

FSK
KRESSTON[®]

Residential Landscape & Reforestation Criteria

October 24, 2024



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I. INTENT

Kresston is a community designed to coexist with the natural wooded environment in which it is located. Owners should be mindful in preserving the native trees and vegetation whenever possible. It may be necessary to install additional reforestation and landscaping to supplement existing vegetation and trees to preserve the intended natural appearance of the Kresston community.

It should also be noted that Owners and landscapers should focus highly on the use of native trees, shrubs, and other vegetation which are hardy, full, and fast-growing. In the event of a drought or hard winter, landscape and reforestation designs should be created in a manner that, if plants did not survive, their absence would leave no bare mulch areas larger than four (4') square feet measured (2' x 2').

II. DEFINITIONS

The capitalized terms used in these Residential Landscape & Reforestation Criteria are defined as set forth in the Declaration (as defined below), which definitions are incorporated in these Residential Landscape & Reforestation Criteria for all purposes by this reference. In addition, the following terms have the following meanings when used in these Residential Landscape & Reforestation Criteria unless otherwise set forth in these Residential Landscape & Reforestation Criteria:

Amenity

A golf course, lake, park, Reserve, street, or public venue.

Criteria

These Residential Landscape & Reforestation Criteria.

Declaration

The First Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Kresston (Residential Property), recorded under Clerk's File No. 2024051754 in the Official Public Records of Montgomery County, Texas, and under Clerk's File No. 2024-340422 in the Official Public Records of Grimes County, Texas, as same has been and may be amended and supplemented from time to time.

Owner

"Owner" is defined as set forth in the Declaration. References to "Owner" in these Criteria include the more narrowly defined term of "Builder", as set forth in the Declaration. Where appropriate, the narrower term "Builder" is used in these Guidelines instead of "Owner".

III. IRRIGATION

- A. All newly landscaped areas of the front, rear, and side yards and adjoining easements between Dwellings must be irrigated by the Owner's irrigation system.
- B. In order to help conserve water, drip irrigation for trees should be considered.
- C. Drip irrigation is required for planter beds on all corner Lots with a wood fence so that irrigation water does not hit the wood fence.

IV. GRASS

- A. Type of grass/sod shall be: Celebration Bermuda
- B. Metal edging is not allowed.

V. FRONT YARD

A. Landscape Coverage

1. How to Calculate the Eligible Front Yard Area (See Exhibit "A1.1"- "A1.3")
2. A minimum of thirty-five (35%) percent and a maximum of fifty (50%) percent of the Eligible Front Yard Area must be a non-sod area of mulched planter beds populated with native vegetation as stated below.

B. Planter Bed(s)

1. Layout

- a) Planter beds and vegetation should appear natural.
- b) Vegetation may not be planted in rows.
- c) Planter beds may be square or curvilinear.
- d) Planter beds may not have more than four (4') square feet of bare area (measured 2' x 2').
- e) Planter beds may not have only tree(s) regardless of planter bed size.
- f) Planter bed edging material must be consistent with the architecture and style of the Dwelling.

2. Shrubs

- a) All shrubs must be hardy, full, fast growing, and drought resistant from the Approved Plant List (See Exhibit "A6").
- b) For every sixteen (16') square feet of planter bed (measured 4' x 4'), the Owner must install at least one of the following:
 - (1) One (1), five (5) gallon hardy, full, fast growing and drought resistant shrub from the Approved Plant List (See Exhibit "A6"). (Minimum height of twenty-four (24") inches when installed.)
 - (2) Two (2), three (3) gallon hardy, full, fast growing and drought resistant shrubs from the Approved Plant List (See Exhibit "A6"). (Minimum height of eighteen (18") inches when installed.)
 - (3) At least half of all shrubs must be five (5) gallon hardy, full, fast growing and drought resistant shrubs from the Approved Plant List (See Exhibit "A6"). (Minimum height of twenty-four (24") inches when installed.)

3. Ground Cover

- a) Can be used only in addition to the shrub requirement stated above.
- b) Will not be counted towards meeting any reforestation requirements.

(See the Approved Plant List, Exhibit "A6".)

C. Trees

1. General

- a) Trees may be a mix of existing and new trees.
- b) Existing native trees must meet the minimum caliper measurement, stated below, to be counted towards meeting the requirement.
- c) Shade trees shall be single-trunk native evergreen canopy trees, minimum three (3") inch caliper.
- d) Ornamental trees may be multi-trunk and the total collective caliper (of all trunks on a single tree) shall be a minimum of three (3") inch caliper.
- e) Tree caliper to be measured at two (2') feet above natural grade.

2. Front Yard Trees – Quantity

| LOT WIDTH | SHADE TREE MIN. QTY. | ORNAMENTAL TREE MIN. QTY. |
|---------------|-------------------------|------------------------------|
| 50' & LESS | 1 | 1 |
| 55' - 65' | 1 | 2 |
| 70' & GREATER | 2 | 2 |

VI. REAR YARD

A. Landscape Coverage

All rear yards are required to be fully sodded except where required or optional (vegetation populated) landscape planter beds are installed. No bare grade is allowed.

B. Trees

1. General

- a) Trees may be a mix of existing and new trees.
- b) Existing native trees must meet the minimum caliper measurement, stated below, to be counted towards meeting the requirement.
- c) Shade trees shall be single-trunk native evergreen canopy trees, minimum two and a half (2.5") inch caliper.
- d) Ornamental trees may be multi-trunk and the total collective caliper (of all trunks on a single tree) shall be a minimum two and a half (2.5") inch caliper.
- e) Tree caliper to be measured at two (2') feet above natural grade.

2. Rear Yard Trees – Quantity

- a) **Standard Interior Lots**
Typical interior Lots that **do not** side or rear a street or Amenity shall have two (2) shade trees.
- b) **Corner Lots and Amenity Lots**
For Lots that **do** side or rear a street or Amenity, see Exhibits "A2"- "A5".

VII. SIDE SCREENING (CORNER LOTS)

A. General

1. Side screening is required on all corner Lots. (See Exhibits "A2" and "A3")
2. The Owner must install a natural-appearing, continuous mulched planter bed the entire length of the side fence.
3. Side screening planter beds must be irrigated by the Owner's irrigation system.
4. Drip irrigation is required for planter beds on all corner Lots with a wood fence so that irrigation water does not hit the wood fence.

