

AFTER RECORDING RETURN TO:

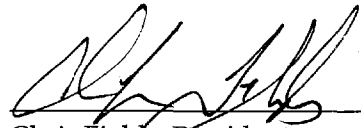
ROBERT D. BURTON, ESQ.
WINSTEAD PC
401 CONGRESS AVE., SUITE 2100
AUSTIN, TEXAS 78701
EMAIL: RBURTON@WINSTEAD.COM



OFFICER'S CERTIFICATE

The undersigned hereby certifies that he is the duly elected, qualified and acting President of Bridges of Bear Creek Master Community, Inc., a Texas non-profit corporation (the "Association"), and that attached hereto as Attachment 1 and made a part hereof is a true and correct copy of the Xeriscaping Policy, duly approved and adopted by unanimous written consent of the Board on July 1st 2014.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 1st day of July, 2014.

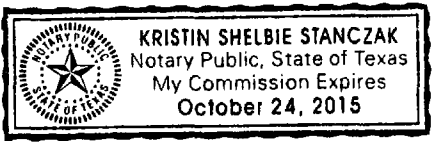

Chris Fields, President

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on July 1st, 2014, by Chris Fields, President of the Bridges of Bear Creek Master Community, Inc., a Texas non-profit corporation, on behalf of said non-profit corporation.

[SEAL]


Notary Public Signature



Cross Reference to that certain Bridges of Bear Creek Master Covenant, recorded under Document No. 2007041442, Official Public Records of Travis County, Texas.

ATTACHMENT 1

XERISCAPING POLICY

BRIDGES OF BEAR CREEK MASTER COMMUNITY, INC.
XERISCAPING POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Bridges of Bear Creek Master Covenant, recorded under Document No. 2007041442, Official Public Records of Travis County, Texas, as amended (collectively, the "Covenant").

Note: Texas statutes presently render null and void any restriction in the Covenant which completely prohibits the installation of drought-resistant landscaping or water-conserving turf on a residential lot, which is a landscaping procedure known as xeriscaping ("Xeriscaping"). The Board and/or the architectural approval authority under the Covenant has adopted this policy in lieu of any express prohibition against Xeriscaping or any provision regulating such matters which conflict with Texas law, as set forth in the Covenant.

A. ARCHITECTURAL REVIEW APPROVAL REQUIRED.

Approval by the Bridges of Bear Creek Reviewer under the Covenant is required prior to installing Xeriscaping. No Owners shall install gravel, rocks or cacti that in the aggregate encompass over 30% of such Owner's front yard or 30% of such Owner's back yard. The Bridges of Bear Creek Reviewer is not responsible for: (i) errors in or omissions in the application submitted to the Bridges of Bear Creek Reviewer for approval; (ii) supervising installation or construction to confirm compliance with an approved application or (iii) the compliance of an approved application with governmental codes and ordinances, state and federal laws.

B. XERISCAPING PROCEDURES AND REQUIREMENTS

1. Approval Application. Approval by the Bridges of Bear Creek Reviewer is required prior to installing Xeriscaping. To obtain Bridges of Bear Creek Reviewer approval of Xeriscaping, the Owner shall provide the Bridges of Bear Creek Reviewer with the following information: (i) the proposed site location of the Xeriscaping on the Owner's Lot; (ii) a description of the Xeriscaping, including the types of plants, border materials, hardscape materials and photograph or other accurate depiction and (iii) the percentage of yard to be covered with gravel, rocks and cacti (the "**Xeriscaping Application**"). 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.

2. Approval Process. The decision of the Bridges of Bear Creek Reviewer will be made within a reasonable time, or within the time period otherwise required by the principal deed restrictions 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 this policy when considering any such request.

Each Owner is advised that if the Xeriscaping Application is approved by the Bridges of Bear Creek Reviewer, installation of the Xeriscaping must: (i) strictly comply with the Xeriscaping Application; (ii) commence within thirty (30) days of approval; and (iii) be diligently prosecuted to completion. If the Owner fails to cause the Xeriscaping to be installed in accordance with the approved Xeriscaping Application, the Bridges of Bear Creek Reviewer may require the Owner to: (i) modify the Xeriscaping Application to accurately reflect the Xeriscaping installed on the property; or (ii) 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 this policy and may subject the Owner to fines and penalties. Any requirement imposed by the Bridges of Bear Creek 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.

3. Approval Conditions. Unless otherwise approved in advance and in writing by the Bridges of Bear Creek Reviewer, each Xeriscaping Application and all Xeriscaping to be installed in accordance therewith must comply with the following:

(i) The Xeriscaping must be aesthetically compatible with other landscaping in the community as reasonably determined by the Bridges of Bear Creek Reviewer. For purposes of this Xeriscaping policy, "aesthetically compatible" shall mean overall and long-term aesthetic compatibility within the community. For example, an Owner's Lot plan may be denied if the Bridges of Bear Creek Reviewer determines that the use of specific turf or plant materials would result in damage to or cause deterioration of the turf or landscaping of an adjacent property owner resulting in a reduction of aesthetic appeal of the adjacent property owner's Lot.

(ii) No Owners shall install gravel, rocks or cacti that in the aggregate encompass more than 30% of such Owner's front yard or more than 30% of such Owner's back yard.

(iii) The Xeriscaping must not attract diseases and insects that are harmful to the existing landscaping on neighboring Lots, as reasonably determined by the Bridges of Bear Creek Reviewer.



Dana DeBeauvoir