

## Community Association Landscape Guidelines – Revised Version

**Section Landscape guidelines- including The Estates, street tree requirements-continue to apply.**

### 1. Purpose of These Guidelines

These Landscape Guidelines are established to:

- Maintain a consistent and visually uniform community appearance.
- Prevent cluttered or inconsistent yard aesthetics.
- Promote long-term plant health with proper soil and irrigation.
- Support the established neighborhood landscape design.

### 2. General Planting Requirements

All landscape vegetation must be planted directly into the ground.

The following plant types must be in-ground:

- Shrubs, perennials, annuals, decorative grasses, and groundcover.

### 3. Front Yard Planting Beds

- No shrubs, hedges, or other landscape plantings shall be installed or maintained in straight-line formations adjacent to or parallel with any building foundations. Continuous or uniform foundation plantings along structures are prohibited. All landscaping designs shall incorporate varied and non-linear bed configurations to preserve drainage, access, and uniform aesthetic standards as determined by the Association.
- Placement of front yard planting beds shall be reviewed and approved by the Architectural Review Committee (ARC).
- Planting beds size must be appropriate for the lot size as determined by the ARC.
- Contiguous planting beds across the front of the house must meet the minimum depth requirements based on lot size.
- Curved planting beds are encouraged, and all planting beds must be aesthetically pleasing.
- Only turf grass is permitted between the sidewalk and the street.

### 4. Planting Bed Edges

- Planting bed edging is not required but is encouraged for maintenance purposes and to define the shape of planting beds. Edging that will be conducive to easy maintenance with weed eaters or gasoline or electric powered edgers should be considered.

### Non-Compliant Edging Materials

The following are considered non-compliant and not in character with the community:

- Railroad ties
- Landscape timbers

RP-2026-307490

- Wire wickets
- Brick-on-edge
- Plastic edging
- Corrugated aluminum (painted or natural finish)
- Scalloped concrete borders

### **Approved Edging Materials**

- Ryerson steel
- Concrete edging
- Brick rowlock with mortar joints
- Brick rowlock with soldier course and mortar joints

### **5. Lawn Requirements**

The front lawn of each completed residence shall be completely covered with one of the following grasses:

- St. Augustine- Shade tolerant grass
- Zoysia-Shade tolerant grass
- Bermuda- Shade tolerant grass

Maintenance Standards:

- All landscaping must be maintained in a healthy and attractive manner, including mowing, edging, blowing, weeding and proper disposal of clippings (not into the street or storm drains).
  - Recommended maintenance includes:
    - Adequate irrigation
    - Appropriate fertilization
    - Pruning
    - Insect and disease control

### **6. Xeriscaping**

- Xeriscaping is permitted and promotes water conservation.
- Zeriscaping is not permitted.
- All xeriscape designs must be submitted to the ARC for review and approval

### **7. Approved Plant List**

- Plant materials from the following list are appropriate for planting with the soil types and environmental conditions Gleannloch farms.
- Golden Euonymus, variegated junipers, and pom-pom Juniper are not regarded as desirable plants for the Gleannloch Farms “look”. Palms, other than Texas Palmetto, are not permitted to be viewed from public streets. Certain other palms may be permitted in backyards when viewed from lake, golf course and other public areas if approved by the ARC.

- Some of the plant material listed may not be available from large commercial nurseries, but may be located in smaller, local nurseries specializing in native plants.

- **PREFERRED SPECIMEN TREES**

- Loblolly Pine
- Live Oak
- Water Oak
- White Oak
- Red Oak
- Willow Oak
- Shumard Oak
- Post Oak
- Bald Cypress
- River Birch
- Southern Magnolia
- Bradford Pear
- Golden Raintree
- Evergreen Chinese Elm
- Cedar Elm
- Short Leaf Pine
- Long Leaf Pine
- Southern Sugar Maple

- **PREFERRED SMALL TREES**

- Flowering Dogwood
- Eastern Red Bud
- Crape myrtle
- Red Haw Viburnum
- Black Haw Viburnum
- Fringe Tree
- Yaupon
- Wax Myrtle
- Vitex
- American Holly
- Dahoon Holly
- Ligustrum
- Sassafras
- Saucer Magnolia
- Parsley Hawthorn
- Orchid Tree
- Mexican Buckeye
- Basswood

- **PREFERRED SHRUBS**

- “Snow White” Indian Hawthorn
- “Spring Time” Indian Hawthorn
- “Enchantress” Indian Hawthorn
- Dwarf Yaupon
- Wheelers Dwarf Pittosporum
- Variegated Pittosporum
- Nadina
- Frazer’s Photinia
- Ligustrum
- Banana Shrub
- Japanese Yew
- Laurel-Leaf Cocculus
- Oleander
- Gardenia
- Japanese Viburnum
- Xylosma
- Japanese Cleyera
- Andora Creeping Juniper
- Sea Green Juniper
- Dwarf Chinese Holly
- Sago Palm
- Indica Azalea
- Camelia
- Bridal Wreath
- Pyracantha
- Flowering Quince
- Karume Azalea

