

AFTER RECORDING RETURN TO:

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MIDLINE

**FIRST AMENDMENT TO
DEVELOPMENT AREA DECLARATION
[RESIDENTIAL]**

Harris County, Texas

Declarant: BC-SB BAYBROOK JV LLC, a Delaware limited liability company

Cross reference to (i) Midline Master Covenant [Residential], recorded under Document No. RP-2025-383896, Official Public Records of Harris County, Texas, as amended; and (ii) Midline Development Area Declaration [Residential], recorded as Document No. RP-2025-397221 in the Official Public Records of Harris County, Texas, as amended.

MIDLINE
FIRST AMENDMENT TO DEVELOPMENT AREA DECLARATION
[RESIDENTIAL]

This First Amendment to Midline Development Area Declaration *[Residential]* (this "Amendment") is made by BC-SB BAYBROOK JV LLC, a Delaware limited liability company ("Declarant"), and is as follows:

RECITALS:

A. Declarant previously recorded that certain Midline Master Covenant *[Residential]*, recorded as Document No. RP-2025-383896 in the Official Public Records of Harris County, Texas (the "Covenant"), and that certain Midline Development Area Declaration *[Residential]*, recorded as Document No. RP-2025-397221 in the Official Public Records of Harris County, Texas (the "Development Area Declaration").

B. Pursuant to *Section 5.2* of the Development Area Declaration, the Development Area Declaration may be amended by Declarant acting alone.

C. Declarant desires to amend and modify the Development Area Declaration as set forth hereinbelow.

NOW THEREFORE, Declarant hereby amends and modifies the Declaration as follows:

1. **Outside Storage Buildings.** *Section 2.25* of the Development Area Declaration is hereby deleted in its entirety and replaced as follows:

2.25. Outside Storage Buildings. Outside storage buildings located in a fenced rear yard area of a Lot within the Development Area are allowed with the prior written approval of the Midline Reviewer. One (1) permanent storage building will be permitted if: (i) the surface area of the pad on which the storage building is constructed is no more than one-hundred (100) square feet; (ii) the height of the storage building measured from the surface of the Lot, is no more than eight (8) feet; (iii) the exterior of the storage building is constructed of the same or substantially similar materials and of the same color as the principal residential structure constructed on the Lot within the Development Area; (iv) the roof of the storage building is constructed of the same material and of the same color as the roof of the principal residential structure constructed on the Lot within the Development Area; and (v) the storage building is constructed within all applicable building setbacks. Notwithstanding the foregoing, outside storage buildings shall not be permitted on Lots fenced by wrought iron fencing. No storage building may be used for habitation.

2. **Exhibit "A" – Fencing and Landscaping Guidelines.** A new exhibit, Exhibit "A" attached to this Amendment, is hereby added to and incorporated in the Development Area Declaration for all purposes.

3. **Definitions – Fencing and Landscaping Guidelines.** *Article 1* of the Development Area Declaration is hereby amended by the addition of "**Fencing and Landscaping Guidelines**", as if originally a part thereof as follows:

"Fencing and Landscaping Guidelines" means the Fencing and Landscaping Guidelines attached hereto as Exhibit "A" and incorporated herein for all purposes.

4. **Fences.** *Section 3.4* of the Development Area Declaration is hereby deleted in its entirety and replaced as follows:

3.4. Fences. No fence may be constructed on the Development Area without the prior written consent of the Midline Reviewer. The fencing requirements for each residence constructed on a Lot are set forth in the Fencing and Landscaping Guidelines attached hereto as Exhibit "A".

5. **Landscaping.** A new *Section 3.14* of the Development Area Declaration is hereby added as follows

3.14 Landscaping. The landscaping requirements for each Lot are set forth in the Fencing and Landscaping Guidelines attached hereto as Exhibit "A".

6. **Miscellaneous.** Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the Development Area Declaration or Covenant, as applicable. Unless expressly amended by this Amendment, all other terms and provisions of the Development Area Declaration remain in full force and effect as written, and are hereby ratified and confirmed.

[SIGNATURE PAGE FOLLOWS]

EXECUTED TO BE EFFECTIVE on the 18th day of March, 2026.

DECLARANT:

BC-SB BAYBROOK JV LLC, a Delaware limited liability company

By: [Signature]

Printed Name: Matthew McCafferty

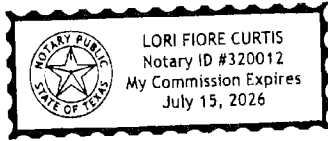
Title: Authorized Signatory

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on this 17th day of March, 2026, by Matthew McCafferty, Authorized Signatory of BC-SB BAYBROOK JV LLC, a Delaware limited liability company, on behalf of said limited liability company.

