



PEACOCK PRESERVE



DESIGN GUIDELINES

TRAVIS COUNTY

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Peacock Preserve Design Guidelines
are subject to change without notice.

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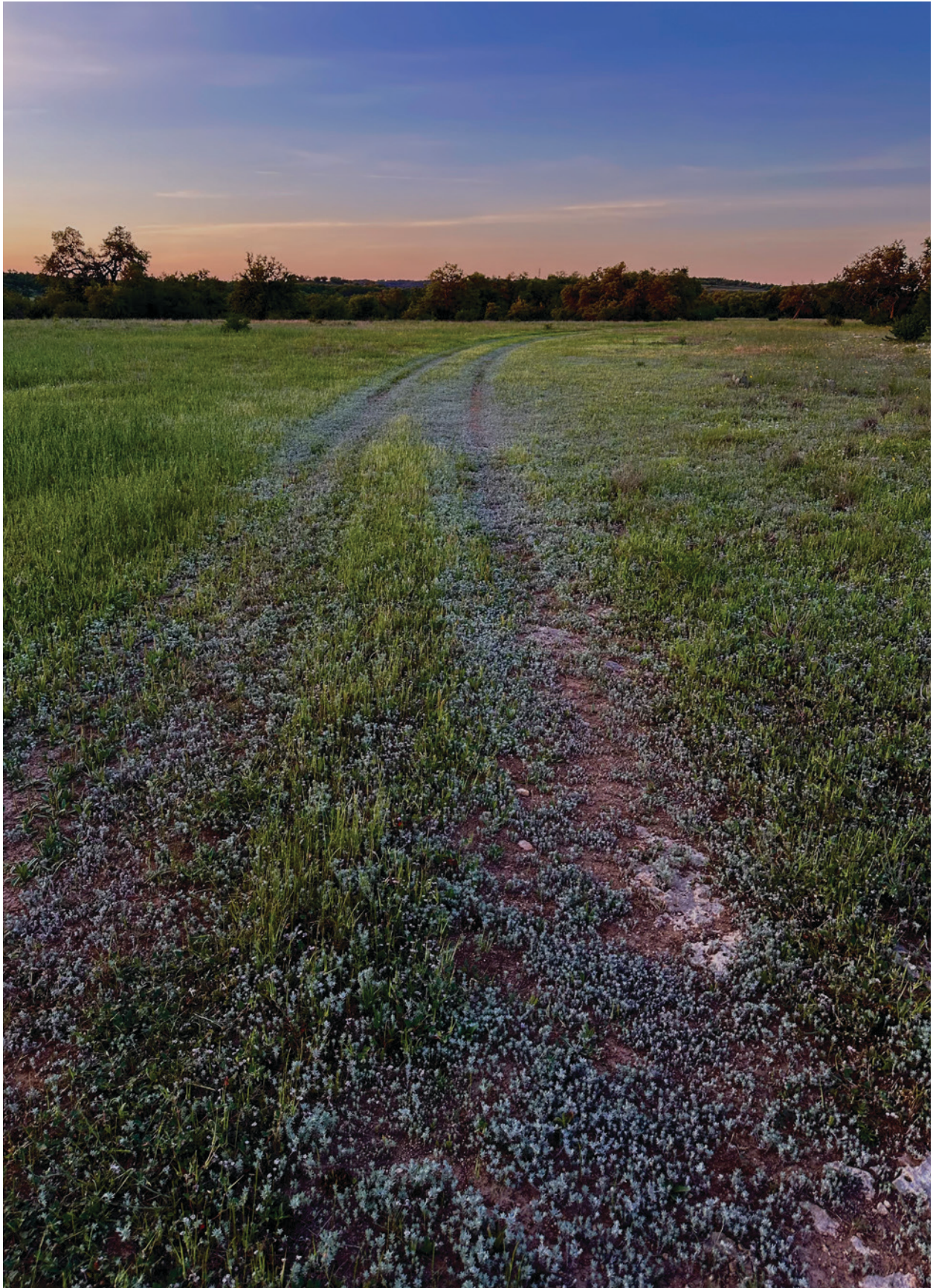
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Community Master Plan







01 DESIGN OBJECTIVES AND PHILOSOPHY





DESIGN OBJECTIVES AND PHILOSOPHY

1.1 COMMUNITY DESIGN EXPERIENCE

At Peacock Preserve, our vision is rooted in the legacy we leave, both for the land and for the families who call this place home.

As conservation-minded individuals, we commit to stewardship that respects and preserves the natural environment, ensuring it remains untouched and timeless as possible. We develop with a light footprint, crafting a sanctuary that blends seamlessly with the landscape, preserving its beauty for generations to come.

Peacock Preserve is more than a home. It's a legacy of togetherness and connection to nature, a sanctuary where families can forge lasting memories tied to the tranquil beauty of their surroundings.

Living in the Peacock Preserve community means opting for a life of freedom and pride, a life where the luxury of space and beauty creates a lasting impact on the environment and enriches family bonds. Here, every resident plays a vital role in a larger story of sustainability and heritage, building a shared history that nurtures the spirit of community and conservation.

1.2 AUTHENTICITY OF DESIGN

Although these guidelines are not intended to dictate specific architectural styles for Peacock Preserve, they are crafted to promote architectural solutions that are innovative, of the highest quality and appropriate to the surrounding Hill Country environment and community context.

To achieve buildings that possess architectural integrity, the Design Review Committee (DRC) evaluates submissions based upon the following qualitative criteria, as well as other specific requirements.

- Site Context and Integration
- Scale
- Proportion
- Color
- Shade/Shadow
- Appropriateness
- Material Authenticity

1.3 ARCHITECTURAL DESIGN AND CONSTRUCTION

The quality and style of the homes in Peacock Preserve start with an outstanding architect. The architect should create a home reflecting the goals of the owner while maintaining the standards of the Peacock Preserve community.

1.3.1 ARCHITECTURE

A licensed architect approved in writing by the Architectural Review Committee shall prepare all building plans. A landscape architect licensed in the State of Texas shall design all exterior improvements.

1.3.2 BUILDER

Peacock Preserve will emphasize the quality and legacy that its homes provide. The builder should construct the home using the highest quality methods and materials to reflect the standards of the Peacock Preserve community. The DRC must approve the proposed builder(s) in writing prior to approval.

1.4 DESIGN REVIEW PROCESS

Requests for approval of proposed construction, landscaping, or exterior modifications must conform to a multi-stage review process as described in the Architectural Design Review section of these Design Guidelines set forth below.

The objective of the review process is to promote aesthetic harmony within Peacock Preserve by providing for compatibility of each specific design with its neighbors, the environment, and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design. In order to assure that each design is contextually appropriate to its specific site, the review process may not consider the same things appropriate for one lot as it does for another.

Implementation of these design guidelines shall:

- Establish a uniformly high-quality appearance for the community.
- Enhance the community's overall value.
- Direct the form and character of the homes.
- Remain adaptable to address changing circumstances such as shifts in lifestyle, consumer preferences, economic situations, community interests, and market trends.
- Promote the use of sustainable design and building practices.
- Create homes appropriate to the natural setting of Peacock Preserve, in harmony with the history and culture of the Texas Hill Country.
- Implement designs that respond to and respect the surrounding natural environment and landscape.
- Use high-quality materials, and design buildings that convey a sense of timelessness and permanence.

1.5 DEFINITIONS

Design Review Committee

The body of individuals, composed of third-party industry professionals, that will review and enforce Peacock Preserve design and construction standards. Referred to as the DRC in this document.

Building Envelope

That portion of any lot, designated on individual lot diagrams, that is considered developable. The Building Envelope is bound by lot setbacks, easements, and buffers.

Building Height

The vertical distance from the grade to the highest point of the coping of a flat roof or the mean height level between eaves and ridge for gable and hip roofs.

Common Area

Shared space or amenity, such as park and open space, trails, and community structures, that are available to residents and their guests.

Compliance Deposit

The cash deposit that is required to be delivered to the DRC prior to commencing construction activity. This deposit is accompanied by a signed Compliance Deposit Agreement.

Floor Area

The total square footage of conditioned space within the perimeter of a residential structure.

Homesite

That portion of any Homesite, designated on individual lot diagrams, that shall not exceed a maximum of two (2) acres in size, in which the construction of all buildings, accessory structures, and improvements are located.

Impervious Cover

Any type of human-made surface that does not absorb rainfall, such as rooftops, patios, driveways, sidewalks, roadways, parking lots, and some decks.

Primary Conservation Area

A managed conservation area in which improvements of any kind are not allowed to occur.

Retaining Wall

A structure that holds or retains soil and/or water behind it.

Secondary Conservation Area

A conservation area that is more flexible in nature in which only minor improvements are allowed to occur, including but not limited to seasonal mowing, nature paths, and landscaping.

Xeriscape

A style of landscape design requiring little or no irrigation.



02 ARCHITECTURAL AND AESTHETIC STANDARDS





ARCHITECTURAL AND AESTHETIC STANDARDS

2.1 SITE CONSTRAINTS

Objectives

- Protect and preserve sensitive environmental features.
- Maintain the community's healthy and biodiverse natural landscape.
- Protect the natural character of the ranch for the benefit of all residents.

Guidelines

- Protect critical environmental features — including but not limited to caves, sinkholes, point recharge features, bluffs, canyon rimrock features, wetlands, and springs — and maintain features in their existing, undeveloped, natural state. The natural vegetative cover of these areas must be retained.
- The setback areas identified for each waterway must remain undeveloped and free of construction, development, and other alterations.
- Any improvements within the Primary Conservation Areas will be constructed by the developer. No individual homeowners are allowed to make improvements within the Primary Conservation Area.
- Homeowner activity is not allowed in the Primary Conservation Area unless otherwise approved by the HOA. No homeowners are allowed to clear, grub, trim, remove, or otherwise disturb any vegetation in the Primary Conservation Area, even for fire management purposes, without prior written approval from the HOA and/or DRC.
- Allowable Secondary Conservation Area improvements must be approved by the DRC in advance prior to the start of construction. Allowable improvements may include address markers, nature trails, a small wood deck not to exceed five hundred (500) square feet, and native planting. Driveways with a maximum width of eighteen feet (18') are allowed to cross the Secondary Conservation Area to access the Homesite from the adjacent street.
- Planting trees, wildflower seeding, and other beneficial additions to the landscape are encouraged within the Secondary Conservation Areas. No permanent irrigation is allowed.
- The pruning of trees, and removal of Ashe Juniper trees, is allowed within the Secondary Conservation Areas.
- Grass lawns are not permitted within the Primary and Secondary Conservation Areas.
- Firewise improvements within the Secondary Conservation Areas shall be allowed with prior written approval by the DRC.



2.2 HOMESITE

Objectives

- Define Homesite locations that protect the views and privacy for all residents.
- Establish locations that minimize disturbance of environmentally sensitive areas.

Guidelines

- Residential construction activities, wastewater disposal, and wastewater irrigation are prohibited outside of the assigned Homesite for each lot. All construction staging, activity, and disturbance shall be limited to the area within the Homesite. Temporary fencing during construction is required to preserve the natural landscape.
- Homesites are a maximum of two (2) acres in size.
- Homesites shall generally be rectangular in shape and shall not be "gerrymandered" around planned improvements.
- Homesites are adjustable and any modifications shall be approved by the DRC prior to the start of any construction activity. In the event of any disagreement regarding the Homesite of a lot, the decision of the DRC will be final.

2.3 IMPERVIOUS COVER

Objectives

- Minimize the amount and overall footprint of impervious cover and impermeable surfaces within each lot.
- Maintain the health and biodiversity of the land and community.

Guidelines

- At least twenty-five percent (25%) of the Homesite shall be reserved for landscape, planting, and open space uses.
- The maximum impervious cover allowed per lot is two (2) acres. No lot may surpass this limit.
- Driveways and drives count towards the total allowable impervious cover area.