- **GROUNDCOVER, VINES AND SPECIALITY PLANTS**

- Ajuga Carpet Bugle
- Japanese Star Jasmine
- English Ivy
- Algerian Ivy
- Fig Ivy
- Fatsia
- Fatshedera
- Louisiana Iris
- Holly Fern
- Sprengeri Asparagus Fern
- Sword Fern

- Day Lily
- Trumpet vine
- Carolina Jasmine
- Liriope
- Monkey Grass
- Chinese Star Jasmine
- Wood Fern
- Coral Honeysuckle
- Purple leaf Honeysuckle
- Wisteria
- Evergreen Wisteria
- Banks Rose
- Wedelia

- **ANNUAL & PERENNIAL FLOWERS**

- The planting of seasonal color is highly encouraged for personal enjoyment and enhancing property values.
- A list is not provided because of numerous choices and seasonal availability.
- Colorful and fragrant flowering plants are attractive to hummingbirds and butterflies. The owner is encouraged to experiment with a varied palette of plants. Massing of flowering plants can be more spectacular than scattering color throughout planting beds. Color can be utilized at the main entrance of the residence and to call attention to architectural features.

## **8. Requirements for Lots 65' Wide and Under(updated)**

### **Trees:**

- One machine dug and one thirty-gallon (30 gal.) container grown trees selected from the plant material list (preferred specimen trees) in the landscape section of the Gleannloch Farms Residential Design Guidelines are required on lots 65' and under.
- It is recommended that at least one of the required trees be a loblolly pine or oak tree.
- The required trees must be minimum of 4" caliper.
- When lots front or side on lake, open spaces or golf courses, 2 additional trees are required in the rear or side. Pine trees are preferred, but other large trees of equal size, from the approved plant list in Section 7 of these Guidelines, may be considered for variance approval by the ARC.
- Tree planting is not allowed between the sidewalk and the street.

**Shrubs:**

- Lots 65' wide and under require the planting of 5-10 foundation shrubs (5-gallon) and 4-6 accent shrubs (1 gallon). Plants must be distributed to provide foundation coverage and a balanced appearance from the street.
- Planting beds are to be curvilinear with the shrubs massed in tiers - smaller shrubs in the rear of the bed.
- Groupings of shrubs of the same species provide a substantial look.
- A single row of foundation planting is not acceptable.

**Other:**

- No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns unless approved by the ARC.
- Specimen boulders and stone borders are permitted.
- Plants used as minimum plant requirements shall be selected from the approved plant list in Section 7 of these Guidelines.

**9. Requirements for Lots 70'-75' Wide (updated)****Trees:**

- Three machine dug and two thirty-gallon (30 gal.) container grown trees selected from the plant material list (preferred specimen trees) in the landscape section of the Gleannloch Farms Residential Design Guidelines are required on lots 70' - 75' wide.
- It is recommended that at least one of the required trees be a loblolly pine or oak tree. The required trees must be minimum of 4" caliper.
- When lots front or side on two streets, there shall be an additional three trees for side yard.
- Lots adjoining golf course, lakes or open spaces require two additional trees in rear or side yard.
- Pine trees are preferred, but other large trees of equal size from the approved plant list may be considered for variances by the ARC.
- Tree planting is not allowed between the sidewalk and the street.

**Shrubs:**

- Lots 70' - 75' wide require the planting of 8-15 foundation shrubs (5-gallon) and 7-12 accent shrubs (1-gallon). Plants must be distributed to provide foundation coverage and a balanced appearance from the street.
- Planting beds are to be curvilinear with the shrubs massed in tiers, smaller shrubs and round cover in the front and larger shrubs in the rear of the bed.
- Groupings of shrubs of the same species provide a substantial look.
- A single row of foundation planting is not acceptable.

**Other:**

- No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns unless approved by the ARC.
- Specimen boulders and stone borders are permitted.
- Plants used as minimum plant requirements shall be selected from the approved plant list in Section 7 of these Guidelines.

**10. Requirements for Lots 80' Wide and Over(updated)**

**Trees:**

- Three machine dug and two thirty-gallon (30 gal.) container grown trees selected from the plant material list (preferred specimen trees) in the landscape section of the Gleannloch Farms Residential Design Guidelines are required on lots 80' wide and over.
- It is recommended that at least one of the required trees be a loblolly pine or oak tree.
- The required trees must be minimum of 4" caliper.
- When lots front and side on two streets, there shall be an additional three trees for side yard.
- Lots adjoining golf course, lakes or open spaces require three additional trees in rear or side yard. Pine trees are preferred, but other large trees of equal sizes from the approved plant list, may be considered for variances by the ARC.
- Tree planting is not allowed between the sidewalk and the street.