B. Planter Bed(s)

1. Layout

- a) The Owner must install a winding, natural-appearing, continuous mulched planter bed the entire length of the side fence.
- b) The planter bed must be installed beginning at the side fence line out three (3') feet towards the street.
- c) The continuous side screening bed can only be separated in cases when its presence would create a Lot drainage issue. In this case, a small break in the continuous bed may be made to install a small drainage swale covered with bull rock which may not pass beyond the edge of the side screening planter bed.
- d) Planter beds and vegetation should appear natural.
- e) Vegetation may not be planted in rows and should be staggered to further give a natural appearance.
- f) Planter beds to be populated with a continuous variety of shrubs of different sizes, heights, and types from the Approved Plant List (See Exhibit "A6").
- g) Planter beds may be square or curvilinear.
- h) Planter beds may not have more than four (4') square feet of bare area (measured 2' x 2').
- i) Planter beds may not have only tree(s) regardless of planter bed size.
- j) Planter bed edging material must be consistent with the architecture and style of the Dwelling.

2. Shrubs

- a) All shrubs must be hardy, full, fast growing and drought resistant from the Approved Plant List (See Exhibit "A6").
- b) When installed, all shrubs must be a minimum of twenty-four (24") inches tall or 1/3 the height of the side fence to be screened, whichever is greater.
- c) All shrubs should be spaced no greater than three (3') feet from center to center.

3. Ground Cover

- a) Can be used only in addition to the shrub requirement stated above.
- b) Will not be counted towards meeting any reforestation requirements.

(See the Approved Plant List, Exhibit "A6".)

C. Trees

1. General

- a) Trees may be a mix of existing and new trees.
- b) Existing native trees must meet the minimum caliper measurement, stated below, to be counted towards meeting the requirement.
- c) Tree caliper to be measured at two (2') feet above natural grade.

2. Trees – Size and Count

- a) Side screening planter beds must have a minimum of two (2), two and a half (2.5") inch caliper, native single-trunk evergreen canopy trees.
- b) Trees in planter beds do not count towards the shrub population requirements.

VIII. A/C UNIT AND POOL EQUIPMENT SCREENING

- A. All A/C units, pool equipment, generators, etc. which are visible from Public View must be screened.

1. Interior Lots:

- a) The Owner must install at least one (1) native shrub at the front of the A/C unit and/or pool equipment and/or generator, etc.
- b) When installed, the shrub must be at least half the height of the tallest unit it is screening.
- c) Shrub(s) must be hardy, full, fast growing and drought resistant.

2. Corner Lots:

- a) The Owner must install at least one (1) native shrub at the front of the A/C unit and/or pool equipment and/or generator, etc. and one (1) native shrub on the street facing side of each A/C unit or comparably sized portion of pool equipment, generator, etc.

Note that A/C units, pool equipment, generators, etc. which are larger in length or depth than a standard A/C unit may require additional shrubs to provide adequate vegetation screening.

- b) When installed, the shrub must be at least half the height of the tallest unit it is screening.
- c) Shrub(s) must be hardy, full, fast growing, and drought resistant.

IX. EXHIBITS AND DIAGRAMS

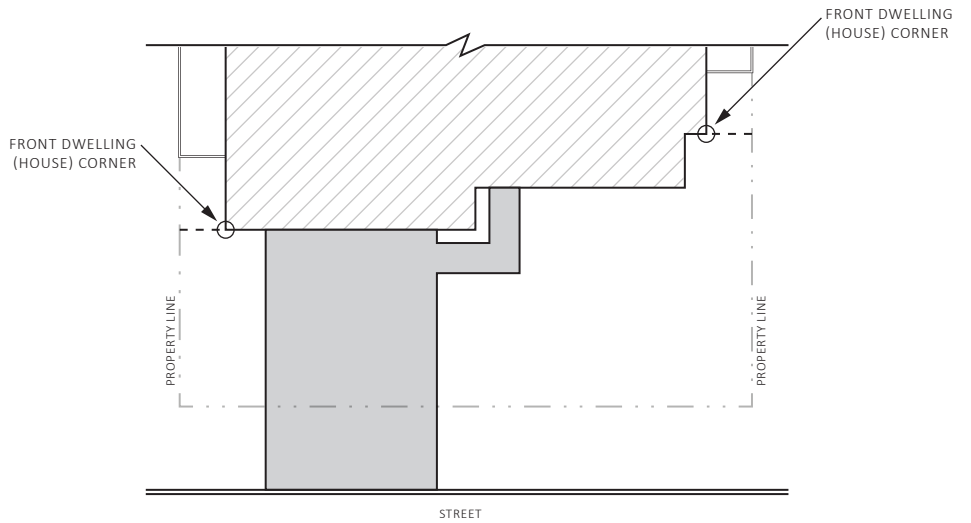
All exhibits and diagrams will be found on the pages that follow.

STEP 1

Locate the front corner of the Dwelling (house) on each side that is both closest to the side property line and is forward of the front fence. Then draw a straight line from that point to the side property line.

IMPORTANT NOTE:

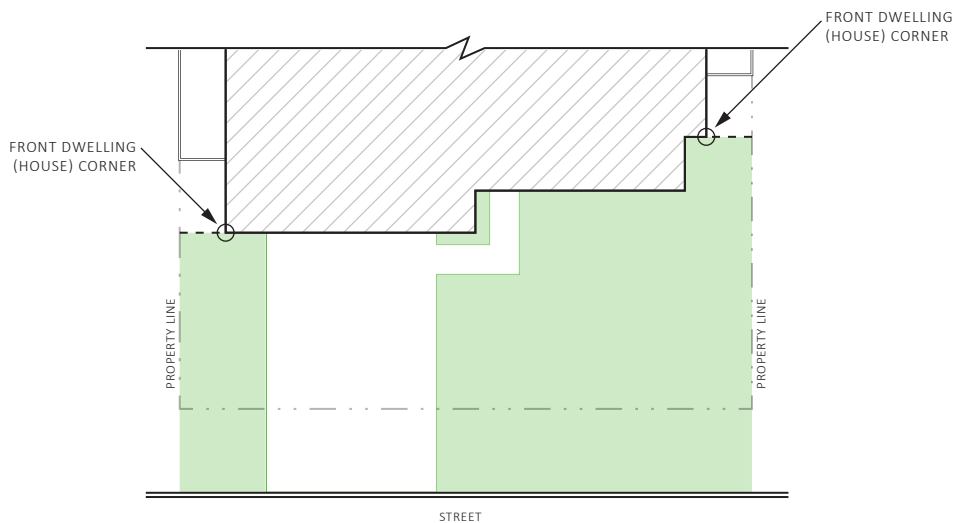
These two front corners are usually not on the same front plane of the Dwelling (house), so eligible front yard reforestation zones might be deeper on one side of the Lot than the other.



STEP 2

Now take the area forward of the two front Dwelling (house) corners (continuing along the front of the foundation) all the way to the back of curb and subtract all hard surface areas (driveway & walkway).