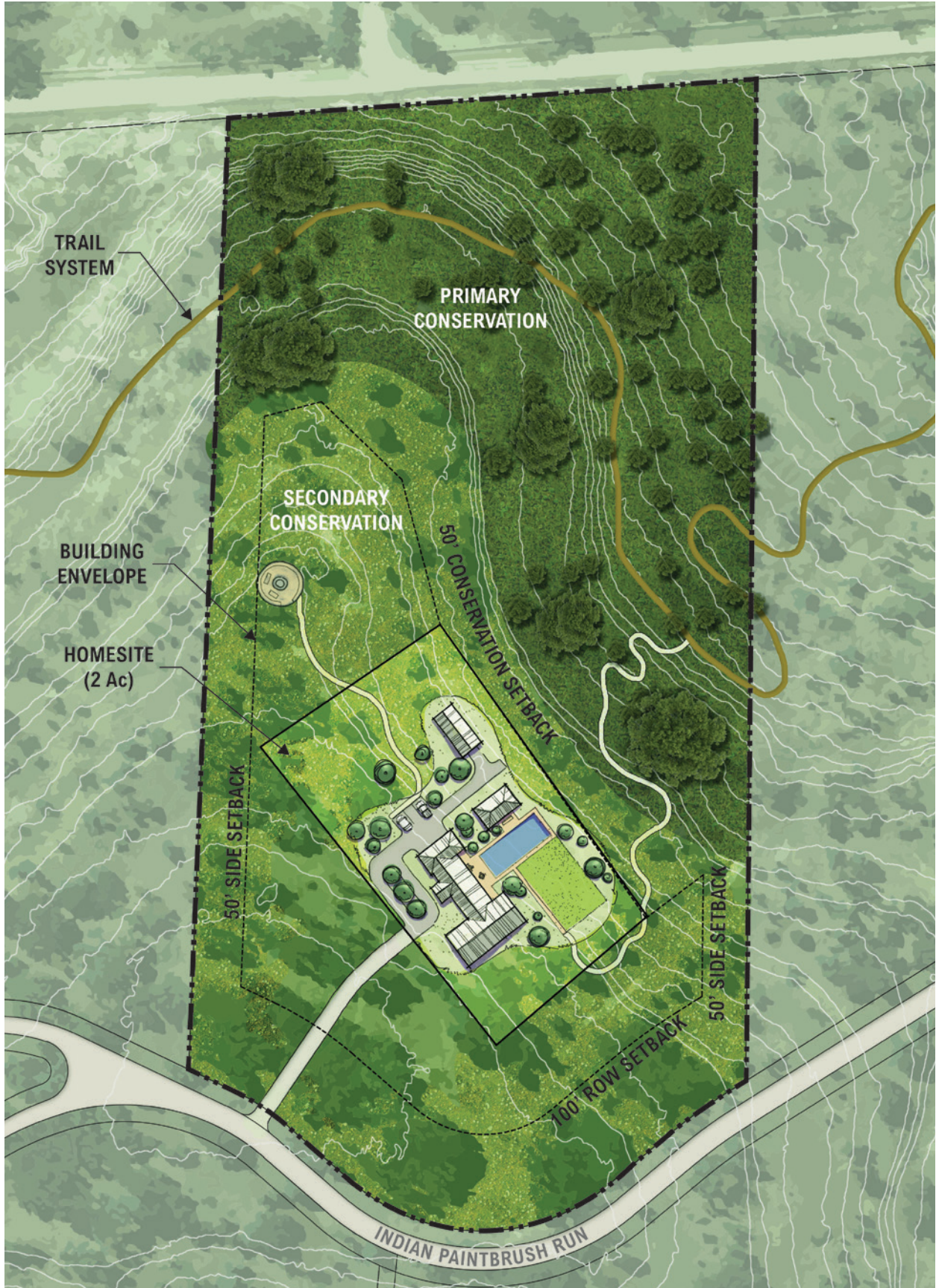
2.4 COMBINING LOTS

Objectives

- Enable the purchase of multiple lots, and the design of a home which meets the vision for the Peacock Preserve community.

Guidelines

- Where an owners owns two (2) or more contiguous lots and wants to combine two (2) or more contiguous lots into a single lot, the owner must receive written consent in advance by the DRC.
- Combined lots will be treated as a single lot for design review by the DRC, except for landscape standards which shall be multiplied by the number of lots being combined. All standards in these Design Guidelines will not be modified as a result of combining lots.
- Following approval by the DRC, any regulatory approvals will be the responsibility of the owner.
- Owners and their design teams are encouraged to be sensitive to home mass and scale when preparing their applications.



2.5 TREE REMOVAL

Objectives

- Minimize damage or removal of existing vegetation.
- Provide a serene setting for the community.

Guidelines

- A minimum of seventy percent (70%) of the native areas in each lot must be restored and protected.
- Clearing, thinning, and pruning will be closely monitored by the DRC. Selective removal and/or pruning of trees to improve views from the lot may be approved by the DRC. Request for tree removal and/or pruning will be evaluated based upon view improvements from home and view impacts from adjacent lots and Common Areas.
- Selective clearing shall only occur during the landscaping phase of construction.
- At least 60% of all trees greater than four (4) caliper inches within the limits of construction must be protected prior to the start of construction. In addition, the removal of any tree four (4) caliper inches or greater, or of any specimen tree, must be specifically requested by the Owner and approved in writing by the DRC. Removal of such trees without this approval is expressly prohibited.
- Removal of any Madrone trees needs prior approval from the DRC.
- Saltcedar, also known as Tamarisk, is considered an invasive species and is required to be removed on every lot or Common Area.





2.6 MINIMUM HOME SIZE

Objectives

- Enable homes that are compatible with the vision for the Peacock Preserve community.

Guidelines

- The Minimum Floor Area for interior conditioned space shall be three thousand five hundred (3,500) square feet for all new homes on a single lot. The DRC will review applications to ensure that all improvements are of an appropriate scale to the lot and surrounding landscape.
- Individual structures shall not exceed fifteen thousand six hundred (15,600) square feet without prior written approval of both the DRC and Travis County Emergency Services District #6.
- A maximum of one (1) family is allowed to reside on each lot. Multiple families are not allowed to reside on one lot.

2.7 GUEST HOUSES, BARNs, AND ACCESSORY BUILDINGS

Objectives

- Preserve the vision and feel of the Peacock Preserve community.

Guidelines

- A maximum of four accessory buildings are allowed per lot. A maximum of one (1) barn and one (1) guest house are allowed within the four-accessory-building limit. Guest houses, barns, and accessory buildings must be approved by the DRC in advance prior to the start of construction.
- All guest houses, barns, and accessory buildings must be architecturally compatible and built to the same quality as the primary residence, and shall not be built prior to the construction of the primary residence.
- Guest house structures shall be a minimum of one thousand (1,000) square feet, and shall not exceed a square footage of fifty percent (50%) of the square footage of the primary residence. Guest houses shall generally consist of two bedrooms and two bathrooms.
- Barn structures shall be a minimum of one thousand (1,000) square feet and shall not exceed three thousand five hundred (3,500) square feet in size.
- Accessory buildings, including but not limited to well houses, chicken coops, and storage buildings, shall not exceed a seven hundred fifty (750) square feet.

2.8 ARCHITECTURAL STYLES AND AESTHETIC APPEAL

Objectives

- Promote and encourage high-quality, timeless design that responds to the site's context, heritage, and surrounding landscape, with an emphasis on contemporary and Hill Country contemporary styles of architecture.

Guidelines

- The DRC may prohibit incompatible home styles in their sole and absolute discretion.

2.9 MATERIAL SELECTION AND AUTHENTICITY

Objectives

- Utilize materials that are compatible with the general colors, textures, and visual identity of the surrounding Hill Country landscape.
- Discourage importing materials from outside of the region.
- Ensure that high-quality materials are used with integrity and within their structural capacity.

Guidelines

- Exterior building material of a residence shall be constructed of stone or stucco. Brick, wood, non-corrosive metals, and concrete may be used as secondary materials of the exterior surface. Authentic, smooth-sawn wood plank siding, such as Cypress or Eastern Red Cedar, may be used in limited quantities subject to the written approval of the DRC. Cementitious fiber siding (i.e. Hardiboard) shall be permitted on a case-by-case basis where the architectural style of the home encourages the use of this material. Vinyl siding is prohibited.
- Changes of materials shall be at interior corners of building masses. Material changes should be kept to a minimum on the facade of the home.
- Materials and construction techniques are to be high quality, durable, and proven in similar Hill Country applications.
- Hot-dipped galvanized steel elements, whether structural or decorative, or a shading device (such as a trellis), may be considered subject to the written approval of the DRC.
- Metals, such as bronze and wrought iron, may be used in typical forms complementary to the architecture for fastening and decorative purposes.
- Smooth, shiny and/or glossy finishes are discouraged, and materials should have an appearance closer to their natural state rather than manufactured.





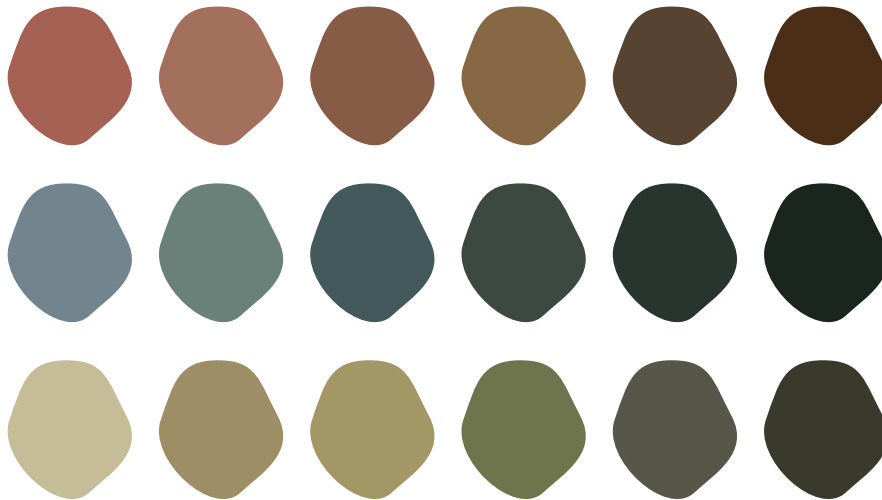
2.10 EXTERIOR COLOR PALETTE

Objectives

- The color of external materials should be subdued to complement and blend with the natural landscape.
- Locally found, muted Hill Country tones are encouraged.

Guidelines

- Stains may be used to protect wood from weathering, to give it a more refined texture, or to achieve a darker hue. Paint on exterior wood paneling is prohibited. A shiny appearance is not permitted.
- Building elements shall have the following general color ranges aside from whites:
 - **Roofs:** Medium to dark terra cottas, browns, and grays.
 - **Walls:** Muted earth tones are required to complement and reflect the natural landscape. Wall surfaces shall utilize texture and/or multi-layered application of color where possible to achieve subtle color variation on walls.
 - **Windows, Doors, Trim, and Accent Colors:** Dark, rich earth tones.



2.11 HEIGHTS AND VIEWS

Objectives

- Encourage the design of homes that celebrate the surrounding environment, large open patios, and the natural landscape.
- Maximize sunlight, view, and breeze opportunities.

Guidelines

- No building or residential structure may exceed thirty-five feet (35') in height (exclusive of chimneys and ventilators).
- No building or residential structure shall exceed two stories, including rooftop decks, without express written consent of the DRC.
- The DRC has the authority to withhold its approval of a structure's height if it determines that the proposed height is not compatible with adjacent structures or is not responsive to existing or anticipated structure heights on lots located above or below the lot on which the proposed residence will be constructed.
- Views are neither guaranteed, preserved, nor protected within the Peacock Preserve community.

2.12 BUILDING MASSING

Objectives

- Encourage the play of light and shadow between building masses, articulate building masses, accentuate entries and/or building levels, and to create texture. Monolithic facades without articulation are discouraged.
- Implement consistent, 'four-sided' architecture on all sides of the building, with particular emphasis on the street frontages.

Guidelines

- In general, buildings shall be asymmetrical, one- to two-story masses that respond to the site's orientation, topography, and vegetation.
- Buildings shall be designed to be viewed from all sides.
- Concentrate building height towards the front of the lot.
- Homes should be designed to allow access to natural light through manipulation of mass and window placement.
- Employ changes in volume to reduce the perceived scale of the structure. Massing shall separate building functions into different parts, and reflect room size volumes or groups of rooms rather than one single mass.
- All building elements shall be compatible with the architectural style, materials, colors, and details of the building as a whole.
- Entrances may be defined and integrated into the design of the overall building facade using alcoves, vestibules, porticoes, canopies, projections, or pilasters.
- Generally, the second-floor living area of the residence (including walk-in attic space, equipment rooms, covered patios, 2-story ceilings, or other areas where there are full height wall plates) shall not exceed fifty percent (50%) of the air conditioned, enclosed first-floor area.



2.13 ROOF FORMS

Objectives

- Promote compatible roof planes and consistent roof slopes, color, and overall appearance.
- Recognize that roof material and color is one of the most prominent visual features in any home, therefore roofs need to be treated with care and thoughtful design.
- Roof designs shall incorporate offsets and/or multi-level designs to avoid the appearance of wide, unbroken roof planes as viewed from above or off-site.

