

**SECOND SUPPLEMENT TO NOTICE OF FILING OF DEDICATORY INSTRUMENTS FOR
Garland Spring Creek Estates Homeowners Association, Inc.**

Architectural and Landscape Standards and Guidelines

Article I of the Garland Spring Creek Estates (GSCE) Homeowners' Association (HOA) Covenants, Conditions and Restrictions (CC&Rs) calls for the establishment of an Architectural Control Authority (ACA).

Decisions of the ACA may be based on purely aesthetic considerations according to Article 6.5(b). These guidelines and standards are intended to provide the baseline expectation by which architectural and landscape plans and maintenance shall be evaluated in order to keep the neighborhood attractive and well maintained.

These guidelines and standards are not a replacement for the CC&Rs but are intended to more clearly define how the ACA and their agents apply the CC&Rs in evaluating all exterior architectural and landscape maintenance improvements and additions.

Dwelling Exterior

All modifications, improvements or changes require an ACA approval. Detailed plans, drawings and photos must be submitted.

Improvement projects and exterior modifications must be of an architectural style, quality, color and material that are aesthetically and harmoniously comparable with and similar to the color or design scheme as originally constructed.

Lawn Care, Landscape Modifications, and other Exterior Improvements

All modifications, improvements or changes require ACA approval. A survey plat and detailed plans must be submitted. Photos are very helpful. This includes adding trees and shrubs or replacement of existing trees and shrubs if not identical to what is being replaced. All modifications must be aesthetically compatible with other landscaping in the community as determined by the ACA.

Lawn Care

The objective is that lawns are green, neat and weed-free.

- Regular mowing and edging. Frequency is typically weekly during summer months and bi-weekly in early spring and late fall.
- Fertilization and weed control to maintain a healthy lawn.
- Watering as needed to maintain a healthy lawn depending on time of year, weather conditions, and City of Garland watering restrictions.

Trees

The objective is that trees are healthy, free of disease and dead limbs.

- They must be selected for appropriate shape and size at maturity based on tree type and proximity to sidewalks.
- Regular trimming as appropriate to create a 6-8 foot canopy near sidewalks.
- Regular watering for a healthy tree.
- Removal of dead or unhealthy trees and replacement with ACA approval.
- Tree wells appropriately and neatly mulched and weeded.
- Trees cannot be planted in any easement strips as indicated on the property's survey plat.

Landscape Maintenance

The objective is that beds are healthy, free of grass and weeds, neat, with fresh application of mulch. Beds must be appropriately planted with shrubbery, with additional options of annual color, bulbs, perennials or ornamental grasses.

- Regularly weed and rake leaves and debris
- Remove and replace dead plants in a timely manner, including annual color once the season has passed. Replacing seasonal color does not require ACA approval.
- Apply new mulch at least yearly or at such time that mulch has become faded or diminished in volume.
- Shrubs cannot be planted in any easement strips as indicated on the property's survey plat.

Edging of Planting Beds, Hardscapes, and Paving

- All types of landscape bed edging require approval from the ACA. All edging must be correctly installed in a professional manner and maintained for aesthetic appeal. As a general rule, stone and brick edging must be mortared in place and installed in a professional manner. Loose bricks or stones are not allowed. If a homeowner wishes to use landscaping stones specifically designed for landscape bed borders such as those with interlocking mechanisms and/or mating surfaces, such that no gaps between the stones will exist, mortar shall not be required. In all other instances, however, mortar shall be required. The purpose of this requirement is to ensure flower bed borders are continuous, such that grass and weeds cannot grow between individual border stones. Metal, rubber, and plastic edging products are permitted, but must be well-maintained. Rusted, faded, torn, or cracked metal, rubber, or plastic edging must be replaced promptly.
- Decorative ground cover rock may not exceed 10 percent of the total area of the front and side yards. Only earth-tone color rock (brown, black, tan, etc.) may be used. White gravel or rock of any size is not permitted. Loose pebbles and loose landscape gravel is not permitted. River rock and decorative boulders as part of an overall landscape design plan require approval from the ACA.
- Artificial plants or turf are not permitted in any area of the Owner's lot that would be visible to other Owner's or to passersby. Other artificial items such as plastics designed to simulate wood or rock shall be of a quality that renders the artificial material to be indistinguishable from the real material.
- All paving or walkways must be approved by the ACA. Basic concrete squares, pea gravel, or any type of white stone are not allowed.

Landscape Lighting

- Installation of landscape lighting requires approval by the ACA.
- Lighting must be uniform in design, color and of high quality.
- Burned out lights or bulbs must be replaced immediately.
- Wiring may not be visible.

Exterior Holiday Lighting and Decorations

Lights and decorations may be displayed as much as six weeks in advance of a specific national holiday, and must be removed within thirty days after the holiday has ended.

CERTIFICATE

The foregoing instrument has been executed by the Board of Directors of Garland Spring Creek Estates Homeowners' Association, Inc.

GARLAND SPRING CREEK ESTATES HOMEOWNERS' ASSOCIATION, INC.

Terry Brehm

BY. Terry Brehm, President

7/20/16

Date

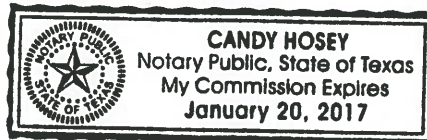
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THE STATE OF TEXAS)(
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COUNTY OF DALLAS)(
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BEFORE ME, A Texas Notary Public, on this day personally appeared, Terry Brehm, known to me to be the person and Officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Garland Spring Creek Estates Homeowners' Association, Inc., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed and I the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20 DAY OF July, 2016.

Candy Hosey



My Commission Expires: 1-20-2017