- To create a uniform look throughout the community, Bermuda grass, Thunder Turf, or Buffalo Grass must be used in turf areas in front yards and areas visible from the street. In a sunny yard, Zoysia is recommended.
- Buffalo grass keeps with the native plant character but can be prone to weeds and does not tolerate alot of foot traffic, plant accordingly and monitor for invasives until established.
- Bermuda is a low water-use option but can be invasive. Use hybrid species only (Tif 419 Bermuda).
- If turf areas are fertilized, natural or certified organic fertilizers with less than 4% phosphorus shall be used.

THUNDER TURF

BERMUDA GRASS

ZOYSIA GRASS

ARTIFICIAL TURF:

Although Artificial turf seems like an ideal choice, it should not be the first alternative to creating a water-responsible landscape. The use of artificial turf should be limited and coordinated with the needs of your lifestyle. **Artificial turf is not allowed in front yards and must be used in combination with other xeriscaping elements in back yards.** Artificial turf areas should be limited to lifestyle needs and accent areas (dog run, play areas) and in combination with other xeric elements that enhance the habitat and reduce water use.

Maintaining a lawn with constant pet and recreational activity is difficult and a limited area of artificial turf in a rear yard may be suitable for some. However, native grass or landscape alternatives are sufficient in many cases to avoid the installation of artificial turf. If artificial turf is installed, the same area limitations as grown turf apply, and sufficient care should be given to ensure proper and consistent installation so that the turf is not additional impervious cover to your property. Impervious cover prevents water from percolating into our aquifers and contributes to additional localized heat gain.

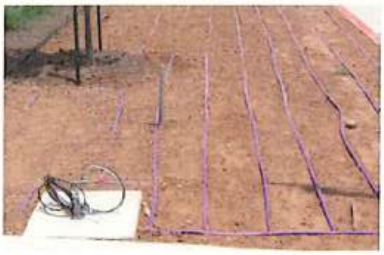
WATER USE

Shrubs, trees and lawns all need water, but at different amounts. Water your plants according to their need only. Water needs can also change throughout the season, be sure to adjust as the weather changes. Below are a few things to keep in mind. Use drip irrigation or harvested water wherever possible.

- Water no more than twice a week and comply with watering restrictions of the local jurisdiction(s) during drought.
- Group plants with similar water needs together, called "hydrozoning".
- Use low-angle sprinklers that produce droplets of water to decrease evaporation. Also consider low flow (drip and micro spray) equipment.
    - Use sprinklers that produce large drops of water close to the ground.
    - Avoid fine mist sprinklers that spray into the air.
    - Use bubbler heads for trees.
- When hand watering or using irrigation system, "cycle and soak". Apply a little water at a time allowing water to soak in and decreasing run-off.
- Direct sprinklers toward the lawn or bed and away from pavement.
- Rainwater harvesting can be used to capture run-off from roofs and reused in the landscape.
    - Rain barrels must be in the rear or side yard out of view of the street.
        - Use fencing or vegetation to screen from view if located close to street.
    - For automatic irrigation a small pump will be required to be installed by a licensed irrigator with experience in harvesting rainwater.
- Perform regular maintenance on your system to ensure all heads, nozzles, and lines are working properly.

IRRIGATION SYSTEM TYPES:

There are many types of automatic irrigation systems that reduce the use of water by incorporating low-output or low-flow sprinklers. They also use controllers that use weather-based calculations and environmental conditions to determine the amount of water needed throughout the year for different plant types and needs. Install a system that uses several different head styles throughout the yard. This ensures each irrigation zone is using the correct amount of water for the need of the plant. Another alternative is drip irrigation. This system takes longer to wet the ground, but they lose very little to evaporation. Drip irrigation is best suited for shrubs and ground cover, and spray irrigation works best for turf areas.



DRIP IRRIGATION

LOW SPRAY HEAD

DIRECTIONAL SPRAY HEAD

WALKS:

Walks and hardscape shall consist stable or stabilized material that will not easily wash out with our heavy rains. Walks shall consist of concrete, stone (mortared or dry set with polymeric sand in joints). If decomposed granite is used, contain it within steel, stone or concrete edging and use pea gravel or granite gravel at least ½" minus and **NO FINES**. Use landscape fabric below stone to prevent weed intrusion (see stone mulch detail).