Guidelines

- *Roof Pitches:* The maximum roof pitch will be determined by the architectural style of the home, but no roof pitch shall exceed 6:12 without a variance. Modern rooflines are allowable, and will be considered on a case-by-case basis.
- *Roof Forms:* Low pitched roof forms may include gable and hip roofs. Shed and parapet roofs may be used for minor building elements (less than 20% of the total roof mass). Low pitched roofs are encouraged to reinforce the traditional forms and scale of the landscape. Excessively pitched roofs, mansard, gambrel or chalet roofs, or roofs that are too steep or too shallow for the style of the home are discouraged.
- *Roof Vents:* Roof vents and other penetrations shall be as unobtrusive as possible and must match the principal color of the roof unless approved in advance by the DRC. Buildings shall be designed to be viewed from all sides.
- *Acceptable Roof Materials:* Roof materials that are clay or concrete barrel tiles, flat clay or cement tiles shall utilize a minimum of three (3) different, muted, earth tone, complementary colors, or diluted factory blends that create a subtle multi-colored surface. Other acceptable materials include a natural slate and non-reflective metals such as copper, zinc, and paint-grip. All roof materials must be non-combustible.
- *Unacceptable Roof Materials:* Reflective roof finishes, any metal material that may cause excessive glare, flat concrete tiles, asphalt or wood shingles, and any glazed flat or barrel tiles are not acceptable.

2.14 WINDOWS AND DOORS

Objectives

- Encourage uniformity and compatibility throughout residential and built facades.

Guidelines

- All windows and doors shall be deeply recessed to create pattern, texture, and lend a sense of thickness to the walls.
- First floor windows shall not be opaque, tinted, or mirrored glass.
- All other street facing facades shall have transparent windows covering at least 20% of the facade area for the structure.



2.15 DRIVEWAYS, GARAGES, AND PARKING

Objectives

- Minimize the visibility of garages, carports, garage doors, and parked automobiles from the street, Common Areas, and adjoining lots.
- Minimize visibility of paved areas from the street and neighboring lots through careful building location, design, and use of architectural elements.
- Blend driveways into the natural terrain to minimize grading as much as possible.

Guidelines

- All lots shall be designed for one driveway access point. Additional driveway access points shall be considered on a case-by-case basis.
- Internal vehicular turnarounds shall be accommodated within the lot where feasible.
- Minimum width of a driveway is twelve feet (12') and the maximum width of a driveway is twenty-two feet (22').
- Drives shall intersect the street at as close to ninety degrees (90°) as possible.
- Driveways must be at least ten feet (10') from any side or rear property line.
- Unless otherwise approved in advance by the DRC, the maximum driveway grade within a lot is fourteen percent (14%).
- All driveways are to follow alignments that minimize grading or other disruption to the site. Driveways should be designed with switchbacks to avoid running up a steep grade where appropriate.
- Driveways must permit entry by standard mid-size vehicles without "bottoming out" between the edge of pavement and the property line, as well as the driveway area between the property line and the garage.
- If the driveway is raised significantly above finished grade (which will be determined by the DRC in its sole and absolute discretion), the exposed sides of the driveway must be screened with planting approved in advance by the DRC.
- Driveways should utilize retaining walls and terracing for cuts over four feet (4') in height and preserve natural vegetation adjacent to the roadway to screen the view of the driveway
- Where feasible, appropriate cross drainage shall be incorporated into the design of the driveway to minimize scouring and erosion.
- Gravel driveways of a clean washed material that does not produce significant dust shall be permitted on a case by case basis. The use of caliche driveways are expressly prohibited.
- Driveway culverts must be decorated with stone or a similar solution. Exposed culvert pipes are prohibited.
- The improvements on each lot must contain a private, enclosed garage capable at all times of housing a minimum of two (2) automobiles.
- Garages must be a minimum of two hundred forty (240) square feet in size.
- Garages must be sited and located so that visibility from the street and adjacent properties are minimized. Side entry and/or angled entry garages are strongly encouraged. Separating a three-car garage into two masses is encouraged.
- Street facing garages are not allowed.
- If a front loaded garage is employed, the garage must be set back a minimum of six feet (6') from the entry face of the building and be screened from view of the street.
- Garage doors shall be recessed a minimum of twelve inches (12"), and single-stall door openings shall be required.
- All garage doors must be wood or wood-clad, or similar quality, and must reflect the architecture of the home.

- Optional detached garages which incorporate pergolas or trellises to connect to the main residence to avoid large bulky forms and be architecturally similar to the primary structure.
- Carports may be approved when designed as an integral feature of the overall design of the home. Carports that appear to be added on and/or constructed with thin column supports and thin banded fascias shall not be approved.
- The area of floor used for parking automobiles or other vehicles shall be sloped toward the street to facilitate the movement of liquids to a drain or toward the main vehicle entry doorway.



2.16 ACCENT MATERIALS, ROOF TERRACES, BALCONIES, AND RAILINGS

Objectives

- Utilize durable materials that are compatible in material, color, and style to the home.
- Design consistency, uniformity, and simplicity.
- Discourage ornate and highly decorative design aesthetics.

Guidelines

- Accent materials must be durable and consistent in their use, color, form, and appearance. Mixing and matching shall be avoided.
- Roof Terraces are encouraged and should be designed to maximize views and capture breezes.
- Balustrade railing, chicken wire fencing, and aluminum or steel decks are prohibited.

2.17 CHIMNEYS

Objectives

- Ensure chimneys and vents are compatible with the overall design of the home.
- Celebrate the design of the chimney as a design element.

Guidelines

- Fireplaces and chimneys may be dominant elements of an architectural composition. They must be proportional and consistently detailed with the overall home design.
- Fireplaces must be equipped with an approved spark arrestor that is concealed.
- All chimneys must extend to the ground.
- The maximum width shall be eight feet (8').

2.18 GUTTERS AND DOWNSPOUTS

Objectives

- Gutters and downspouts should be designed to blend in with the overall home design, and should not be decorative in nature or an afterthought.

Guidelines

- Gutters and downspouts shall be compatible in material and color to all other accent materials of the home.
- Preference should be placed for gutters to be located on the side elevations of the home and integrated into the overall grading and drainage design for the home.

2.19 EXTERIOR LIGHTING

Objectives

- Remain a Dark Skies compliant community adhering with IES BUG Rating guidelines.
- Preserve the nighttime sky and minimize disturbance to wildlife by minimizing the amount of exterior lighting and general light pollution.
- Utilize low intensity, indirect light sources to the extent required for safety and comfort.
- Utilize light fixtures that complement the architecture and enhance the landscape.

Guidelines

- Exterior lighting shall be kept to a minimum, but consistent with good security practices.
- Light fixtures shall be located and designed to avoid spillover outside of the Homesite.
- All light fixtures shall be fully shielded (light source is hidden from view) and full cut off (light shines downward).
- No exterior light whose direct source is visible from a street or neighboring property or which produces excessive glare to pedestrian or vehicular traffic will be allowed.
- Lights are encouraged to be set on timers or security sensors.
- With the exception of low-level driveway, porch, patio, and path lights, all lighting must occur within the building area.
- Owners are encouraged to install underwater pool, spa, and water feature lights with dimmers so that they may be easily dimmed if it is determined that spillover light from these sources is a nuisance to neighboring lots or Common Areas, or is adversely affecting the nighttime sky with light pollution.
- Lighting of plant material shall be achieved with hidden light sources.
- Use of colors other than white or color corrected high intensity lamps and exterior lights will not be allowed. Holiday lighting is an exception. Sodium, mercury vapor, or bare HID yard lights are not allowed.



2.20 SPRINKLER SYSTEM

Automatic sprinkler systems per 2015 International Fire Code 903.3.1.3 shall be installed in every new home in the community, in accordance with NFPA 13D. The tank supplying each individual home for sprinkler supply shall be sized per IFC requirements

2.21 MISCELLANEOUS PROHIBITED ELEMENTS

The following architectural elements are prohibited within Peacock Preserve unless expressly approved in advance and in writing by the DRC.

Roofs

- Roofs that are too steep or too shallow for the style of the home
- Shed roofs except as incidental to the main roof

Design Elements

- Stove pipe chimneys and metal chimney caps
- Random roof penetrations, vents or skylights facing the street
- White or bubble skylights
- Mirrored glass

Materials and Colors

- Stone which appears glued on
- Vivid, inappropriate colors





03 SITE AND LANDSCAPE DESIGN STANDARDS





SITE AND LANDSCAPE DESIGN STANDARDS

3.1 PLANTING

Objectives

- Ensure that the developed areas of Peacock Preserve harmonize and blend with the surrounding natural and native environment.
- Establish a gradual transition from the more intensive landscape around the residence to the natural Texas Hill Country landscape with the use of native and adapted plant material.
- Define outdoor rooms, frame views, blend buildings with the site, and provide landscape focal points.
- Complement structures while providing shade, texture, and focal points for outdoor rooms.
- Encourage native plants to be used in all areas around the buildings.

Guidelines

- All plant material must follow the Approved Plant List provided in Addenda 6.3. Deer-resistant plantings are included.
- No plants on the Prohibited Plant List provided in Addenda 6.4 are allowed within the Peacock Preserve community.
- Peacock Preserve, with assistance from Native American Seed, has created two custom seed mixes for use in riparian and upland areas of the community. Refer to Addenda 6.5 and 6.6 for specific seed mix details.
- The use of trees is preferred in areas close to the residence to help blend buildings with the site, accentuate entry areas, provide for climate amelioration and help to define outdoor spaces.
- All areas disturbed during construction must be re-vegetated.
- Each lot shall be required to plant a minimum of five (5) shade trees in the front yard and four (4) shade trees in the rear yard. Homeowners are encouraged to exceed the minimum where feasible. Each tree is to be a minimum of three (3) caliper inches in size and shall be native and selected from the approved plant palette. Min 2 varieties
- All planting beds, including gravel, rock, and mulch areas must have a vegetative cover of at least eighty percent (80%).
- All native areas within fifty feet (50') of a public right-of-way shall be seeded with a native wildflower mix and maintained as native wildflower areas. Mowing should follow guidelines to establish and properly maintain a wildflower meadow. Bar ditch/drainage area to be included.
- Groundcovers and perennials shall be planted in a size and density to create full coverage after two (2) growing seasons.
- Gravel patios are not permitted in the front yard.
- The predominant use of bare hardwood mulch or bare rock as ground cover is strictly prohibited, unless xeriscaping is implemented.
- The use of Xeriscape is strongly encouraged for water preservation.
- Large turf areas are discouraged and shall be confined to areas enclosed within walls and/or building masses, hardscape surfaces such as patios and driveways, or areas wholly contained by metal, stone, or colored concrete borders in conjunction with evergreen shrubs. The use of high water use turf grasses such as St. Augustine is expressly prohibited.
- Synthetic, manicured turf areas shall consist of no more than twenty-five percent (25%) of the Homesite. Lawns of drought tolerant grasses, such as Buffalo Grass or grass mixes such as Thunder Turf, are not subject to this limitation.
- High-quality synthetic turf that mimics natural grass aesthetics and is free draining is allowed. Approved material manufacturers must be submitted to the DRC for approval.
- All planting should be installed prior to occupancy of the residence. The DRC may approve, at its sole discretion, other time limits requested by the owner to extend the planting installation.

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- All trees, shrubs, and groundcovers must be maintained properly. All dead or dying plants must be removed or replaced promptly.
 - The DRC may, upon completion of the installation of landscaping, conduct an on-site inspection of the property to ensure compliance with the approved plan.
 - Should raised planters be used, planters must relate to the architecture of the home and/or be extensions of retaining and screening walls.
 - The DRC reserves the right to deny use of any plant found to be incompatible with the Texas Hill Country environment.
 - The DRC reserves the right to require additional planting for pools, cabanas, and other hardscape elements that may be constructed after completion of the residence and associated landscaping.

3.2 HARDSCAPE AND PAVING

Objectives

- Hardscape elements in the landscape must be in scale with the home and associated structures.
- Encourage the use of durable, locally sourced materials.

Guidelines

- Poured-in-place aggregate concrete is allowed in driveway applications, otherwise, smaller paver unit sizes are strongly encouraged due to grade change and slope conditions on driveways.
- Pervious pavers are recommended for driveways, front and side path walkways. Darker, mottled colors are recommended for the driveway to hide dirt and regular tire and vehicle wear and tear on the surface.
- Large natural stone paver units are recommended for outdoor living spaces, terraces, patios, and pool decks. Lighter colored natural stone with high albedo values and a non-slip finish are strongly encouraged, particularly for pool deck applications.
- Pool coping, pavers, and steps should be one (1) uniform aesthetic to create a uniform look and feel to the outdoor space.



3.3 DECKING

Objectives

- Create a uniform color and pattern for all wood decks within the community.

