

Castlegate Owners' Association Inc.

PO Box 197

Wellborn, TX 77881

Phone: (979) 690-2330 Fax: (979) 690-0330

Revised May 1, 2023

Landscape Requirements Summary for Sections 4, 7, & 9-13

The vision for Castlegate community includes “unique” landscaping and a well-manicured yard. If all owners adhere to these guidelines, it will contribute to a beautiful and unique community for the residents to enjoy. So that we can accomplish this vision, we have provided these additional guidelines for the homeowners to follow. Irrigation and sod must be installed.

Per Article 3.27 of the CCRs ALL landscaping designs shall install live growing sod covering the front, sides, and back yards. Also, ALL front and side yards must be irrigated with automatic sprinkler systems and have landscaping acceptable to the Architectural (ACC) committee.

*The Association will check for the required number of trees plus any dead trees in the front yard. As stated in Article 3.27 all dead trees must be removed.

*Flowerpots are for accent only and not to replace landscaping, plus must have living plant if they are on the porch, sidewalk, or flower bed.

The requirement's when designing your homes landscaping are as follows;

- Minimum of \$750 spent in landscaping plants and shrubs (not to include trees)
- Use different types and textures of plants including 40% evergreen shrubs
- Annuals should be used as accent color but should not make up a substantial part of the landscape
- Two (2) living trees must be planted in the front yard (not in the flower bed) with at least a two (2) inches diameter trunk and a height of 5' when planted.

In addition to the above items, three (3) of the following six (6) items are required:

1. Flower beds must be a minimum of 3' deep (Measuring from the foundation) across the front of the house
2. Accent boulder/s within the landscaping
3. Stone border around flower beds, in their natural finish not to be painted
4. Wrap outside corner of house next to garage and carry down the side 3'
5. Two (2) 15-gallon plant within the flower bed to give height
6. Flower bed - around mailbox and/or along front porch & sidewalk

This includes, but is not limited to, keeping all shrubs, trees, grass, and plantings cultivated, pruned and in good healthy living condition.

Thank you for helping us uphold the community standards

Castlegate Owners' board of directors