The remaining area is what should be considered 100% of the Eligible Front Yard Reforestation Zone. (Shown here in dark gray.)



STEP 3

Now create natural appearing planter beds that cover **at least 35%** and **no more than 50%** of the Eligible Front Yard Reforestation Zone (determined in Step 2).

Then, using the Landscape & Reforestation Guidelines, populate these planter beds with native, full, hardy, drought-resistant trees and shrubs from the Approved Plant List.

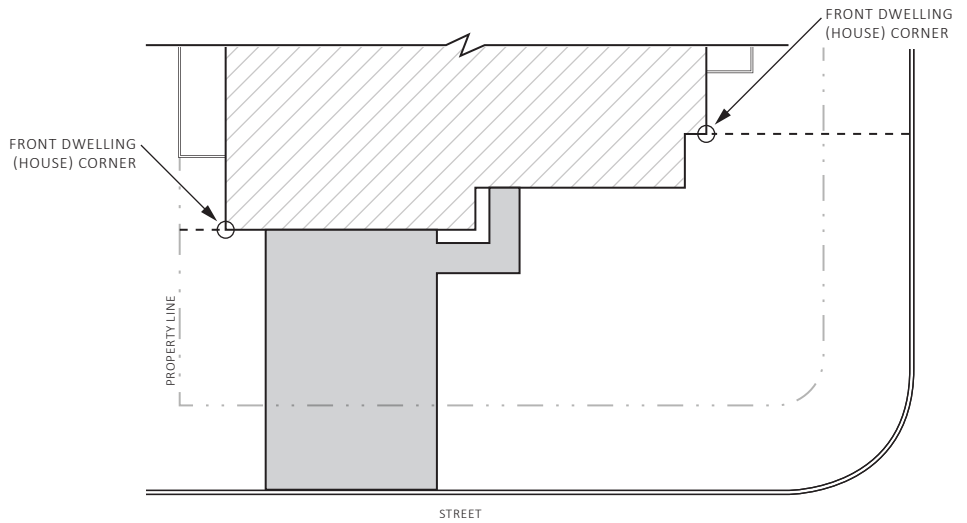


STEP 1

Locate the front corner of the Dwelling (house) on each side that is both closest to the side property line and is forward of the front fence. Then on the interior side of the Lot, draw a straight line from that point to the side property line and on the corner side draw a straight line from the front Dwelling (house) corner to the side street's back of curb.

IMPORTANT NOTE:

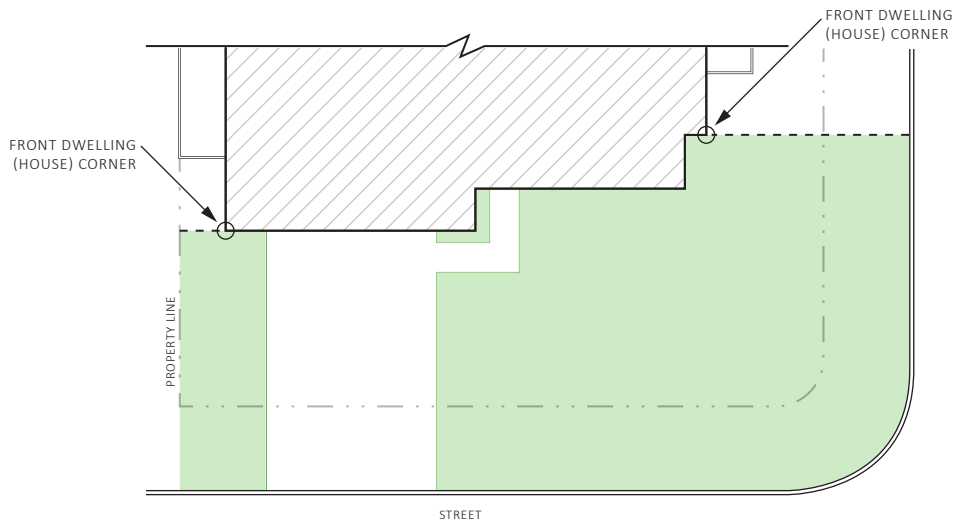
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STEP 2

Now take the area forward of the two front Dwelling (house) corners (continuing along the front of the foundation) all the way to the back of curb and subtract all hard surface areas (driveway & walkway).

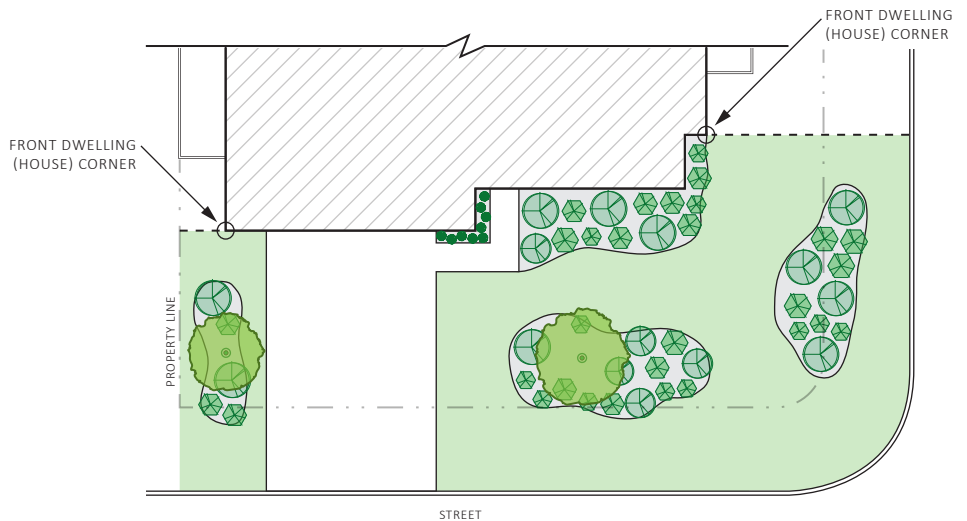
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STEP 3

Now create natural appearing planter beds that cover **at least 35%** and **no more than 50%** of the Eligible Front Yard Reforestation Zone (determined in Step 2).

Then, using the Landscape & Reforestation Guidelines, populate these planter beds with native, full, hardy, drought-resistant trees and shrubs from the Approved Plant List.