Guidelines

- Pressure treated lumber is suitable for deck and dock framing only and is not allowed for any walking surface or decking.
- Walking surfaces of thermally modified woods are preferred. Sustainably-sourced tropical hardwoods, synthetic or composite materials (HDPE, concrete, etc.) are allowed, but must follow the color palette guidelines.
- All deck finishes shall be in a color range of dark brown to brown.

Range of stain finishes allowed for dock and decking:



3.4 GRADING AND DRAINAGE

Objectives

- Maintain and protect the natural landscape as much as possible.
- Responsibility for proper site drainage rests with the owner. No alteration of established drainage patterns may occur without the advance approval of the DRC.

Guidelines

- No cut or fill on any lot may exceed eight feet (8'), excluding driveways, a building structure's footprint, or a parking area footprint.
- No water may drain onto a neighboring lot.
- Daylighting of all drainage shall be designed to minimize concentrated flows. If piping is utilized, the use of level spreaders, rain gardens, and other LID (low impact development) techniques is encouraged.
- Exposed pipes daylighting on top of retaining walls are prohibited.
- Gutters and downspouts should be connected to a site drainage system.

3.5 IRRIGATION

Objectives

- Optimize and minimize water use through efficient irrigation system design.
- Encourage the predominant use of drip and micro irrigation.

Guidelines

- Automatic, underground irrigation systems are required and must be maintained to ensure survivability of plant material.
- All irrigation systems must utilize an automatic, programmable controller and a rain and/or weather gauge to maximize efficiency. Sprinkler heads should be pressure regulated check valves. The use of drip tubing is highly recommended. Drip tubing shall not be visible from any streets, Common Areas or adjacent properties.
- Temporary above ground irrigation may be installed only until plants are established and/or for a maximum of one (1) year. No above ground irrigation shall be visible from any streets, Common Areas, or adjacent properties. After one (1) year, all above ground irrigation systems shall be removed and the ground-plane shall be restored to its natural character. The irrigation system must be designed and installed to preclude over spray or offsite runoff.



3.6 FENCING, WALLS, RETAINING WALLS, AND SCREENING

Objectives

- Provide visual articulation between private and common areas.
- Enclose specific outdoor spaces or distinguish between the private and the public realm consisting of streets and pedestrian paths, rather than re-tracing property lines.
- Screen or hide undesirable elements such as cars, trash, HVAC units, and utility infrastructure, with vegetation, walls, or fencing.

Guidelines

- Continuous fences or walls that enclose the entire property are prohibited. Split rail fencing, stacked split rail fencing, and screening walls are only allowed within the Homesite and may be used to define the perimeter of the Homesite.
- All fencing or landscape walls, excluding split rail fencing, shall be attached to the home at the start and end of the run, and shall be no more than five hundred (500) linear feet of contiguous length. The length could be split in two of the following areas: front, rear, or side. Fencing or landscape walls not of split rail design shall not exceed six feet (6') in height.
- Any fencing or screen walls not attached to the home shall be of split rail design. The fence or wall shall be constructed of cedar or another material approved in advance by the DRC. If stained, the stain must be a natural stain unless otherwise approved in advance by the DRC. Fencing or landscape walls of split rail design shall not exceed four feet (4') in height.
- No fencing is allowed within one hundred feet (100') of public right-of-way.
- Opaque, DRC-approved deer fencing for small gardens will be approved on a case-by-case basis.
- Utility, drainage, and water quality easements may not be fenced. Walls and fences may not encroach upon any utility or drainage easement.
- All retaining walls must be faced (veneered) with masonry or be of board-formed concrete. All retaining walls must be approved in advance by the DRC prior to the start of construction.
- Unless otherwise approved in advance by the DRC, retaining walls adjacent to any street may not exceed four feet (4') in height. Grade changes that require retaining walls exceeding six feet (6') must be terraced with a minimum of four feet (4') clear separation between each wall.
- Terraced retaining walls with planters are preferred over large, tall, contiguous retaining walls that are highly visible. It is recommended that retaining walls be banked into the site's natural topography, or linked to natural rock outcrops.
- All utility infrastructure located within or adjacent to a lot shall be screened to minimize visibility from adjacent properties.
- Vegetative screening shall consist of evergreen or semi-evergreen plant material, including muhly grasses.
- Screen enclosures must be a minimum of five feet (5') in height.
- Driveways, equipment storage, exposed foundations, and play equipment adjacent to the buildings, in addition to walls, when required, must be entirely shielded from adjacent properties, any streets, and Common Areas with the use of evergreen shrubs.
- *HVAC Screening:* HVAC equipment shall not be placed in the front or rear yards and shall be screened from public view.
- *Trash Container Screening:* Trash containers shall be kept in screened enclosures except for trash pick-up days. All trash shall be kept in containers on a raised surface, mounted to allow drainage below receptacles. Fixed wood, metal screen, or vegetative screens shall be installed to screen views of trash containers from public view.



3.7 POOLS AND WATER FEATURES

Objectives

- Design pools and water features that augment the outdoor spaces and extend the architectural style of the main buildings.
- Locate pools and/or water features out of public view.
- Make sure pools and water features are designed to be integral parts of the outdoor rooms and visually blend with the landscape.

Guidelines

- Swimming pools shall be in-ground, or a balanced cut and fill, and shall be designed to be compatible with the site and dwelling.
- Swimming pools and spa areas visible from any streets, Common Areas, or adjacent properties must be screened with low landscape walls and/or plantings.
- Swimming pools and spa areas shall be enclosed by a fence or wall, as well as an auto-lock gate.
- The exposed edges of infinity or “negative” edge pools must utilize an approved natural stone or shall be dark and/or match the color of the house. Exposed pool walls or surfaces that are visible from off-site must be screened with shrubs.
- Pool and spa mechanical equipment must not be visible from adjacent lots and shall be enclosed by walls or other suitably effective visual and audible screening methods. Solid noise absorbing covers may be required after installation if the equipment is disturbing adjacent properties.



3.8 ADDRESS MARKERS

Address markers shall be visible from the street at all times and be located adjacent to driveway entrances at the street. Numbers shall be non-reflective, have muted coloration, be of a uniform size, and the height must not exceed five inches (5"). Address numbers must be made using Helvetica font. Thoughtful and creative address marker design is strongly encouraged.

All address markers should be illuminated with dark sky compliant lighting. Backlit lighting is permitted. Internally illuminated letters are not allowed.



3.9 MISCELLANEOUS SITE ELEMENTS

3.9.1 PLAYSCAPES AND SPORT COURTS

Objectives

- Minimize noise and views of sport courts from neighboring property.

Guidelines

- Playscapes and sport courts must be approved in advance by the DRC.
- If allowed, these facilities must be properly sited and screened so as to minimize the visibility and noise impact of the facility on adjacent properties.
- Playscapes and sport courts may not contain exterior lighting.
- Basketball goals and/or stands, both permanent and portable, are only allowed when they are erected well within the side or rear of the building, and screened from view of any streets, adjacent property, or Common Areas. Only one (1) basketball goal per lot is allowed.
- Playscapes and sport court equipment, such as swing sets, goals, stands, and more, shall be permanent structures that are built and/or bolted into the ground, floors, walls, and/or overhead structures. Playscapes and sport court equipment that is only portable must only be outside when in use and may not be left outside unattended.
- Tennis courts and sports courts shall be heavily screened and must be built within close proximity to the building.

3.9.2 RAINWATER HARVESTING CISTERNS

The use of rainwater harvesting is strongly encouraged to minimize impacts to well performance during drought conditions. Cisterns shall be designed to minimize view from adjacent lots and be built into the natural grade of the lot, where feasible. The rainwater harvesting system shall be consistent with the style and aesthetic of the residence.

3.9.3 SCULPTURES AND ARTWORK

It is required that all sculptures and artwork be located in close proximity to the homesite. Sculpture and/or artwork of non-reflective or bright colors and/or is visible from any streets, adjacent property, or Common Areas must be approved by the DRC prior to installation.



04 CONSTRUCTION AND BUILDER REGULATIONS





CONSTRUCTION AND BUILDER REGULATIONS

4.1 INTRODUCTION

The following construction standards shall be applicable to all construction activity within Peacock Preserve, in addition to standards in the Charter, in the agreement an approved professional must execute in order to be an approved contractor in Peacock Preserve, as well as local ordinances, codes, regulations, and other laws. Property owners are responsible for the actions of their hired approved professionals and their subcontractors in Peacock Preserve. Builders are responsible for the actions or omissions of their subcontractors or employees.

Periodic inspections by a representative of the DRC may take place in order to identify non-compliant construction activities. If items are identified as noncompliant and are not remedied in a timely manner, fines may be imposed against the builder.

4.2 PRE-CONSTRUCTION CONFERENCE

A pre-construction conference is required between a representative of the DRC and the builder and/or general contractor prior to the start of construction and after all erosion control measures have been installed. The owner and/or builder shall supply the DRC with an up-to-date list of all employees, suppliers, subcontractors, and agents who will have access to and from the lot during construction.

4.3 BUILDER'S COMPLIANCE

Objectives

- Ensure a high standard of compliance with the regulations.

Guidelines

- The builder shall comply with these Guidelines.
- Non-compliance will result in written notification from the DRC of any observed violation(s) via fax and/or email to the builder.
- The builder will have seven (7) calendar days after such notice to correct the violation item(s).
- If non-compliance item(s) are not corrected within the seven (7) days, a second written notification will be sent.
- Failure to address violation notices could affect approval of future submittals.

4.4 COMPLIANCE DEPOSIT

Prior to the start of any construction activity, an Architectural Review Application, refer to Addenda 6.1, and a Compliance Deposit Agreement, refer to Addenda 6.2, shall be signed by the owner and submitted for review and approval by the Design Review Committee. A Compliance Deposit in the amount of ten thousand dollars (\$10,000) must be included with the first filed application. A Compliance Deposit in the amount of five thousand dollars (\$5,000) must be included with supplementary applications. The DRC may utilize any or all of the Compliance Deposit, as determined in its sole discretion. Any unused portion of the Compliance Deposit shall be returned to the owner upon completion of lot construction.

A nonrefundable review fee in the amount of five thousand dollars (\$5,000) must be included with every filed application.

4.5 GOVERNING AUTHORITY

Objectives

- Establish and maintain a safe and clean work environment.

Guidelines

- All applicants shall comply with the regulations of any governing authority, as well as all applicable Occupational Safety and Health Act Regulations and Guidelines (OSHA).

4.6 DAILY OPERATION

Daily working hours for each construction site shall be as follows.

Monday - Friday: 7a.m. to 7 p.m.

Saturday: 9a.m. to 6 p.m.

Written approval by the DRC is required prior to the start of construction work during the following days and hours.

Sunday: 9a.m. to 6 p.m.

Designated Holidays: 9a.m. to 6 p.m.

Construction hours are subject to requirements of applicable city ordinances and may change from time to time as determined by the DRC.

4.7 INSURANCE

Each approved professional shall maintain comprehensive general liability insurance, including coverage for contractual liability, operations liability, explosion, collapse and underground damage liability, with a combined single limit of not less than two million dollars (\$2,000,000.00) per occurrence or such lesser amount as may be acceptable to the DRC which covers all losses, damages and claims arising out of such professional's occupation, use of, activities on and ownership of property within Peacock Preserve, including property damage, bodily injury, and death. The policy shall name the professional and the DRC as insured parties.

Each approved professional shall also maintain:

- Workers compensation insurance, if and to the extent required by law.
- Automobile liability insurance covering all motor vehicles owned, hired, or used in connection with the owner's and/or builder's construction activities within Peacock Preserve.
- Builder's Contractors: Builder's risk insurance covering the building contractor's activities within Peacock Preserve, all in such amounts as are reasonably acceptable to the DRC.

4.8 SECURITY

Neither the Declarant, the HOA Association company, nor the Design Review Committee will be responsible for the security of job sites during construction. If theft or vandalism occurs, the builder and/or owner should first contact the Travis County Sheriff's Department and then notify a representative of the DRC.

4.9 PERSONNEL

Only bona fide workers involved in construction are allowed in Peacock Preserve as part of a construction operation. Such workers are required to exit Peacock Preserve upon completion of their work. Spouses of workers may drive their spouse to and from the construction site, but must not remain on the property unless they are actual employees of a builder or a subcontractor. No minor children are permitted to be at Peacock Preserve related to construction operations unless they are bona fide workers.

4.10 CONSTRUCTION FENCING

Objectives

- Protect the area outside the construction site from damage due to construction operations.

