

# Property Owners of Castle Rock Subdivision Inc.

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Dear Builders;

## **Landscaping Requirement:**

The vision for Castle Rock community includes "unique" landscaping and a well manicured yard and although some of you are contributing to this image, others are not. So that we can accomplish this vision, we have provided some additional guidelines for the builders to follow.

ALL builders must supply a Landscape Plan before installing that must include;

- Name of the landscaper including contact information
- Plant list
- The dimensions of the flower beds
- If there is a border to the planters include the material to be used

Once we have a landscaper complete a minimum of three jobs in the community, we will review their work and consider them to serve as an approved landscaper in the Castle Rock subdivision. Once a landscaper is on the approved list, it is not necessary to submit a plan to the ACC if you are using an approved landscaper.

After inspection of the landscaping, currently these are the approved landscapers:

- Landscape Expressions (979) 778-8087
- Greener Images (979) 220-9088
- Hitt's Landscaping (979) 690-6244

The requirements when designing your lots landscaping are as follows:

- Minimum of \$700 spent in landscaping
- Use different types and textures of plants instead of all shrubs or lirope
- Annuals should be used as accent color but should not make up a substantial part of the landscape
- One living tree at least two (2) inches in diameter must be planted in the front yard when landscaping is installed

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

1. Flower beds must be a minimum of 5' deep (measuring from the foundation)
2. Accent boulder/s within the landscaping
3. Stone Border around planters
4. Wrap outside corner of house next to garage and carry down the side 3'
5. One (1) 15 gallon plant within the planter  
*(can only be used to satisfy one (1) requirement)*
6. Planter - around mail box (excluding phase 5, 6, 7 & 8)  
or along front porch sidewalk  
or down each side of driveway

Note:

It has been required from the beginning of Castle Rock that each builder plant one tree in the front yard. Even after multiple reminders, this is still not being done. We understand that many lots have several native trees, however, as everyone knows and if you look at the lots at the end of Rocky Rhodes Dr and Rocky Creek Trail they have lost ALL of their native trees because they will not withstand the construction. Please find a place within the front yard or the landscaping to plant your tree. If planted in the landscaping you can consider planting a (2) inch diameter wax myrtle or bottle brush but they must be pruned into tree form. The tree does not have to be evergreen, but please note that a crepe myrtle does not meet the tree requirement.

If you have not planted the required tree in one of your completed homes, please go back and do so. If you have recently sold a house, please be sure that your buyer meets their tree requirement as the Property Owners of Castle Rock will be contacting them to request that they plant a tree.

Inspections will be made prior to the Property Owners of Castle Rock signing off on closing documents to insure landscaping has been installed to meet the above requirements. We appreciate your cooperation in this matter and feel this will be beneficial to the continued success of sales in Castle Rock. Please feel free to call should you have any questions.

Respectfully,

Board of Directors  
Property Owners of Castle Rock Subdivision, Inc  
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College Station, TX 77842  
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