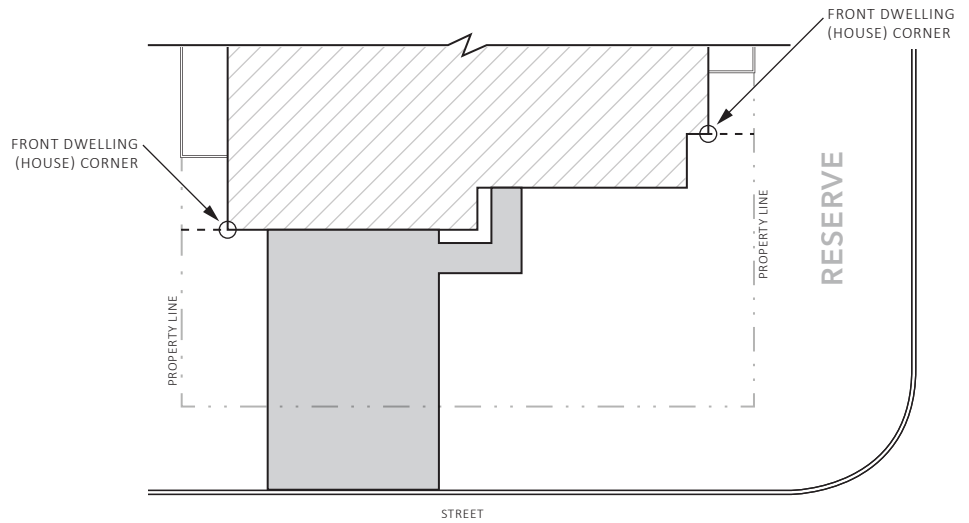


STEP 1

Locate the front corner of the Dwelling (house) on each side that is both closest to the side property line and is forward of the front fence. Then draw a straight line from that point to the side property line.

IMPORTANT NOTE:

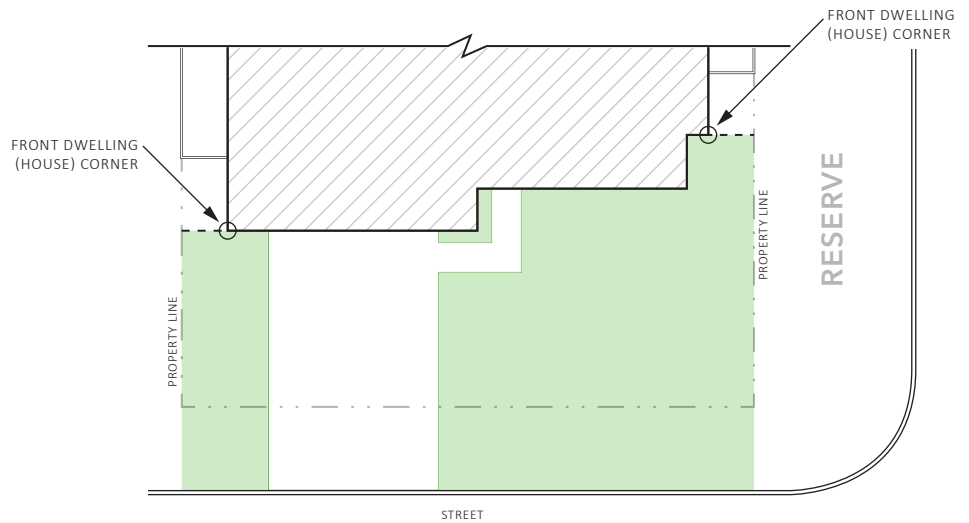
These two front corners are usually not on the same front plane of the Dwelling (house), so eligible front yard reforestation zones might be deeper on one side of the Lot than the other.



STEP 2

Now take the area forward of the two front Dwelling (house) corners (continuing along the front of the foundation) all the way to the back of curb and subtract all hard surface areas (driveway & walkway).

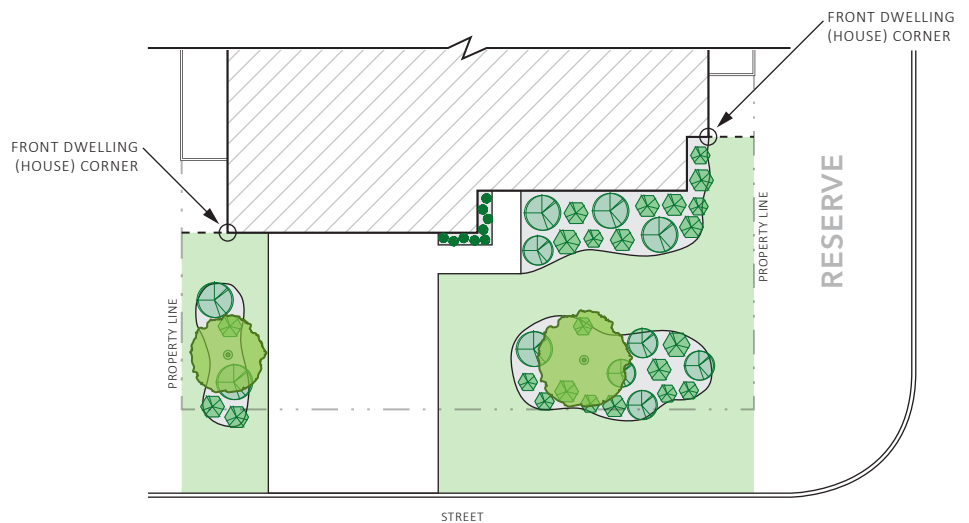
The remaining area is what should be considered 100% of the Eligible Front Yard Reforestation Zone. (Shown here in dark gray.)