Guidelines

- Temporary cyclone fencing shall be installed to completely enclose construction areas. All construction staging, activity, and disturbance shall be limited to within the Homesite.
- Such fence shall have a single entrance located at the driveway entrance.
- Construction fencing shall remain until completion of construction. Following construction completion, the fence shall be promptly removed.
- Security lights, audible alarms, and guard animals will not be permitted.
- The construction trailer, if any, sanitary facilities, construction material storage and trash receptacle must be contained within such fence.
- Under special circumstances, and with the prior approval of the ARC, construction materials may be stored outside such fence.
- In the event it is necessary to conduct construction activities outside the fence, the owner and/or builder shall submit to the DRC a boundary description of the proposed encroachment. Such encroachment shall be returned to its original condition upon completion of construction

4.11 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, AND SALES TRAILERS

Objectives

- Protect existing homeowners from the nuisances associated with a construction job trailer.

Guidelines

- Any applicant who desires to bring a construction trailer, portable field office, and/or a sales trailer into Peacock Preserve must submit a written request for approval by the DRC. The location of such trailers or offices must also be requested in writing for approval by the DRC. Requests must include a copy of the site plan with the proposed location and description of the trailer or office.
- Landscape screening is required for all trailers and must receive DRC approval.
- All storage areas require fencing on all sides. All temporary structures must be removed upon completion of construction of the model home.

4.12 LAND CLEARING, GRADING, TREE PROTECTION, AND START OF CONSTRUCTION

Objectives

- Protect existing homeowners from the nuisances associated with visible construction materials.
- Protect the natural landscape from significant and unnecessary alterations.

Guidelines

- No land clearing, construction work, or placement of construction materials will be permitted until all required governmental permits are obtained and formal written approval of the DRC has been granted. The construction layout review must also have taken place satisfactorily before such work can be done.
- No grading, cutting, or filling shall be commenced until erosion and sedimentation control devices, identification marking, and protection fencing have been installed between the disturbed area and water bodies, watercourses, wetlands, and storm drain inlets. Fill shall not be deposited at any location without prior DRC approval.
- During construction, builders and their subcontractors shall be responsible for protection of all trees that are to be retained on the site, including root zones, trunks, limbs, and canopies. A penalty will be imposed for damage to trees to remain in place.



4.13 LOT MAINTENANCE, DEBRIS AND TRASH REMOVAL

Objectives

- Maintain a clean site and community.

Guidelines

- All development and construction activity is limited to within the Homesite. The Homesite shall be clearly identified and marked. Temporary fencing is required during construction.
- During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore or affecting other lots or any open space.
- No lot may be used for the storage of materials or equipment except for normal residential requirements or incident to construction of improvements is permitted. In such a case, all materials and equipment shall be stored neatly, properly covered, and secured so as not to be visible from any street or adjacent property. Debris on all empty lots must be removed weekly.
- Owners and builders shall provide a roll-off style dumpster for debris and shall clean up all trash and debris on the construction site on a regular basis.
- Builders are required to promptly retrieve all trash and debris blown onto streets and neighboring properties.
- Lightweight materials, packaging, and other items shall be covered or weighted down to prevent being blown off the construction site.
- Mud, dirt and other construction debris tracked off site must be cleaned on a daily basis.
- When moving heavy equipment, precautions must be taken to prevent damage to pavement, curbs, and vegetation. Any damage will be charged to the Owner.
- Crawler tractors are not to be operated on paved or concrete surfaces
- Builders are prohibited from dumping, burying, or burning trash anywhere within Peacock Preserve.
- Each builder is required to construct a trash containment area within the middle of the front of the lot.
- Orange construction fences should be placed on the sides and rear of construction lots to prevent construction debris from blowing into adjacent lots.
- Owners of all lots shall at all times keep all weeds and grass cut in a low-lying and attractive manner.

4.14 SANITARY FACILITIES

Objectives

- Protect homeowners from the nuisance of sanitary facilities.

Guidelines

- Adequate sanitary facilities for the builder's construction workers must be supplied by each builder. Such facilities shall be located only within an area approved by the DRC.
- Servicing and cleaning of all sanitary facilities shall be performed on a weekly basis.

4.15 CONSTRUCTION ACCESS, VEHICLES, AND PARKING

Objectives

- Maintain safe and easy access for all future and current residents.

Guidelines

- The only approved construction access during the time a residence or other improvement is under construction will be over the approved driveway for the lot unless the DRC approves an alternative access point.
- Each builder shall be responsible for assuring that the subcontractors and suppliers obey the speed limits posted within the community. Adhering to the speed limits should be a condition included in the contract between the builder and its subcontractors and/or suppliers.
- Resident complaints shall be courteously addressed and resolved quickly.
- Repeat offenders will be reported to the local county law enforcement office.
- Construction crews shall not park on, or otherwise use, other lots or any open space. Private and construction vehicles and machinery shall be parked only within areas designated by the DRC. At no time shall vehicles be allowed to park under existing trees and must stay off of and away from tree roots.
- The builder and its subcontractors and/or suppliers shall use extreme caution around occupied properties.
- Once occupied properties exist, the DRC may restrict parking to one side of the street only.

4.16 EPA - SWPPP

Objectives

- Maintain a clean and safe site and community.

Guidelines

- Each builder shall comply with the Environmental Protection Agency's Storm Water Pollution Prevention Plan (SWPPP) or other governmental authorities on similar issues.

4.17 EXCAVATION MATERIALS

Objectives

- Ensure proper disposal of excess material.

Guidelines

- Excavation materials may not be deposited on any common area or lots not belonging to that builder.
- Excess excavation materials shall be hauled away and properly disposed of. Failure to do so shall result in the DRC removing the material and charging the expense to the builder.

4.18 RESTORATION OR REPAIR OF OTHER PROPERTY DAMAGES

Objectives

- Ensure a high standard of compliance with the regulations.

Guidelines

- Damage or scarring of any property outside the construction lot, including but not limited to roads, driveways, utilities, vegetation and/or other improvements, that result from construction operations will not be permitted.
- Builders will be responsible for repair and/or replacement of trees, plants, sidewalks, lights, etc. damaged during construction.
- If any such damage occurs, it must be repaired and/or restored promptly and at the expense of the builder. If the builder fails to restore and/or repair the damaged area, the DRC may repair the area and impose the expense as a charge against the construction deposit.
- In the event of default by the builder in meeting these obligations, or if the construction deposit is insufficient to meet the obligation, the builder shall be held responsible and a lien may be recorded against the lot until the obligation is paid.



4.19 MISCELLANEOUS AND GENERAL PRACTICES

Objectives

- Maintain a clean and safe site and community.

Guidelines

All builders will be completely responsible for the conduct and behavior of their agents, representatives, and subcontractors while in Peacock Preserve. The following practices are prohibited.

- Changing oil of any vehicle or equipment on the lot itself or any other location within Peacock Preserve.
- Allowing concrete suppliers, plasterers, painters or any other subcontractors to clean their equipment anywhere other than designated location(s) approved by the DRC. Such cleaning outside the designated area is strictly prohibited. Violation of this provision will result in the repayment of expenses to the DRC for repairing the damage.
- Removing any rocks, plant material, topsoil, or similar items from any property or construction site within Peacock Preserve.
- Possession of any type of firearms or illegal weapons within Peacock Preserve.
- Use of residents' utilities without their written consent.
- Using disposal methods or equipment other than those approved by the DRC.
- Careless disposition of cigarettes or other flammable material. It is recommended that at least three (3) ten-pound (10-lb.) ABC-rated dry chemical fire extinguishers shall be present and available in a conspicuous place on the construction site at all times.
- The use of illegal drugs or alcohol.
- Destruction or removal of protected plant materials or plants not previously approved by the DRC.
- Bringing any pets, including dogs, by either builders or construction personnel. In the event of a violation, the DRC has the right to contact authorities to inspect and/or impound any pet, refuse to permit the builder or subcontractor involved to continue on the project or to take such other action as permitted by law.
- Radios and other audio equipment which can be heard outside the construction site.
- The use of horns not used for traffic safety by any catering trucks. Trash generated by the purchase of items from any catering truck shall be contained and disposed of properly. Repeated problems with these requirements will result in the catering trucks being denied admittance to Peacock Preserve.
- Dumping of any type onto an empty lot or construction site is prohibited.
- Building materials that obviously belong to another builder's lot must be picked up by that builder.
- Stealing within Peacock Preserve at any time including and not limited to materials, water, or electricity from neighboring and/or occupied resident lots, will result in fines or legal action. Builders will be responsible for any and all damages.

4.20 STREET CLEANING

Objectives

- Maintain a clean and safe site and community.

Guidelines

- All streets in front of a construction site are to be free from dirt, debris, and spilled concrete.
- Each builder shall be responsible for street cleaning.
- Mud and dirt from the construction site on the paved streets of Peacock Preserve whether caused by the builder or any of its subcontractors and/or suppliers shall be promptly removed and streets shall be cleaned by the builder.
- All streets must be cleaned weekly or as needed. All streets must be clean each Friday before weekend sales activity.

4.21 CONSTRUCTION SIGNAGE

Objectives

- Limit the scope and location of construction signage.

Guidelines

- Unless required by local governing authorities, no construction signs may be posted anywhere in Peacock Preserve with the exception of one construction sign per lot.
- Such signage, and its location, must be designated and approved by the DRC.

4.22 CONCRETE WASHOUT

Objectives

- Maintain a clean and safe site and community.

Guidelines

- Washout locations will be designated by the DRC.
- One designated concrete Washout area for concrete trucks will be allowed per builder.
- Washout location must be maintained by the builder at all times.
- Multiple builders building within a section and sharing a washout area, the cleanup of the Washout may be shared by all builders on an alternating monthly basis.

4.23 UTILITY USE

Objectives

- Protect existing homeowners from the nuisances associated with utility uses.
- Protect the water quality of on-site and surrounding waterways.

Guidelines

- Builders and subcontractors will use only the utilities provided on the immediate site on which they are working.
- Water from on-site waterways may not be used during construction.

4.24 EROSION CONTROL REGULATIONS

Objectives

- Prevent the migration of silt during construction onto neighboring properties and Common Areas.
- Protect the water quality of on-site creeks and streams.

Guidelines

- It is the responsibility of the builder to install erosion control measures prior to the start of construction, and to maintain the measures throughout construction.
- In areas of concentrated flows, multiple layers of erosion control fencing may be required by the DRC and are encouraged to be utilized.
- Periodic inspections by a representative of the DRC may take place in order to identify non-compliant construction activities. If items are identified as noncompliant and are not remedied in a timely manner, fines may be imposed against the owner.
- Each construction site shall have one designated construction entry that shall have a ten feet by fifteen feet (10' x 15') wide section of three inches (3") to five inches (5") diameter stone placed upon it. The purpose of the stone is to clean the tires of vehicles within the site in order to limit the amount of mud and sediment on the street. The builder should anticipate that heavy construction vehicles will crush and embed the stone during construction and that additional stone will be required to protect the integrity of the entry.
- Silt Fencing is required to be properly installed and maintained to protect the low sides of all disturbed areas along the lot perimeter where stormwater will flow during construction. The purpose of the silt fence is to capture the sediment from the runoff and to permit filtered, clean water to exit the site. The builder should anticipate that built-up sediment will need to be removed from the silt fence after heavy or successive rains, and that any breach in the fencing will need to be repaired or replaced immediately. If for any reason the silt fence is to be temporarily removed, please contact a representative of the DRC prior to the removal.
- As soon as earthwork commences, sediment control methods shall be installed to filter all stormwater runoff from the tract into the public street. Sediment control must be placed at all inlets.
- The sediment control system must remain in place and in good repair until construction is complete and may be removed only when landscaping is installed and lawns are established.
- Builders shall conform to all regulatory agencies' rules, regulating standards and criteria governing sediment control to include, but not limited to, EPA-NPDES and Pollution Prevention Plan.
- Builders shall be responsible for filing and securing all necessary permits.



05 ARCHITECTURAL DESIGN REVIEW





ARCHITECTURAL DESIGN REVIEW

5.1 INTRODUCTION

The official submittal of plans and specifications to the DRC is to provide a review process for conformance to the CCR's and the Design Guidelines, adopted by the DRC. All new construction, subsequent construction, remodeling with exterior exposure, expansion and demolition of structures must be reviewed and approved by the DRC prior to commencement of any on-site building or construction activity.

All plans must be prepared by professionals licensed in the State of Texas.

All plans must be Approved in writing by the DRC prior to the start of construction. A Final Review prior to the closing of the property is also mandatory.

5.2 GOVERNMENTAL REQUIREMENTS

Ordinances and requirements imposed by Travis County are applicable to lots within the Peacock Preserve community. Those requirements are separate from and beyond the scope of this document. It is the responsibility of each property owner to obtain all necessary governmental building permits, inspections, and comply with all building codes. DRC approval is required even in instances where a governmental permit is not required.