½ MINUS DECOMPOSED GRANITE

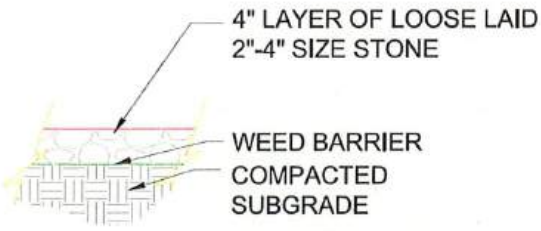
5/8" GRANITE GRAVEL

PEA GRAVEL


SOLID STONE EDGE


DIMENSIONAL STONE EDGE


STEEL EDGE



XERISCAPE MAINTENANCE AND DESIGN IDEAS

- Create a "dry creek bed" to direct water draining on your property. Direct water to a lower spot where it can better infiltrate the soil.
- Low areas of your landscape that capture water and allow it to soak into the ground are called "rain gardens." Rain gardens can either be filled with plants for both wet and dry conditions or they can be filled with only stone.
    - Make sure the weed barrier fabric is porous as this reduces the water's ability to soak into the ground. Do not use plastic or non-porous materials as weed barriers.
    - Divert water from roof downspouts into rain gardens or harvesting tanks. Rain gardens act as filters for overflowing water on the way to storm sewers.

XERISCAPE MAINTENANCE

Understanding the plant mix in the landscape is key to maintenance. In most cases, a xeric landscape is self-sufficient, but this does not mean maintenance free. Re-mulch, aerate and compost regularly. Maintaining an airy and moist 3" of wood mulch along the ground plain ensures the best water retaining medium for your plants. For rock beds, use a porous landscape fabric under the rocks to allow water to infiltrate the soil and prevent weeds from developing. Use a blower over rocks to avoid soil buildup that allows seeds to germinate in the rock bed. If you notice weeds, remove them early to avoid roots infiltrating the landscape fabric. Avoid using smaller rocks for large beds as they will not withstand the force of the blower.

In the winter some natives will freeze. During this season, dead branches should be cut back to make the best presentation for your plantings. It typically is not necessary for plant survival but will improve the overall look of the garden as it comes back from winter dormancy.

RECOMMENDATION SUMMARY

- Turf shall not be the dominant landscape element of a xeric yard.
- No artificial turf in front yards.
- Artificial turf in rear yards shall not be the dominant landscape feature.
- Rock in landscape shall be incorporated as part of a comprehensive xeric landscape aesthetic.
- Use rock as a groundcover in accordance with detail provided.
- Do not plant invasive species
- 3" minimum hardwood mulch (when hardwood mulch is used)
- 6" amended soil for landscape and turf areas
- Perform regular maintenance on landscape
    - Remove invasive species,
    - Cut back dead wood or spent flowers in accordance with the plants' specific seasonal recommendations,
    - Maintain mulch depth to ensure efficient water use and no exposed soil in beds.
    - Maintain boundaries of adjacent areas of different materials (ex: mulch washout after a heavy rain).
    - Remove excessive leaf, plant and soil debris in rock mulch areas.
- Perform quarterly maintenance checks on irrigation systems to ensure proper function
    - Check timer to make sure you are watering in accordance with regulations.
    - Run system to observe proper functioning of spray heads.
    - Check for leaks. Monitor your bill.
    - Shut off system or monitor programing during rain events to avoid watering unnecessarily.
- Use drip irrigation on landscape beds – install an indicator head to so you can observe the drip system is functioning without digging up the drip tubing.

<u>PLANTING RECOMMENDATIONS AND REQUIREMENTS:</u>

- Masses of one species will eliminate a scattered appearance that is often associated with native landscapes. Grouping a single species into clusters of five to seven plants helps to achieve blocks of color and texture which helps organize and simplify your design.
- Plant the right plant in the right place. Group sun-loving plants together in the sun and group shade-loving plants in the shade. This will also likely help group plants with similar watering requirements together.
- Allow plants to have adequate space to grow. Full grown plant sizes are often underestimated.



THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

26032070 AMENDMENT
08/24/2026 10:42:43 AM Total Fees: $61.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas