



**PIONEER**  **BECK**  
COMMUNITY ASSOCIATION MANAGEMENT  
REAL ESTATE SERVICES

Allison Nicole Mynarcik  
4626 Esper Lane  
Austin, TX 78725

07/08/2024  
RE: 4626 Esper Lane, Austin, TX 78725

ACCOUNT NUMBER: CHAP45358

Dear Allison Nicole Mynarcik,

A new Print Blast (Owner Mailing Address) item has been created.

Sincerely,

Amanda Davis  
PioneerBeck Community Association Management  
(512) 714-6952 (call or text)  
amanda@pioneerbeck.com



# Condominium Community of Chaparral Crossing, Inc.

## Landscaping Guidelines

Adopted: May 2, 2024

### *Purpose:*

These guidelines provide basic standards intended to help promote and ensure the level of cleanliness, design, quality, and harmony in Chaparral Crossing. Pursuant to Section 8.4.1(i) of the Declaration, each homeowner is responsible for maintaining his or her home, including the yard space. Maintenance includes preventative maintenance, repairs, and replacement as needed. Each homeowner is expected to maintain his or her home in good order, condition, and repair at all times.

The term “yard space” encompasses both (1) the front yard and (2) spaces between parking pads in the alleyways, pursuant to the condominium plats and plans included within the Declaration.

The term “ACC” refers to the Architectural Control Committee.

### *Guidelines:*

#### Overall Design

Homeowners are responsible for maintaining the overall aesthetic and upkeep of their yard spaces. This includes, as a minimum:

- Removing all litter, trash, dead vegetation, refuse, and waste;
- Pruning trees and shrubs;
- Removing weeds and dead plants in a timely manner; and
- Keeping sidewalks and parking areas clear and in good repair.

Plants or other landscaping may not interfere with the ability of pedestrians to use the sidewalks.

**There must be, at a minimum, a two-foot perimeter around all electrical equipment, including meters and access boxes and street lights.** Homeowners are responsible for pruning any plants to ensure all electrical equipment is kept unobstructed and accessible.

Homeowners are not required to submit landscaping designs to the ACC solely for the purpose of planting new plants. All other changes must be submitted for review and approval by the ACC prior to implementation.

#### Maintenance

Yards need to look neat and tidy. Yards should be regularly maintained and kept free of weeds. Dead plant material should be promptly removed, and shrubs, trees and perennials need to be pruned according to what is appropriate for the plant. Mulch should be replenished as needed to maintain the aesthetic of the yard space.

Fences should be maintained in good condition. Pickets that are warped or missing should be replaced. No ACC approval is necessary for replacements using the same material. No ACC approval is necessary to stain a fence using a pre-approved stain color. All other changes must be submitted to and approved by the ACC prior to implementation.



## Plants and Trees

Homeowners may plant a reasonable number of plants and trees in the yard spaces. Due to ongoing droughts and the potential for water restrictions, we suggest homeowners choose plants and trees from the City of Austin "Grow Green List."

<https://www.austintexas.gov/department/grow-green/plant-guide>

Shrubs and plants located against foundations should be pruned to allow visibility of the first-floor windows.

Trees must be pruned to allow for pedestrians to pass along the sidewalk unobstructed. Canopies must be kept at a minimum of 8 feet for all trees that overhang a sidewalk. Homeowners must ensure all trees on their property are properly maintained and do not interfere with or overhang the street lights.

Homeowners are generally permitted to plant trees and other plants, including fruit trees, in their back yards and in the spaces between parking pads without ACC approval, subject to other guidance contained herein (such as spacing for electrical equipment). However, other landscaping decisions are still subject to ACC approval.

Dead wood and branches in trees and shrubs should be removed on a regular basis. No accumulation of branches, chopped wood, or pruned vegetation should be visible in the yard spaces or on parking pads.

Homeowners should call 8-1-1 or submit an online request at [texas811.org](https://texas811.org) prior to any landscaping to prevent damage to underground wires and infrastructure.

## Groundcover

Mulch is required in the front yards. The mulch can be made of natural materials or rubber and should be a natural wood color, brown, or black. The use of rock as ground cover in the yard spaces is not allowed without approval by the ACC, and homeowners submitting requests should choose rocks of a color and style that is attractive and fits with the general aesthetic of mulching (i.e. not bright red lava rocks or white stones). No other materials may be used.

Rocks in the pre-existing drainage paths are allowed to be replaced or supplemented with similar styled rocks without approval by the ACC.

Homeowners may not plant grass or other groundcover in their front yards.

Any homeowner who plants grass or groundcover in the spaces between parking pads in the alleyways is required to maintain the grass or groundcover in good condition, including mowing.

A homeowner that allows groundcover to invade the yard space of another homeowner may be found to have violated the CCRs.

## Drainage

Homeowners are responsible for preventing and fixing any interference with the established drainage patterns on their property. Any alterations to the established drainage patterns must be submitted to and approved by the ACC prior to implementation.

## Decorations



Planters, pots, and any décor, other than holiday décor, larger than 8 cubic feet (2ft x 2ft x 2ft) will need to be submitted for approval by the ACC and will be considered on a case-by-case basis. Homeowners with excessive statuary, unused planters or pots, or other items in their yard spaces may be found to have violated the CCRs.

Lights or decorations may be erected on the exterior of residential units in commemoration or celebration of publicly observed holidays, provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent owners.

All lights and decorations may not be permanent fixtures of the home without prior written approval by the ACC and shall be removed within twenty (20) days after the holiday has ended. Christmas decorations or lights may not be displayed prior to November 15 of any year and must be removed by January 15th.

### **Parking Spaces**

Parking spaces are not to be used as storage areas. Personal property should be kept inside the fence. An accumulation of personal property or trash on the parking pads may be found to violate the CCRs.

Trashcans may be kept outside the fence on the parking pads, but must be pulled up to the fence-line. Trashcans may not be set at the curb prior to noon the regular day preceding trash pickup and should be removed from the curb the same day as trash pickup. No trash may be allowed to accumulate outside the trashcans.





# Condominium Community of Chaparral Crossing, Inc.

## Architectural Guidelines and Clarifications

Adopted May 2, 2024

These guidelines provide basic standards intended to help promote and ensure the level of cleanliness, design, quality, and harmony in Chaparral Crossing. The Architectural Control Committee (“ACC”) has drawn together these guidelines addressing the most commonly asked questions regarding the Architectural Guidelines as they pertain to Architectural Review approval issues. We hope you find these guidelines helpful as you take a few moments to familiarize yourself with them, and we encourage you to review the specific requirements in the Declaration of Condominium Regime thoroughly to fully understand the requirements of homeowners.

These guidelines are not intended to replace or supersede the Declaration of Condominium Regime and/or final written approval of the Architectural Control Committee. In all cases the Architectural Control Committee will have final approval based on the official Declaration of Condominium Regime and Guidelines of the Community.

### *Architectural Control Committee Review Process*

**Step 1:** Site plans and descriptions of proposed improvements can be submitted to the Architectural Control Committee one of the following ways:

Portal submission: Complete the “Master ACC Form” in the Community Homeowner Portal

Mailing Address:

Chaparral Crossing

c/o PioneerBeck

611 S. Congress Ave., Suite 510

Austin, TX 78704

Questions regarding the ACC review process can be sent to: [association@pioneerbeck.com](mailto:association@pioneerbeck.com)

Additional information regarding the Declaration of Condominium Regime can be found in your closing documents or in the Community Homeowner portal.

**Step 2:** The architectural committee will review and approve or deny.

**Step 3:** If approved, the project will commence and be completed in a timely manner.

**Step 4:** After completion, there will be an inspection to ensure the project meets the approved plans.



**GENERAL REQUIREMENT FOR APPROVALS**

All improvements as defined in Article 9, Section 9.4 of the Declaration of Condominium Regime for the Chaparral Crossing Condominium must be approved by the Architectural Committee BEFORE construction begins.

- All approvals granted by the Chaparral Crossing ACC are contingent on compliance with all codes and requirements set forth by Travis County and other governing entities and utility providers, as applicable.
- Approval from the ACC does not constitute approval by any other governing entity.
- Approval by the ACC does not waive a municipality's permit requirement.
- Please check with your contractor or with Travis County prior to construction of any building or addition.

**AIR CONDITIONERS**

Upright air conditioning units with no exterior presence (i.e. the unit cannot be seen from the public street) will be allowed with no architectural approval needed.

No window or wall type air conditioners shall be permitted.

**ARBORS AND PATIO COVERS**

Arbors and patio covers shall:

- be made of wood;
- conform to the existing Stain Palette of the community;
- be uniform in color; and
- must be submitted for approval by the ACC.

Arbors and patio covers made by any other materials will be reviewed on a case by case basis.

Patio cover roofing materials shall be consistent with existing roof materials of the dwelling.

Lattice on the arbor will be considered.

**BASKETBALL GOALS**

Basketball goals are prohibited in the community (other than those installed in the park). Homeowners and residents may not have basketball goals in their backyards or parking spaces.

**CARPORTS**

Carports must be constructed of the materials listed and built to the exact specifications outlined in the attached "Exhibit A."

15816905-94-8-17



## **COLORS**

All exterior colors, including paint, stain, masonry, and roofing shall conform to the approved color palettes of the Community and shall be subject to the approval of the ACC.

- Homes may be painted their existing colors (i.e. a touch-up) or painted in conformity to an approved palette without prior approval of the ACC.
- All other color combinations must be submitted for review and approval by the ACC.

## **DECKS**

Backyard decks shall:

- be made of wood;
- conform to the existing Stain Palette of the community;
- be uniform in color; and
- shall be subject to the approval of the ACC.

All other materials will be reviewed on a case-by-case basis.

Decks should not be attached to another unit and must not interfere with normal water drainage flows.

## **DECORATIONS**

Any decor (other than holiday decor), larger than 2ft x 2ft x 2ft must be submitted to the ACC for review and approval prior to installation. All decor will be considered on a case by case basis.

## **ELECTRIC VEHICLE CHARGING**

Electric vehicle charging stations will be considered on a case by case basis.

Charging stations must be appropriately screened from view behind the privacy fence.

The owner of the unit is responsible for all costs for the design, installation, maintenance, removal, repair and replacement.

## **EXTERIOR HOLIDAY DECORATIONS**

Lights or decorations may be erected on the exterior of residential units in commemoration or celebration of publicly observed holidays, provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent residents.

All lights and decorations may not be permanent fixtures of the home without prior written approval of the ACC and shall be removed within twenty (20) days after the holiday has ended.

Christmas decorations or lights may not be displayed prior to November 15 prior to the holiday and must be removed by January 15<sup>th</sup> after the holiday.



**FENCES**

Fence repair or replacement is the responsibility of the homeowner. If you are considering an adjustment and/or repair to the fence, it will need to meet the following criteria:

- Fences shall be of wood, fenced with the smooth side facing the street, and should be uniform in color.
- Fence design or style should conform with the existing style and design.
- Fences shall not exceed six (6) feet in height.
- The location of fencing must be in the same location as the original fence installed by builder.
- Fence stains that conform to the existing Stain Palette of the community do not need approval by the ACC prior to installation.
- Any variation must be submitted for the approval of the ACC prior to installation.

**GARBAGE CONTAINERS**

As stated in the Covenants, Conditions, and Restrictions: "refuse, garbage, and trash must be kept at all times in covered containers, and such containers must be kept within enclosed structures or appropriately screened from view."

Trash cans must be pulled up to the fence (in the alley way) or stored inside the fence to be considered "screened from view." Trashcans may not be set at the curb prior to noon the day preceding trash pickup and should be removed from the curb the same day as trash pickup.

Arrangements must be made ahead of time for excess debris (i.e. set out the morning of bulk pick up days). Residents may not leave debris on their parking spaces.

**GARDEN MAINTENANCE EQUIPMENT**

Lawn mowers, edgers, wheelbarrows, etc. may not be left out in view of other lots except when in use. Bulk/bag material (mulch/ topsoil/ etc.) may not be left out in view for longer than ten (10) days.

**LIGHTING**

Outdoor lighting may be installed by homeowners, but such lighting cannot direct excessive, bright illumination into adjacent or neighboring residences

**PLAYSCAPE/PLAYGROUND EQUIPMENT**

All playscapes, trampolines, and play structures:

- must be located where the equipment will have minimum impact on adjacent lots;
- must be screened from public view and behind the privacy fence;
- must be placed screened from view from public streets and adjoining units to the extent possible;
- must be anchored appropriately, whether portable or non-portable; and
- are prohibited in the front yard.

15815805-94-10-17



## POOLS

Above ground pools are not allowed within the subdivision.

## SATELLITE DISHES

Prior written approval by the ACC shall be required to install a satellite dish.

Submissions must state the proposed location and include a description, drawing, or photograph.

- Satellite dishes, which are mounted below the fence line on the side or back of a home and not visible from the public thoroughfare(s), are considered as being in an acceptable location.
- For satellite dishes located elsewhere on the exterior of the home, the recommended location for the dish is the rear roofline, with the dish turned such that it is not noticeable from along the front public thoroughfare. If mounted on the roof, it cannot extend higher or beyond the roofline.

Exterior attachment cable should be attached in such a neat fashion, as far from the public thoroughfare as necessity allows. The cable color needs to be silver, bronze or black.

The satellite dish installation guidelines listed above are the responsibility of the homeowner to enforce; it is recommended that the installer of each satellite dish is made aware of these requirements in advance of installation in order to avoid the necessity of an additional service call to relocate the dish.

## SOLAR ENERGY

Prior written approval of the ACC is required before an owner or resident may install any solar energy device.

Please refer to the Recorded Document # 2011170835 titled "Chaparral Crossing Condominiums Notice of Dedicatory Instruments and Policy Manual" for specifics on design, location, materials and installation.

## SIGNS

Only "For Sale" or "For Lease" signs are allowed, as long as they are in front of the unit and taken down at the completion of the sale or of the lease. All other commercial signs within the community are prohibited.

## STORAGE SHEDS

Storage sheds may not exceed six (6) feet in height on the sides, and ten (10) feet in height measured from the ground level to the roof peak and including any foundation or base.

Storage sheds must be constructed of the materials equivalent to those used in the construction of the home, and the design should be compatible with the dwelling in terms of design, color, and material. Exterior paint and roofing materials shall be consistent with the existing paint and roofing materials of the dwelling.



No building may be located nearer than three (3) feet to an interior lot line.

The maximum size of the storage shed cannot exceed 120 square feet.

Non-permanent vinyl and resin sheds and storage containers that do not exceed 6 feet in height at the peak and are maintained in good working condition may be kept within the resident's fenced-in yard without approval by the ACC. All other non-permanent sheds constructed of metal or plastic require approval from the ACC and may be considered on a case-by-case basis.

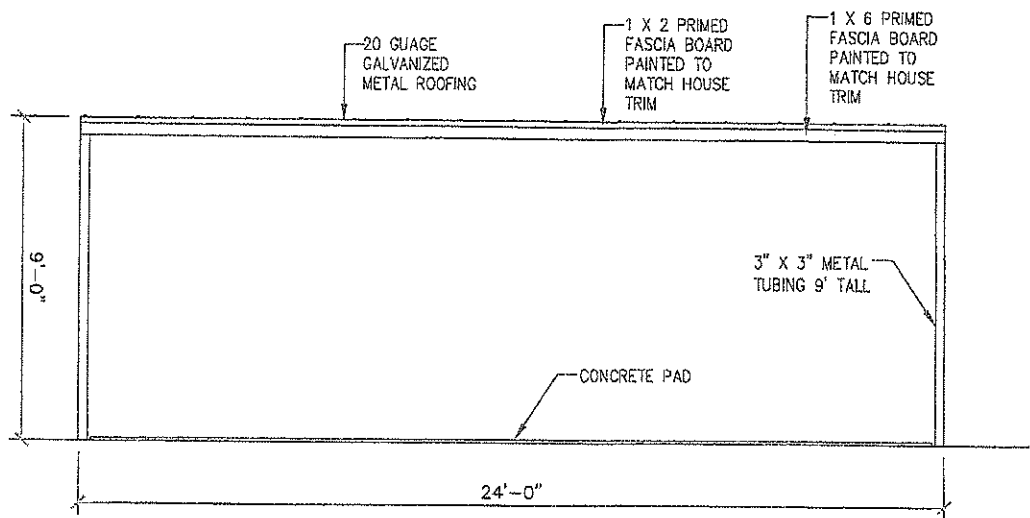
### **WINDOW COVERINGS**

Temporary window coverings may be allowed for a period not to exceed 30 days following the date of closing.

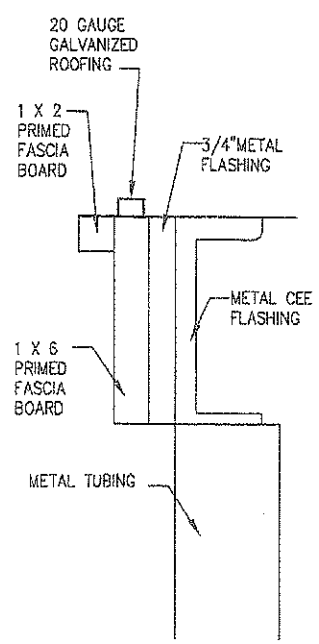
Aluminum foil, reflective film, or similar treatment may not be placed on windows or glass doors at any time.



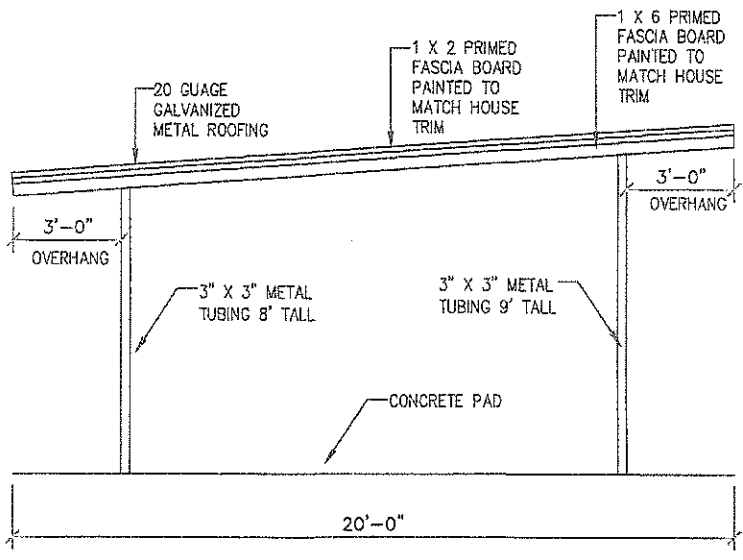
# EXHIBIT A



FRONT VIEW



SECTION



SIDE VIEW

# CARPORT

# CHAPARRAL CROSSING

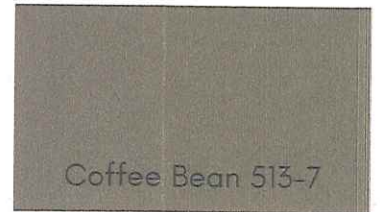
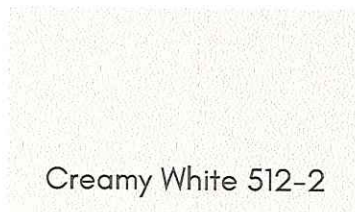
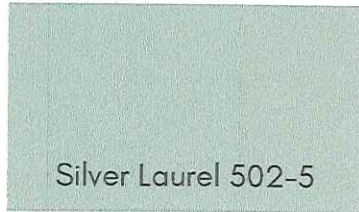
## Reytex Exterior Paint Color Schemes

Main Body Color

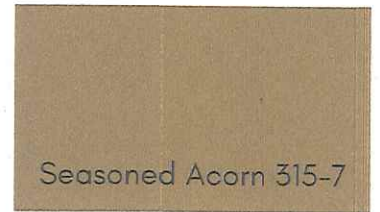
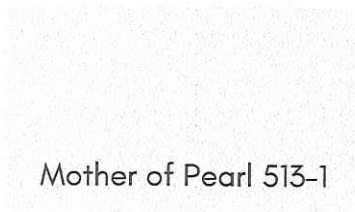
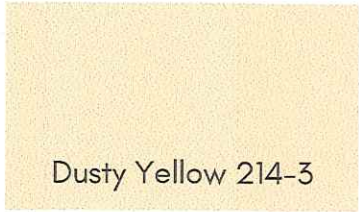
Trim Color

Accent Color

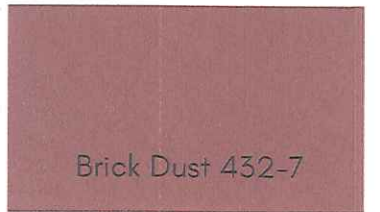
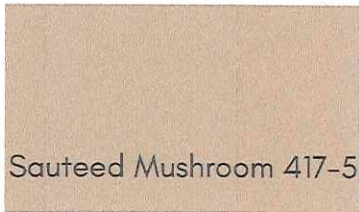
Scheme A



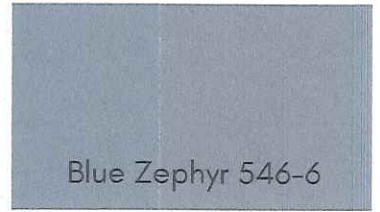
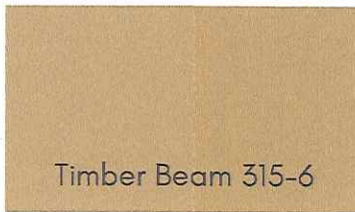
Scheme B



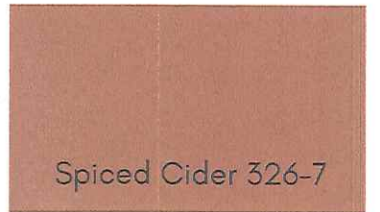
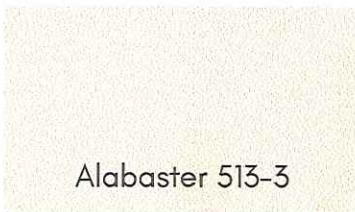
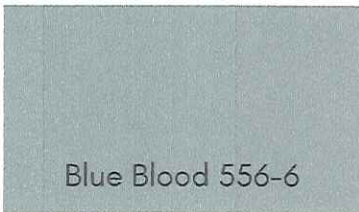
Scheme C



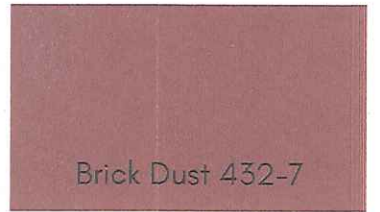
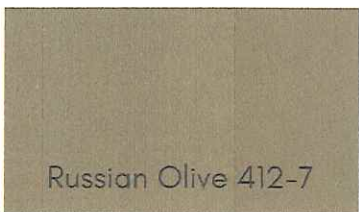
Scheme D



Scheme E



Scheme F




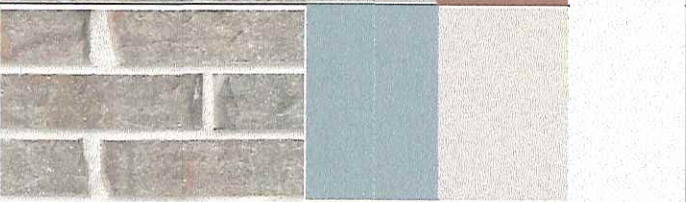



Manufacturer: PPG





## Portico Exterior Color Schemes Rev 6.30.17

<p><b>Scheme G:</b>  Paint: Phoenix Fossil + Stonington  Included Brick: Boral Sheltered Bluff  Stone Upgrade Level 1: White Limestone</p>	
<p><b>Scheme H:</b>  Paint: Artillery + Stonehenge Greige  Included Brick: Boral Postrock King  Stone Upgrade Level 2: Rattlesnake Limestone</p>	
<p><b>Scheme I:</b>  Paint: Synchronicity + Clam Shell  Included Brick: Meridian Ridgemont  Stone Upgrade Level 1: White Limestone  Stone Upgrade Level 1: Cobra's Cream</p>	
<p><b>Scheme J:</b>  Paint: Sharkskin + Antique Mahogany  Included Brick: Boral Burlington Antique  Stone Upgrade Level 1: White Limestone</p>	
<p><b>Scheme K:</b>  Paint: Puddle Jumper + Storm's Comin  Included Brick: Boral Flint Ranch King  Stone Upgrade Level 1: Ocean Blue</p>	
<p><b>Scheme L:</b>  Paint: Edamame + Desert Dune  Included Brick: Meridian Belterra  Upgrade Level 1: White Limestone  Stone Upgrade Level 3: Dakota Brown</p>	



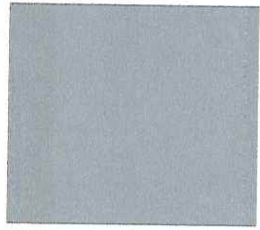
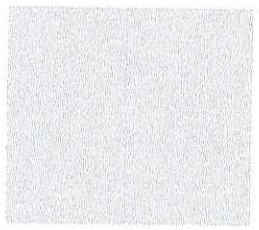
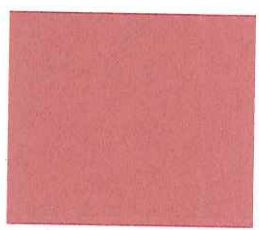
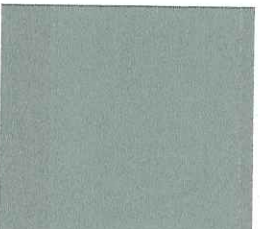
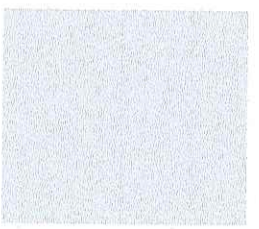

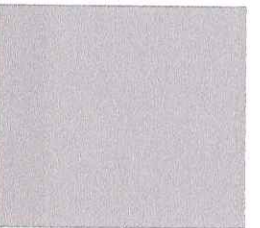


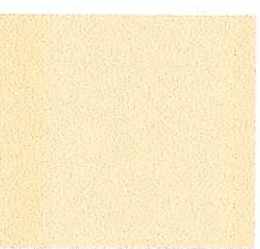
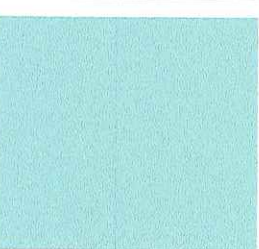
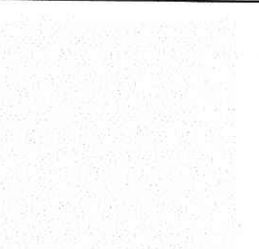
# Condominium Community of Chaparral Crossing, Inc.

## Approved Color Palettes Adopted

PPG Colors	Main Body Color	Trim Color	Accent Color
Scheme A	 Dark Green Velvet 505-7	 Balsam 510-4	 Delicate White 518-1
Scheme B	 Ash Grove 1172-4	 Magic Spell 444-7	 Aria 518-2
Scheme C	 Blue Fjord 448-6	 Freedom Found 1040-6	 Billowing Clouds 549-3
Scheme D	 Onyx 101-7	 White Clover 407-3	 Crumb Cookie 217-1

Sherwin Williams	Main Body Color	Trim Color	Accent Color
Scheme E	 SW 0019 Festoon Aqua	 SW 7564 Polar Bear	 SW 6416 Sassy Green
Scheme F	 SW 0032 Needlepoint Navy	 SW 0050 Classic Light Buff	 SW 0045 Antiquarian Brown





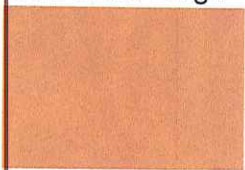
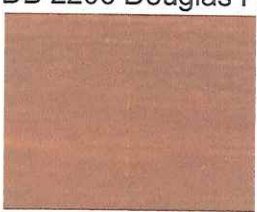

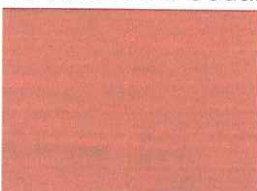
Behr Paint	Main Body Color	Trim Color	Accent Color
Scheme G	 CHARCOAL BLUE N490-5	 GRAY PEARL PPH-43	 RED PASSION PPH-65
Scheme H	 SHADED SPRUCE 480F-6	 LIGHT DRIZZLE N480-1	 RISE AND SHINE P300-4
Scheme I	 FIG PRESERVES N110-3	 HUMMUS PPU6-11	 VANILLA FROST BWC-23
Scheme J	 CORN STALK M290-3	 PURE TURQUOISE M460-4	 ULTRA PURE WHITE® UPW



# Condominium Community of Chaparral Crossing, Inc.

## Approved Color Palettes Adopted

Behr	
Natural No 500 (Transparent)	
Natural Cedar No 501 	Cedar Naturaltone No 533 

Sherwin Williams	
3509 Baha Beige 	DB 2206 Douglas Fir 
DB 2317 Fig 	DB 2302 Red Cedar 
SW 3501 Redwood 