Compliance with these Design Guidelines is not a substitute for compliance with applicable governmental ordinances and regulations. DRC approval does not imply that a governmental permit will be granted. DRC approval is not to be taken as any certification of construction worthiness or structural integrity. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a lot within the Peacock Preserve community. Each owner is advised to review all encumbrances affecting the use and improvement of their lot prior to submitting plans to the Design Review Committee for approval.

Furthermore, approval by the Design Review Committee should not be construed by the owner that any improvement complies with the terms and provisions of all encumbrances which may affect the owner's lot. Certain encumbrances may benefit parties whose interests are not addressed by the DRC.

Neither the Declarant nor the DRC will have any responsibility for ensuring plans submitted to the DRC comply with any applicable building codes, zoning regulation, and other government requirements.

5.3 RESPONSIBILITY FOR COMPLIANCE

An applicant is responsible for ensuring that all of the applicant's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines, the Declaration, and all requirements imposed by the Design Review Committee.

5.4 INSPECTION

As provided in the Plan Submittal section of these Design Guidelines, upon completion of all approved work, the owner must notify the DRC. The DRC may inspect the work at any time to verify conformance with the approved submittals.

5.5 INTERPRETATION

In the event of any conflict between these Design Guidelines or the Declaration, the Declaration shall control. Capitalized terms used in these Design Guidelines and not otherwise defined in this document shall have the same meaning as set forth in the Declaration.

5.6 SCHEDULE OF FINES

The latest Fee and Fine Schedule for all Submittals will be provided upon request by the owner.

5.7 SUBMITTAL TYPES

The DRC will review all submittals within fourteen (14) days of receipt. Submittals will receive either an Approval, Conditional Approval, or a Disapproval. A copy of the signed submittal will be emailed/faxed within forty-eight (48) hours of DRC review. Construction may not begin without a signed Approved or Conditionally Approved Submittal.

1. "Approved"

The entire application is Approved as submitted.

2. "Conditional Approval"

The application is not Approved as submitted. A Conditional Approval is granted with the understanding that all conditions requested by the DRC will be met before, during or after construction. Failure to agree to the Conditions requested will deem the application Disapproved. The builder may be required to resubmit prior to the construction or alteration in order to receive Approval.

3. "Disapproved"

The entire application as submitted is rejected. The DRC may provide comments but is not required to do so. If the DRC fails to respond within twenty-one (21) calendar days, the builder shall give the DRC written notice of its failure to respond. Unless the DRC responds within an additional ten (10) days of receipt of such notice, approval shall be deemed automatically denied. However, unless the DRC has granted a variance in accordance with the Guidelines, no construction that is inconsistent with the Construction and Builder Regulations will be deemed approved.

4. Variances

The DRC may limit or condition its grant of a variance. To be effective, a variance or waiver must be in writing and signed by the DRC. Approval of a variance or waiver may not be deemed, implied, nor presumed under any other circumstance. DRC granting of a variance will not be deemed to constitute a waiver of any right to deny a variance with respect to any other matter, subsequently or additionally submitted to the DRC, by the same or by a different applicant, nor will such approval or grant be deemed to establish a precedent for future approvals by the DRC.

5.8 SUBMITTAL REQUIREMENTS

Only complete submittals with the attached forms will be reviewed. Builders are responsible for compliance with all governing codes and ordinances.

Refer to Fee and Fine Schedule for all Submittals.

5.8.1 PLAN BOOK AND MATERIAL REVIEW

The applicant must first submit plans for approval for the home designs to be offered in the neighborhood including the exterior elevations associated with each plan.

The Plan Book and Material Review will require the submission of the following information.

- Site Assessment and Analysis identifying environmental features including but not limited to vegetation, waterways, floodplain, recharge areas, and wildlife habitat.
- Site Plan showing the location of all proposed improvements including but not limited to all buildings, driveways, pools, patios, garages, barns, and sport courts.
- Floorplans.
- Elevations of all sides of each home indicating materials.
- 3D renderings.
- *Roofs:* Roof pitch, roof peak height above the foundation.
- *Exterior Materials:* Walls, roof, chimney, window specifications.
- Chimney cap materials and design.
- Conditioned square footage of each floor and the total conditioned square footage of the residence.
- Non-conditioned square footage of each floor and the total non-conditioned space of the residence.
- Impervious cover summary.
- A Material Sample Board including colors, patterns, and samples for exterior materials and design including stone, mortar, stucco, trim, roof, and windows. Each sample shall be appropriately labeled with name and/or style number so that the sample board can be referenced.

5.8.2 FINAL PLAN REVIEW

Prior to the start of any construction activity, an Architectural Review Application, refer to Addenda 6.1, and a Compliance Deposit Agreement, refer to Addenda 6.2, shall be signed by the owner and submitted for review and approval by the Design Review Committee. A Compliance Deposit in the amount of ten thousand dollars (\$10,000) must be included with the first filed application. A Compliance Deposit in the amount of five thousand dollars (\$5,000) must be included with supplementary applications. The DRC may utilize any or all of the Compliance Deposit, as determined in its sole discretion. Any unused portion of the Compliance Deposit shall be returned to the owner upon completion of lot construction.

A nonrefundable review fee in the amount of five thousand dollars (\$5,000) must be included with every filed application.

5.8.3 LANDSCAPE PLAN REVIEW

Prior to the installation of any planting on a lot, a Landscape Plan must be submitted to the DRC. The Landscape Plan must include the following list of elements.

Take into consideration that the Peacock Preserve community is located within the Middle Trinity Groundwater Conservation District that restricts lots to a maximum of twenty-five thousand (25,000) gallons of water per day.

- Property lines with dimensions.
- Utility boxes and screening.
- Drives, parking areas, and walkways.
- Residence and accessory structures.
- Easements.
- Boundaries of turf areas with the type of turf noted.
- Locations of all proposed planting with planting schedule.
- Plan legend including species, quantity and sizes at time of planting.
- Fence and wall locations and materials.
- Proposed landscape lighting if any.





06 ADDENDA







6.1 ARCHITECTURAL REVIEW APPLICATION

Please deliver a PDF to:

DRC c/o _____, Texas _____

Phone _____ Fax _____

Date: _____

Property Address _____

Lot _____ Block _____

Property Owner's Name _____

Property Owner's Address _____

Phone _____ Work No. _____

Architect _____ Phone _____

Landscape Architect _____ Phone _____

Contractor _____ Phone _____

Architectural Style No. _____

Conditioned First Floor Square Footage _____ Conditioned Second Floor Square Footage _____

Total Conditioned Square Footage _____

Garage Square Footage _____ Covered Porch Square Footage _____

Brick Manufacturer and Color _____

Stone Type and Color _____

Stucco Color _____

Roof Pitch _____ Roof Color _____

Paint Color _____ Trim Color _____

Submittal Information

- Site Plan (1" = 20') (to include tree and topography, proposed footprint, driveways, walkways)
- Elevations (1/4" = 1') (all sides of all structures, to include details and color sample)
- Floor Plans (precise layout including room labels and sq. ft. of all buildings)
- Landscape Design (1" = 20') detailed plant and tree identification and layout)
- Grading Plan
- Proposed List of Materials and Colors and Samples of Exterior Finishes as Requested
- Photos as Needed (optional)
- Other Notes (see application for additional information to be submitted)
- Review Fee - \$5,000
- Compliance Deposit - \$10,000

Note that the architect or building designer should attend this meeting.

Comments _____

Builder Name _____

By _____

Approved By

DRC _____ Signature _____

Approval Date _____

Review Fee Received _____

Construction Deposit Received _____



6.2 DRC COMPLIANCE DEPOSIT AGREEMENT

Project Address _____ Lot _____

In addition to the Design Review Fee, and in compliance with the rules adopted, _____ (Owner(s)) and _____ (Builder) agree to the following terms and conditions for Lot _____ within the Peacock Preserve community in Bee Cave, Texas. The Compliance Deposit shall be held as security against:

1. Damage caused to common areas, streets, or the owner's lots and all improvements, structures, landscaping and personal property attached thereto or located thereon; which damages are caused by acts and/or any employee, agent or subcontractor of the owner or general contractor in connection with the construction of improvements on the owner's lot;
2. Violations of erosion controls or construction rules; and
3. Unapproved clearing of trees or vegetation.

The Peacock Preserve Design Review Committee charges a one-time Road Impact Fee of \$1,500 to each owner during the construction of a home or significant improvements. The \$1,500 Road Impact Fee will be paid out of the Compliance Deposit or owner may pay the Fee separately upon notice to the DRC prior to payment of the Compliance Deposit.

Upon the occurrence of any such damage, the Design Review Committee (DRC) from time to time, and without prejudice to any other remedy, may use the Compliance Deposit to the extent necessary to repair such damage or pay to the injured party the cost of such damage. It is expressly understood that the use of any or all of the Compliance Deposit shall not be considered a measure of the damage nor release the owner and/or builder from paying additional amounts if the total damage exceeds \$8,500.

Within a reasonable amount of the notification of the occurrence of any such damage to the DRC, the amount of the Compliance Deposit to be used, if any, shall be approved in writing by a majority of the DRC. The DRC may postpone its review of payment pending receipt of any information which the DRC, in its sole discretion, may require. A copy of the DRC decision will be mailed to the owner and/or builder at the address indicated below. Withdrawal of money from the Compliance Deposit shall occur no sooner than ten (10) days after the date of DRC approval.

If the owner and/or builder wishes to contest the decision of the DRC to use any or all of the Compliance Deposit as described above, the DRC must be contacted within ten (10) days after the date of the DRC approval to request a hearing before the DRC. The DRC will inform the owner and/or builder in writing no less than five (5) days prior to the scheduled meeting date. The DRC, by majority vote, will determine the amount of the Compliance Deposit to be used, arising out of the payment or nonpayment of the Compliance Deposit funds unless such loss, damage, or injury is due to the willful misconduct or bad faith of the DRC. During construction, it is the responsibility of the builder and owner to carry the necessary hazard and liability insurance. Upon completion of the construction of a home as per the approved plans and specifications, and a final inspection by the DRC satisfactorily indicating that no damage remains unremedied, the Compliance Deposit will be returned to the owner and/or builder. By signing below, the DRC acknowledges receipt of the \$10,000 Compliance Deposit and the owner and/or builder acknowledges he/she understands the rules and regulations as set forth above.

Owner(s) Initials _____

Builder Initials _____



6.2 DRC COMPLIANCE DEPOSIT AGREEMENT

Project Address _____ Lot _____
Executed on this _____ day of _____, 20 _____
Owner(s) Signature _____
Builder Signature _____

Peacock Preserve
Design Review Committee

By _____
Check No. _____
Amount _____

Fines

The DRC will perform periodic inspections during construction to ensure that the home is built in accordance with the approved specs and plans, as well as to identify non-complying construction activities. If items identified as non-complying with the regulations are not remedied in a timely manner (by close of the second business day after the notification of the violation has been delivered, fines will be levied and deducted from the \$10,000 Compliance Deposit). In the event that fines exceed \$8,500, and/or fines remain unpaid by the Builder or Owner, the DRC reserves the right to file a lien against the subject's property.

Schedule of Fines

Table with 2 columns: Violation Type and Fine Amount. Includes items like Premature Clearing, Construction Without Design Review Committee Approval, Inadequate Construction Entry, etc.

6.3 APPROVED PLANT LIST

The following list of plants is composed of selected native and adaptive plant material suitable for landscaping in the community. Many of the plants are deer-resistant, drought-tolerant, and excellent options for xeriscaping.

Although few plants are completely deer-resistant, some plants and trees are less likely to be eaten by deer than others. Deer browsing is influenced by a number of factors such as the density of the deer population, plant palatability, environmental conditions, and the time of year. Deer tend to avoid plants with aromatic foliage, tough, leathery, hairy, or prickly leaves, and plants with milky sap. Although deer may not eat a particular plant's leaves, they may eat the flowers or fruit the plant produces. However, if deer are hungry enough, they will eat almost anything. Particularly in the fall, deer eat more in preparation for the cold winter months.

This plant list is recommended but is not all-inclusive. All plants selected for installation must be approved by the DRC.

LARGE TREES

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Arizona Walnut	<i>Juglans major</i>	X	
American Sycamore	<i>Platanus occidentalis</i>	X	X
Bigtooth Maple	<i>Acer grandidentatum</i>	X	X
Black Walnut	<i>Juglans nigra</i>	X	X
Bur Oak	<i>Quercus macrocarpa</i>	X	X
Cedar Elm	<i>Ulmus crassifolia</i>	X	
Chinquapin Oak	<i>Quercus muhlenbergii</i>	X	
Escarpment Live Oak	<i>Quercus fusiformis</i>	X	
Lacey Oak	<i>Quercus laceyi</i>	X	
Mexican Sycamore	<i>Platanus occidentalis glabrata</i>	X	X
Pecan	<i>Carya illinoensis</i>	X	X
Shumard Oak	<i>Quercus shumardii</i>	X	
Sugar Hackberry	<i>Celtis laevigata</i>	X	
Texas Ash	<i>Fraxinus texensis</i>	X	X
Texas Black Walnut	<i>Juglans microcarpa</i>	X	
Texas Red Oak	<i>Quercus buckleyi</i>	X	

EVERGREEN TREES

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Arizona Cypress	<i>Cupressus arizonica</i>	X	
Ashe Juniper	<i>Juniperus ashei</i>	X	X
Bald Cypress	<i>Taxodium distichum</i>	X	X
Remote Pinyon Pine	<i>Pinus remota</i>	X	X

MEDIUM TO SMALL TREES

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Carolina Buckthorn	Rhamnus Caroliniana	X	
Carolina Laurel Cherry	Prunus caroliniana	X	
Crape Myrtle	Lagerstroemia indica	X	X
Desert Willow	Chilopsis linearis	X	X
Dwarf "Nana" Yaupon	Ilex vomitoria "nana"	X	X
Escarpment Black Cherry	Prunus serotina var. eximia	X	
Evergreen Sumac	Rhus virens	X	
Eve's Necklace	Styphnolobium affice	X	
Lilac Chaste Tree	Vitex agnus-castus	X	X
Mexican Buckeye	Ungnadia speciosa	X	X
Mexican Olive	Cordia boissieri	X	X
Mexican Plum	Prunus mexicana	X	
Mexican Redbud	Cercis canadensis var. 'texensis'	X	
Palo Verde	Parkinsonia aculeata	X	
Prairie Flameleaf Sumac	Rhus lanceolata	X	
Possumhaw Holly	Ilex decidua	X	X
Red Buckeye	Aesculus var. pavia	X	X
Roughleaf Dogwood	Cornus drummondii	X	
Texas Kidneywood	Eysenhardtia texana	X	
Texas Mountain Laurel	Sophora secundiflora	X	X
Texas Mulberry	Morus microphylla	X	
Texas Persimmon	Diopsiros texana	X	
Texas Pistache	Pestacia mexicana	X	X
Texas Redbud	Cercis canadensis texana	X	
Wafer Ash	Ptelea trifoliata	X	X
Yaupon Holly	Ilex vomitoria	X	X



SHRUBS

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Agarita	<i>Berberis trifoliata</i>	X	X
American Beauty Berry	<i>Callicarpa americana</i>	X	X
Apache Plume	<i>Fallogia paradoxa</i>	X	X
Black Dalea	<i>Dalea frutescens</i>	X	X
Coralberry	<i>Symphoricarpos orbiculatus</i>	X	X
Cotoneaster	<i>Cotoneaster horizontalis</i>	X	X
Flame Acanthus	<i>Anisacanthus wrightii</i>	X	X
Fragrant Mimosa	<i>Mimosa borealis</i>	X	X
Fragrant Sumac	<i>Rhus armoatica</i>	X	X
Glossy Abelia	<i>Abelia grandiflora</i>	X	X
Mexican Silktassel	<i>Garrya ovata</i>	X	X
Rosemary	<i>Rosmarinus officinalis</i>	X	X
Rusty Blackhaw	<i>Orbiculatus</i>	X	
Texas Elbow Bush	<i>Frestiera pubescens</i>	X	
Texas Lantana	<i>Lantana horrida</i>	X	X
Texas Sage	<i>Leucophyllum frutescens</i>	X	X
Thyrallis	<i>Galphimia glauca</i>	X	X
Turk's Cap	<i>Malvaviscus arboreus</i>	X	
Viburnum	<i>Viburnum rufidulum</i>	X	X
White Mistflower	<i>Ageratina havanensis</i>	X	X
Zexmenia	<i>Wedelia texana</i>	X	



GROUNDCOVERS

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Blue Sage	<i>Salvia farinacea</i>	X	X
Cedar Sage	<i>Salvia romeriana</i>	X	X
Cedar Sedge	<i>Carex planostachys</i>	X	X
Cherry Sage	<i>Salvia greggii</i>	X	X
Creeping Germander	<i>Teucrium cossonii</i>	X	X
Devil's Shoestring	<i>Nolina lindheimeriana</i>	X	
Frog Fruit	<i>Phyla nodiflora</i>	X	
Gregg's Dalea	<i>Dalea greggii</i>	X	
Horseherb	<i>Calyptocarpus vialis</i>	X	
Liriope	<i>Liriope muscari</i>	X	X
Mexican Oregano	<i>Poliomenantha longiflora</i>	X	X
Mountain Pea	<i>Orbexilum pedunculatum</i>	X	X
Pavonia	<i>Pavonia lasiopetala</i>	X	
Red Columbine	<i>Aquilegia canadensis</i>	X	X
Santolina Lavender Cotton	<i>Santolina chamaecyparissus</i>	X	X
Silver Ponyfoot	<i>Dichondra argentea</i>	X	
Snake Herb	<i>Dyschoriste linearis</i>	X	
Spiderwort	<i>Tradescantia spp.</i>	X	X
Trailing Rosemary	<i>Rosmarinus officinalis "prostratus"</i>	X	X
Violet	<i>Viola missouriensis</i>	X	X
Wax Myrtle	<i>Myrica cerifera</i>	X	X
Woolly Stemodia	<i>Stemodia lanata</i>	X	X
Yarrow	<i>Achillea millefolium</i>	X	X



PERENNIAL FORBS

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Antelope-horn Milkweed	<i>Asclepias asperula</i>	X	X
Barbara's Buttons	<i>Marshallia caespitosa</i>	X	X
Beargrass	<i>Nolina texana</i>	X	X
Berlandier's Sundrops	<i>Calylophus berlandieri</i>	X	
Blackfoot Daisy	<i>Melampodium leucanthum</i>	X	X
Blazing-Star/Gayfeather	<i>Liatris punctata/Liatris mucronata</i>	X	X
Damianita	<i>Chrysactina mexicana</i>	X	X
Fall Aster	<i>Symphyotrichum oblongifolium</i>	X	X
Four-Nerve Daisy	<i>Tetranneuris scaposa</i>	X	X
Grey Goldenrod	<i>Solidago nemoralis</i>	X	X
Heartleaf Skullcap	<i>Scutellaria ovata</i>	X	X
Lanceleaf Coreopsis	<i>Coreopsis lanceolata</i>	X	X
Louisiana Artemisia	<i>Artemisia ludoviciana</i>	X	X
Missouri Evening Primrose	<i>Oenothera macrocarpa</i>	X	X
Narrow-Leaved Coneflower	<i>Echinacea angustifolia</i>	X	X
Pigeonberry	<i>Rivina humilis</i>	X	
Plains Fleabane	<i>Erigeron modestus</i>	X	X
Prairie Verbena	<i>Glandularia bipinnatifida</i>	X	X
Texas Milkweed	<i>Asclepias texana</i>	X	X
Velvet Leaf Mallow	<i>Allowissadula holosericea</i>	X	X
Velvet Leaf Senna	<i>Senna lindheimeriana</i>	X	X
Woolly Ironweed	<i>Vernonia lindheimeri</i>	X	X
Wright's Skullcap	<i>Scutellaria wrightii</i>	X	X
Zizotes Milkweed	<i>Asclepias oenotheroides</i>	X	X

YUCCAS AND SUCCULENTS

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Agave/Century Plant	<i>Agave americana</i>	X	X
Pale Leaf Yucca	<i>Yucca pallida</i>	X	X
Prickly Pear	<i>Opuntia sp.</i>	X	X
Red Yucca	<i>Hesperaloe parviflora</i>	X	X
Texas Sotol	<i>Dasyllirion texana</i>	X	X
Twistleaf Yucca	<i>Yucca rupicola</i>	X	X

ORNAMENTAL GRASSES

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Big Bluestem	<i>Andropogon gerardii</i>	X	X
Big Muhly	<i>Muhlenbergia lindheimeri</i>	X	X
Deer Muhly	<i>Muhlenbergia rigens</i>	X	X
Gulf Muhly	<i>Muhlenbergia capillaris</i>	X	X
Indiangrass	<i>Sorghastrum nutans</i>	X	X
Inland Sea Oats	<i>Chasmanthium latifolium</i>	X	X
Little Bluestem	<i>Andropogon scoparius</i>	X	
Meadow Sedge	<i>Carex perdentata</i>	X	X
Pine Muhly	<i>Muhlenbergia dubia</i>	X	X
Seep Muhly	<i>Muhlenbergia reverchonii</i>	X	X
Side Oats Grama	<i>Bouteloua curtipendula</i>	X	X
Switchgrass	<i>Panicum virgatum</i>	X	X
Zoysia Grass	<i>Zoysia spp.</i>	X	X

TURF GRASSES

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Buffalograss	<i>Bouteloua dactyloides</i>	X	X
Habiturf/Thunder Turf	Buffalograss/Blue Grama/Curly Mesquite	X	X
Native Prairie Seed Mixes		X	

VINES

Common Name	Scientific Name	Xeriscape	Highly Deer Resistant
Alamo Vine	<i>Distimake dissectus</i>	X	
Carolina Yellow Jessamine	<i>Gelsemium sempervirens</i>	X	X
Coral Honeysuckle	<i>Lonicera sempervirens</i>	X	X
Crossvine	<i>Bignonia capreolata</i>	X	
Fig Vine	<i>Ficus pumila</i>	X	X
Snapdragon Vine	<i>Maurandella antirrhiniflora</i>	X	X
Trumpet Vine	<i>Campsis radicans</i>	X	X
Virginia Creeper	<i>Parthenocissus quinquefolia</i>	X	

6.4 PROHIBITED PLANT LIST

The following plants are spread by seeds, berries, and spores that can be easily transported long distances.

Common Name	Scientific Name	None-Invasive Alternative
Catclaw Vine	<i>Macfadyena unguis-cati</i>	Carolina Jessamine; Crossvine
Common Bermudagrass	<i>Cynodon dactylon</i>	Hybrid Bermudagrasses
Chinaberry	<i>Melia azedarach</i>	Chinquapin Oak; Texas Red Oak
Chinese Parasol Tree	<i>Firmiana simplex</i>	Arizona Cypress
Chinese Pistache	<i>Pistachia chinensis</i>	Chinquapin Oak; Texas Red Oak
Chinese Tallow	<i>Triadica sebifera</i>	Bigtooth Maple; Texas Redbud
Chinese Wisteria	<i>Wisteria sinensis</i>	Passion Vine
Common Lantana	<i>Lantana camara</i>	Texas Lantana
Elephant Ear	<i>Colocasis esculenta</i>	Arrowhead; Crinum Lily; Tuckahoe
Golden Bamboo	<i>Phyllostachys aurea</i>	Evergreen Yaupon; Bamboo Muhly
Japanese Henesuckle	<i>Lonicera Japonica</i>	Coral Honeysuckle
Japanese Hollyfern	<i>Cyrtomium falcatum</i>	River Fern
Johnsongrass	<i>Sorghum halepense</i>	Little Bluestem; Bush Bluestem
Kudzu	<i>Pueraria montana var. lobata</i>	Virginia Creeper
Large Leaf Privets, Ligustrum	<i>Ligustrum japonicum</i>	Cherry Laurel; Yaupon
Lilac Chase Tree	<i>Vitex agnus-castus</i>	Texas Persimmon; Texas Kidneywood
Nandina	<i>Nandina Domesitca</i>	Bush Germander; Texas Sage
Paper Mulberry	<i>Broussonetia papyrifera</i>	Cherry Laurel; Texas Persimon
Red Tip Photinia	<i>Photonia glabra</i>	Cherry Laurel; Possumhaw
Scarlet Firethorn	<i>Pyracantha coccinea</i>	Evergreen Sumac; Yaupon
Small Leaf Privets	<i>Ligustrum quhoui, L. sinense</i>	Possumhaw; Wax Myrtle; Yaupon
Tawainese Photinia	<i>Photonia serratifolia</i>	Cherry Laurel; Possumhaw
Trailing Lantana	<i>Lantana montevidensis</i>	Prairie Verbena
Tree of Heaven	<i>Ailanthus altissima</i>	Chinquapin Oak; Lacey Oak

The following plants travel by runners and rhizomes. While they are not generally transported long distances, they can invade nearby or "downstream" areas.

Common Name	Scientific Name	None-Invasive Alternative
English Ivy	<i>Hedera helix</i>	Leadwort Plumbago; Mountain Pea
Vinca	<i>Vinca major & Vinca minor</i>	Leadwort Plumbago; Mountain Pea
Wisteria	<i>Wisteria sinensis, W. floribunda</i>	Passion Vine

The following plants are not recommended for turf.

Common Name	Scientific Name	None-Invasive Alternative
St. Augustine Grass	<i>Stenotaphrum secundatum</i>	Hybrid Bermudagrasses



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Peacock Preserve Upland Seeding

Caliche Mix -Lot #: 2860MIX20524- 12lbs/acre**

<u>Latin Name</u>	<u>Common Name</u>	<u>% by Wt</u>	<u>Test Date</u>	<u>Germ</u>	<u>Dorm</u>	<u>Ttl Germ</u>
<i>Bouteloua dactyloides</i>	Buffalograss Prairie	26.84%	2/2024	90.00%	6.00%	96%
<i>Elymus canadensis</i>	Wildrye	10.74%	4/2024	99.00%	0.00%	99%
<i>Sporobolus compositus</i> var. <i>asper</i>	Tall Dropseed Little	10.74%	3/2024	98.00%	0.00%	98%
<i>Schizachyrium scoparium</i>	Bluestem Plains	9.63%	3/2024	24.00%	75.00%	99%
<i>Setaria vulpiseta</i>	Bristlegrass	8.05%	2/2024	41.00%	56.00%	97%
<i>Bouteloua gracilis</i>	Blue Grama	6.44%	3/2024	98.00%	0.00%	98%
<i>Sorghastrum nutans</i>	Indiangrass	5.37%	2/2024	94.00%	3.00%	97%

Sideoats Grama 4.67%, Green Sprangletop 4.56%, Hooded Windmill Grass 2.71%, Sand Dropseed 2.68%, Sand Lovegrass 2.68%, Cane Bluestem 1.29%, Slim Tridens 1.29%, Curly Mesquite 1.18%, Purple Three Awn 0.34%, Arizona Cottontop 0.32%, Red Lovegrass 0.32%, Texas Cupgrass 0.13%

19 Grasses	Purity: 93.32%	Inert: 6.68%	Other: 0.00%	Weed: 0.00%	Noxious: None	Origin: USA Net Weight: 50 Lbs
	Germ: 74.84%	Dorm: 21.28%	Ttl Germ: 96.12%	PLS: 89.70%	Seed/Lb: 409,692	

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Tx-Ok Native Roadside Mix -Lot #:
1810MIX10624- 12lbs/acre**

<u>Latin Name</u>	<u>Common Name</u>	<u>% by Wt</u>	<u>Test Date</u>	<u>Germ</u>	<u>Dorm</u>	<u>Ttl Germ</u>
<i>Gaillardia pulchella</i>	Indian Blanket Purple Prairie	22.61%	8/2023	70.00%	0.00%	70%
<i>Dalea purpurea</i>	Clover Lanceleaf	17.94%	9/2023	12.00%	86.00%	98%
<i>Coreopsis lanceolata</i>	Coreopsis	12.56%	8/2023	64.00%	20.00%	84%
<i>Echinacea purpurea</i>	Purple Coneflower	8.97%	2/2023	96.00%	3.00%	99%
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.98%	9/2023	54.00%	44.00%	98%
<i>Coreopsis tinctoria</i>	Plains Coreopsis	5.98%	12/2023	95.00%	0.00%	95%
<i>Dracopis amplexicaulis</i>	Clasping Coneflower	5.38%	6/2023	21.00%	75.00%	96%
<i>Thelesperma filifolium</i>	Greenthread	5.02%	9/2023	0.00%	88.00%	88%

Lemon Mint 4.31%, Texas Bluebonnet 4.25%, Texas Yellow Star 2.51%, Mexican Hat 1.79%, Scarlet Sage 1.08%, Huisache Daisy 0.89%, Prairie Coneflower 0.72%

	Purity: 92.79%	Inert: 5.96%	Other: 1.24%	Weed: 0.00%	Noxious: None	Origin: USA Net Weight: 50 Lbs
<i>15 Wildflowers</i>	Germ: 53.62%	Dorm: 34.37%	Ttl Germ: 87.99%	PLS: 81.64%	Seed/Lb: 486,816	

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Scorched Earth Recovery Mix -Lot #:
1816MIX10324- 12lbs/acre**

<u>Latin Name</u>	<u>Common Name</u>	<u>% by Wt</u>	<u>Test Date</u>	<u>Germ</u>	<u>Dorm</u>	<u>Ttl Germ</u>
<i>Bouteloua dactyloides</i>	Buffalograss Illinois	10.91%	9/2023	21.00%	75.00%	96%
<i>Desmanthus illinoensis</i>	Bundleflower	8.18%	7/2023	9.00%	89.00%	98%
<i>Elymus canadensis</i>	Prairie Wildrye	8.18%	11/2023	93.00%	2.00%	95%
<i>Schizachyrium scoparium</i>	Little Bluestem	5.46%	11/2023	12.00%	86.00%	98%
<i>Sporobolus compositus</i> <i>var. asper</i>	Tall Dropseed Plains	5.46%	12/2023	74.00%	20.00%	94%
<i>Setaria vulpisetia</i>	Bristlegrass	5.29%	11/2023	12.00%	83.00%	95%

Sideoats Grama 4.91%, American Basketflower 4.91%, Green Sprangletop 4.91%, Purple Prairie Clover 4.91%, Virginia Wildrye 4.36%, Texas Bluebonnet 3.27%, Indian Blanket 3.27%, Common Sunflower 2.73%, Indiangrass 2.73%, Midway Mix 2.73%, Sand Dropseed 2.73%, White Prairie Clover 2.73%, Sand Lovegrass 1.47%, Switchgrass 1.31%, Lemon Mint 1.15%, Gayfeather 1.0%, Slim Tridens 0.98%, Plains Coreopsis 0.82%, Texas Yellow Star 0.82%, Cane Bluestem 0.65%, Curly Mesquite 0.65%, Prairie Verbena 0.65%, Huisache Daisy 0.49%, Hooded Windmill Grass 0.49%, Arizona Cottontop 0.33%, Cutleaf Daisy 0.33%, Red Lovegrass 0.33%, Southwestern Bristlegrass 0.33%, Purple Three Awn 0.2%, Texas Cupgrass 0.16%, White Rosinweed 0.16%

<i>21 Grasses</i>	Purity: 94.62%	Inert: 5.36%	Other: 0.01%	Weed: 0.00%	Noxious: None	Origin: USA
<i>15 Wildflowers</i>	Germ: 45.01%	Dorm: 50.02%	Ttl Germ: 95.03%	PLS: 89.92%	Seed/Lb: 340,859	Net Weight: 50 Lbs

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Plant In Spring Or Fall Mix -Lot #:
1808MIX10224-12lbs/acre**

<u>Latin Name</u>	<u>Common Name</u>	<u>% by Wt</u>	<u>Test Date</u>	<u>Germ</u>	<u>Dorm</u>	<u>Ttl Germ</u>
	Purple Prairie					
<i>Dalea purpurea</i>	Clover	12.55%	10/2023	18.00%	78.00%	96%
<i>Echinacea purpurea</i>	Purple Coneflower	10.46%	5/2023	95.00%	2.00%	97%
<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	10.04%	8/2023	89.00%	8.00%	97%
<i>Ipomopsis rubra</i>	Standing Cypress White Prairie	9.95%	8/2023	85.00%	12.00%	97%
<i>Dalea candida</i>	Clover	8.37%	8/2023	5.00%	91.00%	96%
<i>Thelesperma filifolium</i>	Greenthread	6.90%	9/2023	0.00%	88.00%	88%
<i>Linum lewisii</i>	Blue Flax	6.28%	10/2023	84.00%	10.00%	94%

Bush Sunflower 4.39%, Blue Wild Indigo 4.39%, Cutleaf Daisy 3.2%, Black-eyed Susan 3.14%, Swamp Milkweed 3.14%, Gayfeather 3.14%, Mexican Hat 1.88%, Gayfeather Blazing Star 1.88%, Butterfly Weed 1.88%, Smooth White Penstemon 1.26%, Bergamot 1.26%, Prairie Coneflower 1.26%, Scarlet Sage 1.26%, Showy Milkweed 1.06%, Pink Evening Primrose 0.84%, White Rosinweed 0.63%, Prairie Parsley 0.39%, Winecup - Perennial 0.25%, Mealy Blue Sage 0.21%

	Purity: 95.54%	Inert: 4.44%	Other: 0.01%	Weed: 0.00%	Noxious: None	Origin: USA
<i>26 Wildflowers</i>	Germ: 50.97%	Dorm: 38.86%	Ttl Germ: 89.83%	PLS: 85.83%	Seed/Lb: 312,360	Net Weight: 50 Lbs

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*Species within mixes subject to change depending on availability at the time of purchase.

**Rates given are open space rates that can be used when combining two mixes or if overseeding existing native vegetation. If the area being seeded is devoid of vegetation/newly prepped/or one mix is being applied, then the heavier Lawn and Garden rate associated with each mix should be considered.



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Peacock Preserve Short Riparian Grass Mix

Plant at 57lbs/acre along with 30lbs/acre of Cereal Rye if planted between September

Peacock Preserve -Lot #: Short Riparian Grass Mix

<u>Latin Name</u>	<u>Common Name</u>	<u>% by Wt</u>	<u>Test Date</u>	<u>Germ</u>	<u>Dorm</u>	<u>Ttl Germ</u>
-	Cereal Rye	17.42%	1/2000	40.000%	40.000%	80%
-	Shade Friendly Grass Mix	17.42%	2/2024	67.14%	30.60%	98%
<i>Bouteloua curtipendula</i>	Sideoats Grama	17.42%	8/2023	40.00%	36.00%	76%
<i>Bouteloua dactyloides</i>	Buffalograss	17.42%	12/2023	96.00%	2.00%	98%
<i>Coreopsis lanceolata</i>	Lanceleaf Coreopsis	11.61%	8/2023	89.00%	8.00%	97%
<i>Lupinus texensis</i>	Texas Bluebonnet	11.61%	1/2024	63.00%	34.00%	97%

Blue Grama 2.61%, Annual Winecup 2.32%, Green Sprangletop 2.15%

4 Grasses	Purity: 93.07%	Inert: 6.91%	Other: 0.02%	Weed: 0.00%	Noxious: None	Origin: USA Net Weight: 50 Lbs
2 Wildflowers	Germ: 64.38%	Dorm: 25.91%	Ttl Germ: 90.29%	PLS: 84.04%	Seed/Lb: 133,372	

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Shade Friendly Grass Mix -Lot #: 2862MIX20524

<u>Latin Name</u>	<u>Common Name</u>	<u>% by Wt</u>	<u>Test Date</u>	<u>Germ</u>	<u>Dorm</u>	<u>Ttl Germ</u>
<i>Elymus virginicus</i>	Virginia Wildrye	20.18%	3/2024	99.00%	0.00%	99%
<i>Elymus canadensis</i>	Prairie Wildrye	19.62%	4/2024	99.00%	0.00%	99%
<i>Schizachyrium scoparium</i>	Little Bluestem	15.69%	3/2024	24.00%	75.00%	99%
<i>Setaria vulpiseta</i>	Plains Bristlegrass	14.01%	2/2024	41.00%	56.00%	97%
<i>Bouteloua gracilis</i>	Blue Grama	6.73%	3/2024	98.00%	0.00%	98%
<i>Pascopyrum smithii</i>	Western Wheatgrass	5.61%	3/2024	98.00%	0.00%	98%
<i>Chasmanthium latifolium</i>	Inland Sea oats	5.36%	5/2024	14.00%	85.00%	99%

Sideoats Grama 3.69%, Purpletop 3.29%, Indiangrass 2.8%, Slim Tridens 1.01%, Hooded Windmill Grass 0.84%, Southwestern Bristlegrass 0.67%, Splitbeard Bluestem 0.3%, Three Flower Melic 0.2%

15 Grasses	Purity: 90.86%	Inert: 9.02%	Other: 0.12%	Weed: 0.00%	Noxious: None	Origin: USA
		Dorm: 30.60%	Ttl Germ: 97.74%	PLS: 88.81%	Seed/Lb: 232,247	
	Germ: 67.14%					

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DESIGN GUIDELINE TEAM

Landscape Architecture and Master Planning

Pharis Design

Austin, TX

Design Consultant

Heather Hebert, True North Creative

San Francisco, CA

Marketing and Branding

Greenhouse Partners

Boulder, CO