**Shrubs:**

- Lots 80' wide and over requires the planting of a minimum of 18-24 foundation shrubs (5-gallon) and 16-22 accent shrubs (1-gallon). Plants must be distributed to provide foundation coverage and a balanced appearance from the street.
- Planting beds are to be curvilinear with the shrubs massed in tiers - smaller shrubs in the rear of the bed.
- Groupings of shrubs of the same species provide a substantial look.
- A single row of foundation planting is not acceptable.

**Other:**

- No gravel or rock of any size or color is permitted for use or substitution for shrubs, ground cover, mulch or grass lawns unless approved by the ARC.
- Specimen boulders and stone borders are permitted.
- Plants used as minimum plant requirements shall be selected from the approved plant list in Section 7 of these Guidelines.

## 11. Tree Maintenance and Care

Homeowners are responsible for all maintenance:

- Watering, fertilizing, pruning, mulching, and removing dead wood.
- Pruning guidelines
- Maintain a natural crown
- Acceptable pruning methods:
  - **Clean:** selective pruning to remove one or more of the following parts: dead, diseased, and/or broken branches.
  - **Thin:** selective pruning to reduce the density of live branches.
  - **Raise:** selective pruning to provide vertical clearance.
  - **Reduce:** Selective pruning to decrease height and /or spread
  - Maintain clearances:
    - 10 feet over sidewalks to allow for safe passage of pedestrians,
    - 8-10 feet in front yards for sunlight to allow sunlight to reach the lawn area,
    - 12 feet over the streets to allow for the safe passage of large trucks or equipment
  - Prohibited Practices:
    - Topping and lion's tailing are prohibited. They kill the tree by reducing food source.
    - Topping: Cutting back limbs to a set height.
    - Lion's Tailing: Removing inner lateral branches excessively.

## 12. Tree Removal Guidelines

- Dead or diseased trees must be removed promptly and include stump removal or grinding, and must be replaced with a tree from the approved plants list in Section 7 of these Guidelines within a reasonable period of time.
- For overcrowded trees, removal may be requested without replacement if growth is impaired.
- Unauthorized removal of any tree that is not dead or diseased is strictly prohibited
- Removal without replacement:
  - Submit a formal request with photos and reasons
  - The Associations Architectural review committee will review and decide
  - In some cases, planting a smaller tree may be required.
  - Unauthorized removal is strictly prohibited and may result in fines.

## 13. Prohibited Plants

- Artificial plants are strictly prohibited (including those placed in flowerbeds or decorative pots). Artificial plants are considered non-compliant.
- Fruit plants and fruit-bearing trees are strictly prohibited (including those in pots). Fruit plants/trees are considered non-compliant.



#### **14. Mulch Materials**

- All planting beds are to be mulched.
- Natural Organic Mulch: hardwood mulch (shredded or chips), pine bark nuggets or shredded pine bark, cedar mulch (natural color), black mulch.
- Rubber mulch, gravel, crushed rock in front yard planting beds is prohibited.
- Inorganic mulch (decorative rock) requires prior ARC approval and must harmonize with the house color.

#### **15. Decorative Flowerpots and Low-Profile Planters**

- A maximum of four decorative flowerpots is allowed.
- All flowerpots must contain live plants.
- Potted plants may not replace required in-ground planting.
- Plastic or temporary planters are not permitted.
- Planters must be under two feet tall (taller planters require ARC approval).
- Flowerpots must be placed within existing flowerbeds.
- Any placement outside flowerbeds requires ARC approval.
- Pots outside approved areas without approval will be considered non-compliant.

#### **16. Yard Art – Allowed Items**

- Two small, neutral garden statues (stone or concrete) such as small animals (birds, turtles, etc.) are allowed.
- Statues must remain under 18–24 inches. Any other size requires ARC approval.
- Placement: Garden statues must be placed in flowerbeds.

#### **17. Garden Flags**

- Display Limit: One small seasonal garden flag is permitted. This limit is enforced to maintain uniformity and prevent cluttered yard aesthetics.
- Size Limits: Garden flags are restricted to a maximum size (such as 12" x 18" or 15" x 22").
- Placement: Flags must be placed within specific property lines, limited to the immediate front yard or landscaped flower beds. Flags cannot be placed on common areas, street easements, or block sidewalks.
- Maintenance: Flags must remain in good, clean condition at all times. Any faded, torn, or tattered flags must be promptly removed or replaced.
- Content Restrictions: Flags containing profane language, obscenities, or any nuisance-causing elements are strictly prohibited

#### **18. Bird Baths**

- One bird bath per lot.
- Must be simple pedestal or bowl style.
- Material: stone or concrete in neutral colors.
- Avoid overly ornate or brightly colored models.

## **19. Bird Houses**

Birdhouses shall be permitted without the approval of the ARC, Subject to the following:

- A birdhouse shall be installed in the rear of the lot only.
- No birdhouse shall be larger than 12Wx12Lx18H
- No more than one birdhouse shall be permitted on a lot.
- No birdhouse shall be situated higher than six feet above ground.
- The materials used in the construction of each birdhouse and the color of each birdhouse must be harmonious with the home and other improvements on the lot.

## **20. Benches**

- One bench per lot is permitted. Bench placement requires ARC approval and may not be used as a substitute for required landscape plantings.
- Neutral colors only (black, gray, white, brown). Other colors require ARC approval.

## **21. Landscape Fountains**

- ARC approval is required for all landscape fountains, regardless of size, style, or location.
- One fountain per lot is permitted unless otherwise approved by the ARC.
- Fountains must be located within a front or rear landscape bed and cannot replace required landscape plantings.
- The fountain's design, materials, and color must be compatible with the architectural style of the home and surrounding landscape.
- Maximum height: 4 feet unless otherwise approved by the ARC.
- Noise levels must be minimal and not create a nuisance for neighboring properties.
- Lighting, if included, must be low-voltage, downward-directed, and non-intrusive.
- Fountains must be properly maintained, including pumps, water clarity, and structural condition.
- Stagnant water is prohibited to prevent mosquito breeding.
- Fountains may not be placed in easements or obstruct drainage patterns.

**Approved Revised Landscape Guidelines**

**Gleannloch Farms Community Association, Inc.**

**Approval of Revised Landscape Guidelines**

The undersigned hereby certify that the Revised Landscape Guidelines were presented to and approved by the Board of Directors of Gleannloch Farms CA at a duly called meeting of the Board held on July 16, 2026.

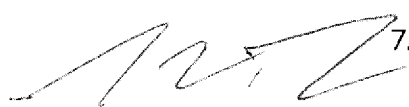
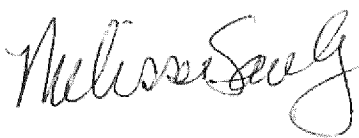
These Revised Landscape Guidelines shall become effective on July 20, 2026, and shall supersede any previous landscape guidelines or standards to the extent they conflict with the revised version.

---

**Board Approval**

Date of Approval: July 16, 2026

---

| Board Member Name | Title          | Signature                                                                            | Date    |
|-------------------|----------------|--------------------------------------------------------------------------------------|---------|
| Shannon Thoftne   | President      |   | 7/16/26 |
| Melissa Sanchez   | Vice President |  | 7/16/26 |

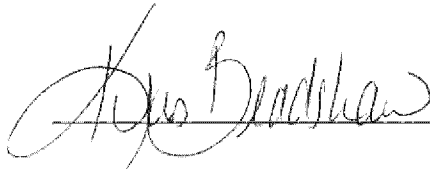
RP-2026-307490

**NOTARY ACKNOWLEDGMENT**

**STATE OF TEXAS**  
**COUNTY OF HARRIS**

Before me, the undersigned authority, on this day personally appeared Shannon Thoftne and Melissa Sanchez, known to me or proven to me through satisfactory evidence to be the persons whose names are subscribed to this instrument as the duly authorized representatives of Gleannloch Farms Community Association, Inc., and acknowledged to me that they executed the same for the purposes and consideration therein expressed and, in the capacities, stated therein.

Given under my hand and seal of office on this 16<sup>th</sup> day of July, 2026.

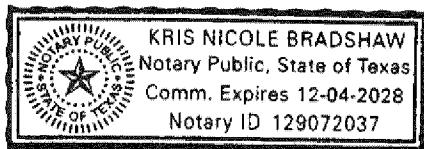
\_\_\_\_\_

Notary Public, State of Texas

My Commission Expires: 12-04-2028

Notary ID/Commission No.: 129072037

**(Seal)**



RP-2026-307490

RP-2026-307490  
# Pages 13  
07/29/2026 02:49 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
TENESHIA HUDSPETH  
COUNTY CLERK  
Fees \$69.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically  
and any blackouts, additions or changes were present  
at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or  
use of the described real property because of color or  
race is invalid and unenforceable under federal law.  
THE STATE OF TEXAS  
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in  
File Number Sequence on the date and at the time stamped  
hereon by me; and was duly RECORDED in the Official  
Public Records of Real Property of Harris County, Texas.



*Teneshia Hudspeth*  
COUNTY CLERK  
HARRIS COUNTY, TEXAS

RP-2026-307490