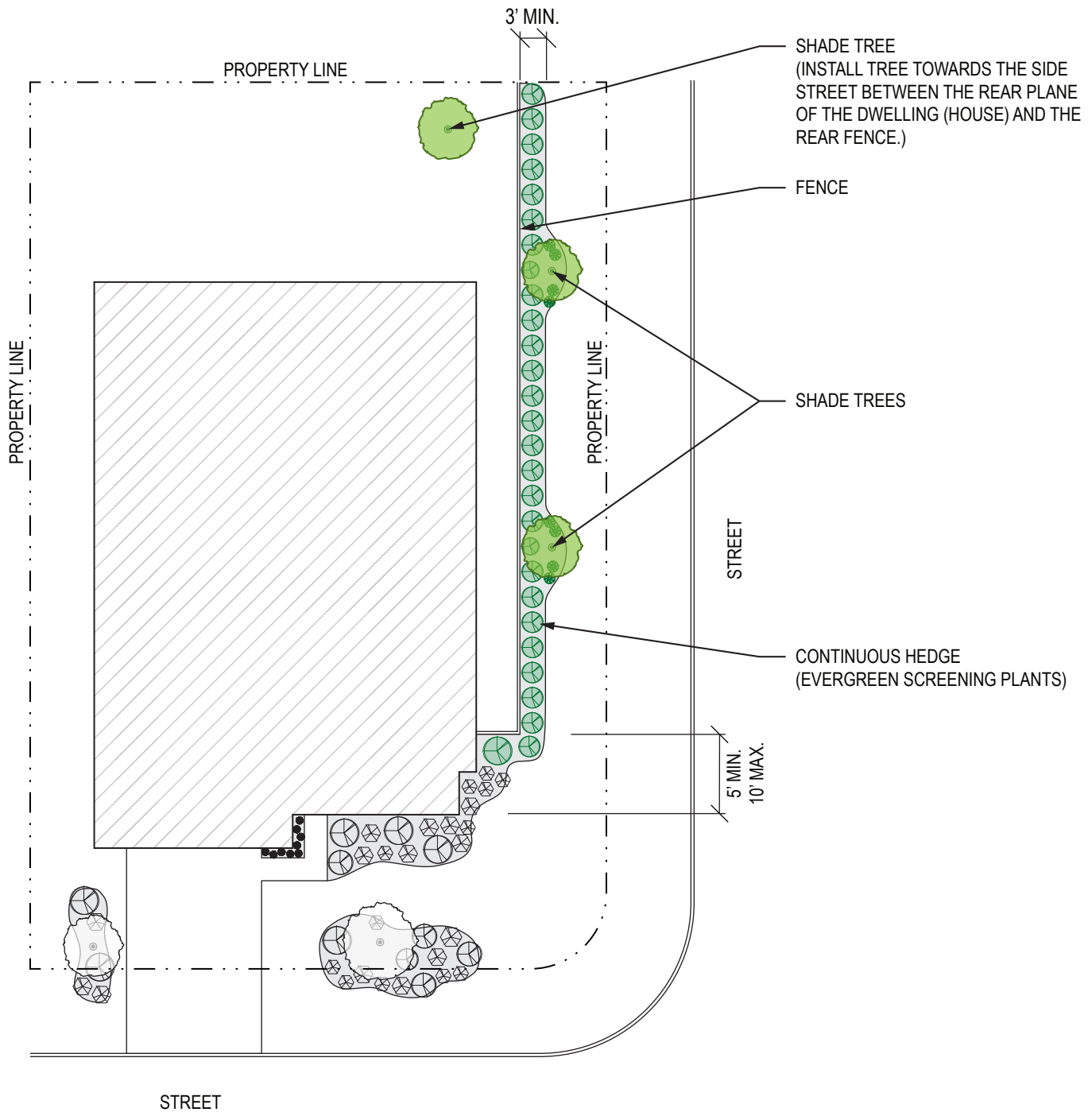


STEP 3

Now create natural appearing planter beds that cover **at least 35%** and **no more than 50%** of the Eligible Front Yard Reforestation Zone (determined in Step 2).

Then, using the Landscape & Reforestation Guidelines, populate these planter beds with native, full, hardy, drought-resistant trees and shrubs from the Approved Plant List.



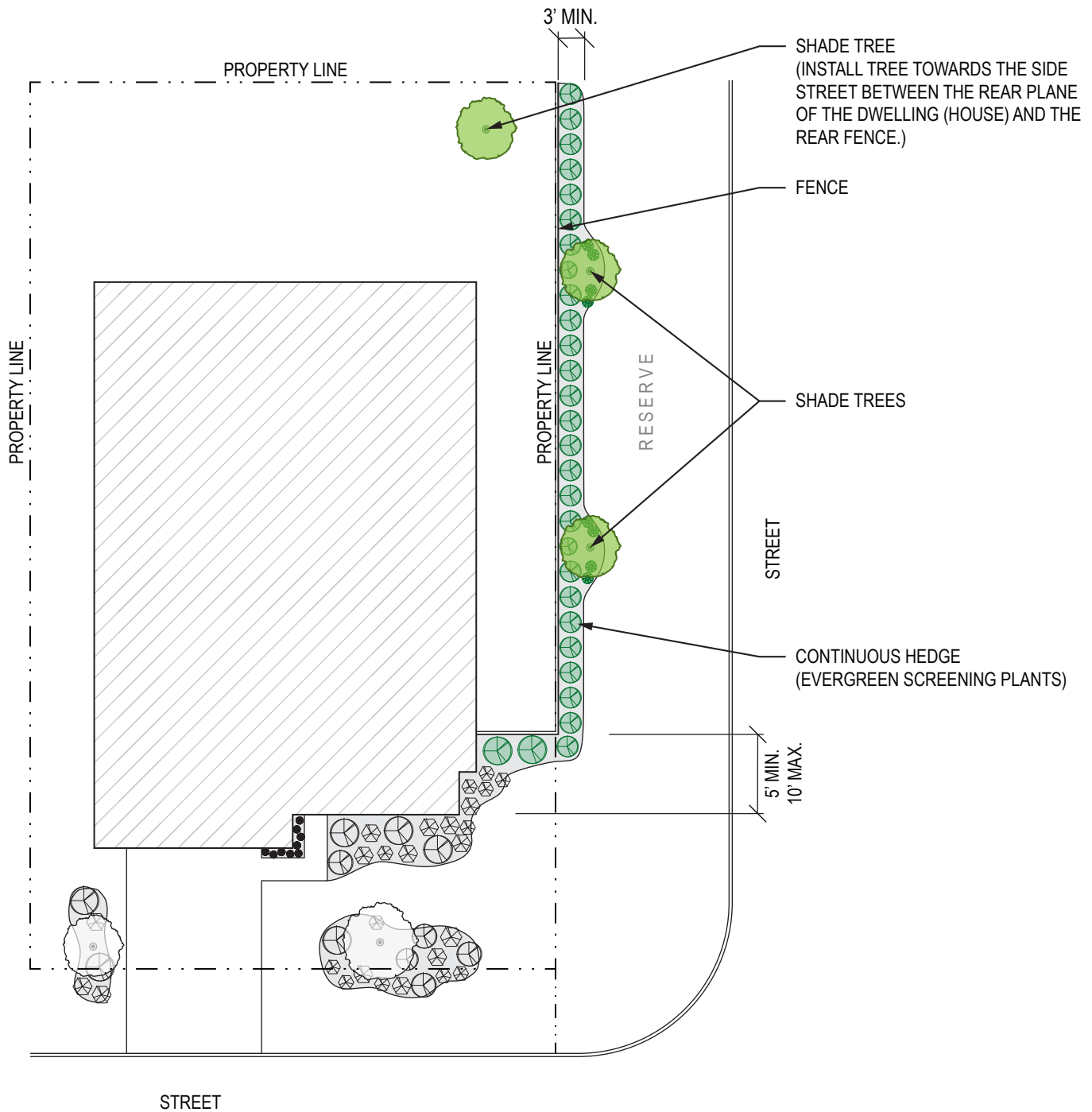


NOTES

1. REFERENCE LANDSCAPE REQUIREMENTS AND APPROVED PLANT LIST.
2. ALL YARDS SHALL BE FULLY IRRIGATED.
3. SOD SHALL BE CELEBRATION BERMUDA.
4. PLANTER BEDS REQUIRE TWO (2") INCHES OF MULCH.
5. TREE CALIPER TO BE MEASURED AT TWO (2') FEET ABOVE NATURAL GRADE.
6. PLANTING SHALL NOT IMPEDE DRAINAGE.
7. INSTALLATION OF A ROOT BARRIER FOR NEWLY-PLANTED TREES NEAR FOUNDATION OR FLATWORK IS RECOMMENDED.

CORNER SIDE YARD & REAR YARD - MIN. PLANT QUANTITY REQUIREMENTS

| LOT WIDTH(S) | 2.5" CALIPER SHADE TREES | | HARDY SHRUBS |
|--------------|--------------------------|-----------|---|
| | SIDE YARD | REAR YARD | 24" MIN. HEIGHT AT INSTALLATION |
| ≤ 50' | 2 | 1 | CONTINUOUS HEDGE / EVERGREEN SCREENING PLANTS |
| 55' - 65' | 2 | 1 | |
| ≥ 70' | 2 | 1 | |

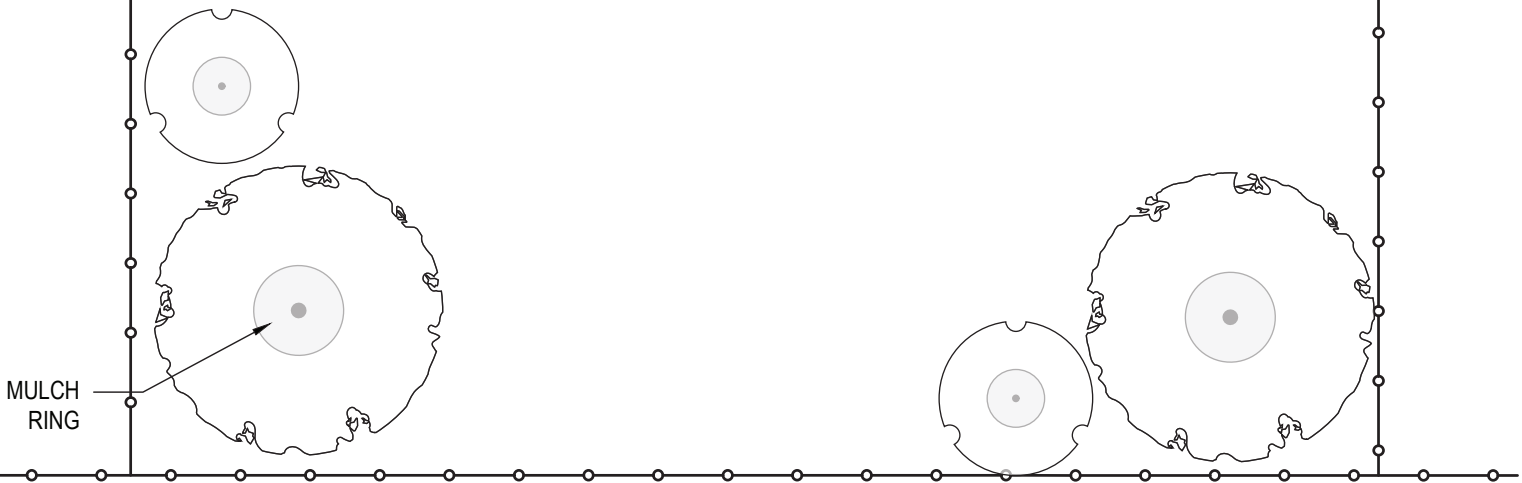
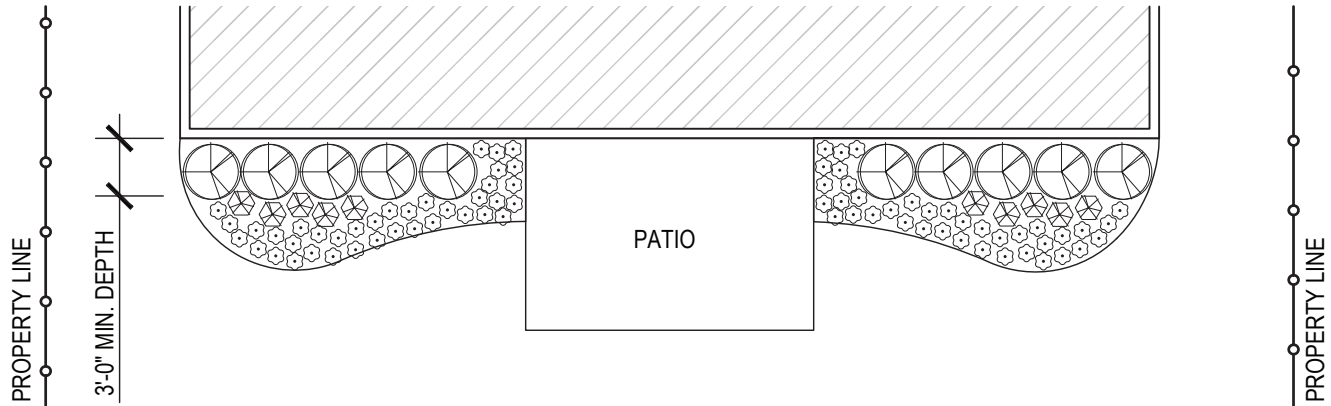


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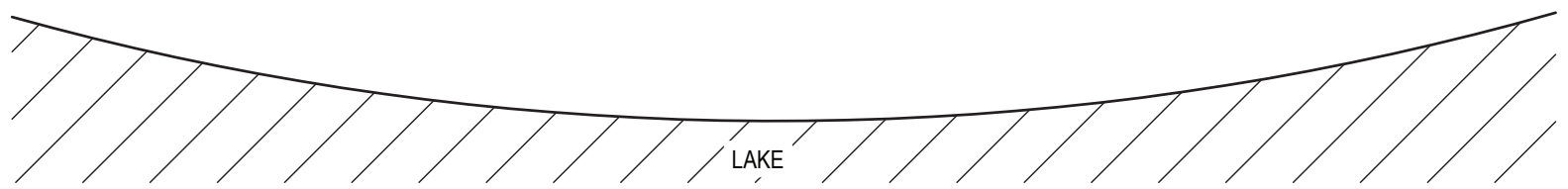
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4. PLANTER BEDS REQUIRE TWO (2") INCHES OF MULCH.
5. TREE CALIPER TO BE MEASURED AT TWO (2') FEET ABOVE NATURAL GRADE.
6. PLANTING SHALL NOT IMPEDE DRAINAGE.
7. INSTALLATION OF A ROOT BARRIER FOR NEWLY-PLANTED TREES NEAR FOUNDATION OR FLATWORK IS RECOMMENDED.

CORNER SIDE YARD & REAR YARD - MIN. PLANT QUANTITY REQUIREMENTS

| LOT WIDTH(S) | 2.5" CALIPER SHADE TREES | | HARDY SHRUBS |
|--------------|--------------------------|-----------|---|
| | SIDE YARD | REAR YARD | 24" MIN. HEIGHT AT INSTALLATION |
| ≤ 50' | 2 | 1 | CONTINUOUS HEDGE / EVERGREEN SCREENING PLANTS |
| 55' - 65' | 2 | 1 | |
| ≥ 70' | 2 | 1 | |



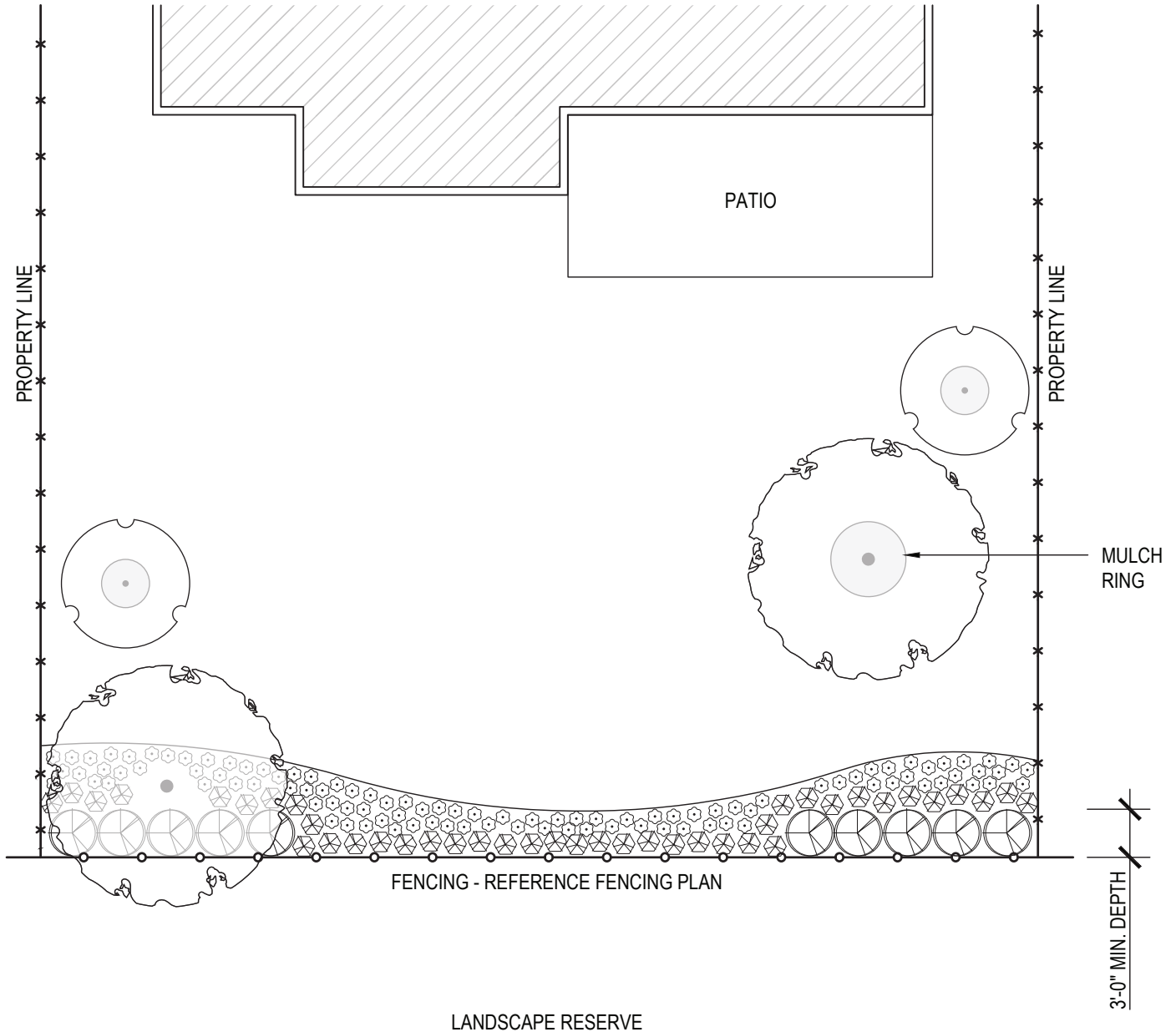
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NOTES

1. REFERENCE LANDSCAPE REQUIREMENTS AND APPROVED PLANT LIST.
2. ALL YARDS SHALL BE FULLY IRRIGATED.
3. SOD SHALL BE CELEBRATION BERMUDA.
4. PLANTER BEDS REQUIRE TWO (2") INCHES OF MULCH.
5. TREE CALIPER TO BE MEASURED AT TWO (2') FEET ABOVE NATURAL GRADE.
6. PLANTING SHALL NOT IMPEDE DRAINAGE.
7. INSTALLATION OF A ROOT BARRIER FOR NEWLY-PLANTED TREES NEAR FOUNDATION OR FLATWORK IS RECOMMENDED.

| REAR YARD - MIN. PLANT QUANTITY REQUIREMENTS | | |
|--|--------------------------|-------------------------------|
| LOT WIDTH(S) | 2.5" CALIPER SHADE TREES | 2.5" CALIPER ORNAMENTAL TREES |
| ≤ 50' | 1 | 1 |
| 55' - 65' | 2 | 1 |
| ≥ 70' | 2 | 2 |



NOTES

1. REFERENCE LANDSCAPE REQUIREMENTS AND APPROVED PLANT LIST.
2. ALL YARDS SHALL BE FULLY IRRIGATED.
3. SOD SHALL BE CELEBRATION BERMUDA.
4. PLANTER BEDS REQUIRE TWO (2") INCHES OF MULCH.
5. TREE CALIPER TO BE MEASURED AT TWO (2') FEET ABOVE NATURAL GRADE.
6. PLANTING SHALL NOT IMPEDE DRAINAGE.
7. INSTALLATION OF A ROOT BARRIER FOR NEWLY-PLANTED TREES NEAR FOUNDATION OR FLATWORK IS RECOMMENDED.

| REAR YARD - MIN. PLANT QUANTITY REQUIREMENTS | | |
|--|--------------------------|-------------------------------|
| LOT WIDTH(S) | 2.5" CALIPER SHADE TREES | 2.5" CALIPER ORNAMENTAL TREES |
| ≤ 50' | 1 | 1 |
| 55' - 65' | 2 | 1 |
| ≥ 70' | 2 | 2 |

| NATIVE SHADE TREES | |
|----------------------|------------------------------|
| COMMON NAME | SCIENTIFIC NAME |
| Bald Cypress | <i>Taxodium distichum</i> |
| Bur Oak | <i>Quercus macrocarpa</i> |
| Cedar Elm | <i>Ulmus crassifolia</i> |
| Chinquapin Oak | <i>Quercus muehlenbergii</i> |
| Escarpment Live Oak* | <i>Quercus fusiformis*</i> |
| Laurel Oak | <i>Quercus laurifolia</i> |
| Nuttall Oak | <i>Quercus nuttallii</i> |
| Pecan | <i>Carya illinoensis</i> |
| Red Maple | <i>Acer rubrum</i> |
| Shumard Oak | <i>Quercus shumardii</i> |
| Southern Live Oak* | <i>Quercus virginiana*</i> |
| Water Oak | <i>Quercus nigra</i> |
| White Oak | <i>Quercus alba</i> |
| Willow Oak | <i>Quercus phellos</i> |

| ORNAMENTAL TREES | |
|-----------------------|--|
| COMMON NAME | SCIENTIFIC NAME |
| Crape Myrtle | <i>Lagerstroemia indica</i> |
| Desert Willow | <i>Chilopsis linearis</i> |
| Dogwood (Flowering) | <i>Cornus florida</i> |
| Flameleaf Sumac | <i>Rhus copallinum</i> |
| Mexican Plum | <i>Prunus mexicana</i> |
| Mexican Redbud | <i>Cercis canadensis (var. mexicana)</i> |
| Possumhaw Holly | <i>Ilex decida</i> |
| Southern Wax Myrtle* | <i>Myrica cerifera*</i> |
| Texas Mountain Laurel | <i>Dermatophyllum secundiflorum</i> |
| Texas Persimmon | <i>Diospyros texana</i> |
| Texas Redbud | <i>Cercis canadensis (var. texensis)</i> |
| Yaupon Holly* | <i>Ilex vomitoria*</i> |

| LARGE SHRUBS | |
|------------------------|-----------------------------------|
| COMMON NAME | SCIENTIFIC NAME |
| American Beautyberry | <i>Callicarpa americana</i> |
| Barbados Cherry | <i>Malpighia emarginata</i> |
| Butterfly Bush | <i>Buddleja</i> |
| Dwarf Wax Myrtle | <i>Myrica pusilla</i> |
| Evergreen Sumac | <i>Rhus virens</i> |
| Flameleaf Sumac | <i>Rhus copallinum</i> |
| Holly* | <i>Ilex spp.*</i> |
| Southern Wax Myrtle* † | <i>Myrica cerifera* †</i> |
| Texas Sage* † | <i>Leucophyllum frutescens* †</i> |
| Yellow Bells | <i>Tecoma stans</i> |

| SMALL SHRUBS | |
|----------------------|--|
| COMMON NAME | SCIENTIFIC NAME |
| Artemisia* | <i>Artemisia vulgaris*</i> |
| Bridal Wreath Spirea | <i>Spiraea prunifolia</i> |
| Camellia* | <i>Camellia spp.*</i> |
| Cherry Sage | <i>Salvia greggii</i> |
| Copper Canyon Daisy* | <i>Tagetes lemmonii*</i> |
| Dwarf Yaupon* | <i>Ilex vomitoria 'Nana'</i> |
| Foxtail Fern | <i>Asparagus densiflorus</i> |
| Holly* | <i>Ilex spp.*</i> |
| Loropetalum* | <i>Loropetalum chinense*</i> |
| Mexican Bush Sage | <i>Salvia leucantha</i> |
| Plumbago* | <i>Plumbago auriculata*</i> |
| Red Yucca* | <i>Hesperaloe parviflora*</i> |
| Sunshine Ligustrum* | <i>Ligustrum sinense (var. sunshine)</i> |
| Texas Betony* | <i>Stachys coccinea*</i> |
| Zexmenia | <i>Wedelia acapulcensis (var. hispida)</i> |

| PERENNIALS | |
|---------------------------|------------------------------------|
| COMMON NAME | SCIENTIFIC NAME |
| Coreopsis | <i>Coreopsis lanceolata</i> |
| Evening Primrose | <i>Oenothera</i> |
| Fall Aster | <i>Symphotrichum oblongifolium</i> |
| Gaura | <i>Gaura lindheimeri</i> |
| Gregg's Mistflower | <i>Conoclinium greggii</i> |
| Winecup | <i>Callirhoe involucrata</i> |
| Yarrow | <i>Achillea millefolium</i> |
| Yellow (Golden) Columbine | <i>Aquilegia chrysantha</i> |

| GRASS - (ORNAMENTAL) | |
|-----------------------|---------------------------------|
| COMMON NAME | SCIENTIFIC NAME |
| Basket Grass | <i>Oplismenus hirtellus</i> |
| Big Muhly | <i>Muhlenbergia lindheimeri</i> |
| Blue Grama | <i>Bouteloua gracilis</i> |
| Buffalo Grass | <i>Bouteloua dactyloides</i> |
| Deer Muhly/Deer Grass | <i>Muhlenbergia rigens</i> |
| Gulf Muhly | <i>Muhlenbergia capillaris</i> |
| Indian Grass | <i>Sorghastrum nutans</i> |
| Inland Sea Oats | <i>Chasmanthium latifolium</i> |
| Little Bluestem | <i>Schizachyrium scoparium</i> |
| Mexican Feather Grass | <i>Nassella tenuissima</i> |
| Side Oats Grama | <i>Bouteloua curtipendula</i> |

| GRASS - (LAWN) | |
|-----------------------|-------------------------|
| COMMON NAME | SCIENTIFIC NAME |
| Celebration Bermuda** | <i>Cynodon dactylon</i> |

| GROUND COVER | |
|-----------------------|---|
| COMMON NAME | SCIENTIFIC NAME |
| Asian Jasmine* | <i>Trachelospermum asiaticum*</i> |
| Bulbine* | <i>Bulbine frutescens*</i> |
| Foxtail Fern* | <i>Asparagus densiflorus 'Myersii'*</i> |
| Giant Liriope* | <i>Liriope muscari (var. Gigantea)*</i> |
| Lantana | <i>Lantana montevidensis</i> |
| Society Garlic* | <i>Tulbaghia violacea*</i> |
| Variegated Flax Lily* | <i>Dianella tasmanica 'Variegata'*</i> |

* Evergreen

† Designated option for use on corner Lots and Amenity Lots for required "Continuous Hedge (Evergreen Screening Plants)".