[Signature]

Notary Public, State of Texas



RP-2026-102188

EXHIBIT "A"

FENCING AND LANDSCAPING GUIDELINES

[SEE ATTACHED]

FENCING

General

Each Neighborhood will have a specific fencing plan, outlined in the Neighborhood Diagram/Plat provided by the Reviewer. Builders and Owners must adhere to these guidelines to ensure consistency throughout the community.

- ▶ Construction: Fences shall be constructed according to the Neighborhood Fence Diagram.
- ▶ Materials: as required on the Neighborhood Fence Diagram.
- ▶ Approval: All fencing designs and placements must be approved by the Reviewer prior to installation.
- ▶ Fences shall not encroach or obstruct manhole covers. Where possible, manhole covers shall not be enclosed on the interior Lot side of a fence.

Fencing Setbacks

A minimum front fence setback of ten feet (10') and a maximum of twenty feet (20') from the front face of the Home is required, unless there are conflicts with windows or other architectural elements of the Home. Porches will not count as the front face of the Home unless they are a major element of the facade.

Front fencing is required to enclose side and rear yard, setback as shown in Exhibit 2.6a.

Front fences are to line up between Homes, where possible.

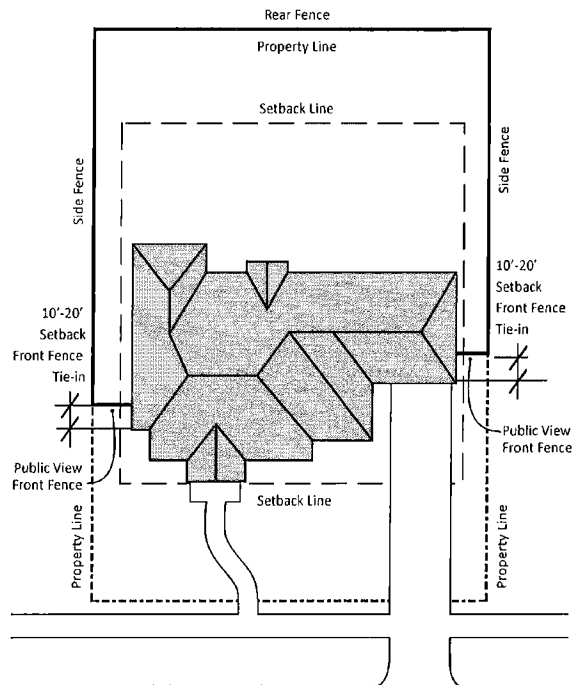


Exhibit 2.6a
Fencing Setbacks

FENCING

Interior Lots

Common Lot Line Fencing: Wood fences between neighbors must follow the "Good Neighbor Fence" design. Alternate 8-foot sections of solid pickets and exposed rails ensure a uniform, attractive appearance for both properties. Side panels must be solid for privacy. Side yard fences should be aligned to avoid offsets.

Fence Returns: Fence returns may be wood or metal, as indicated on the neighborhood diagram.

Gates: A single-sided gate with a latch must be installed on the most suitable side yard.

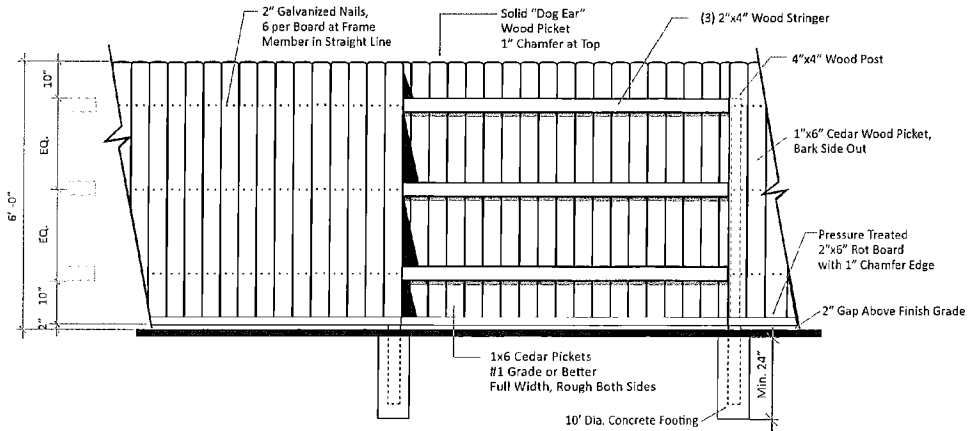
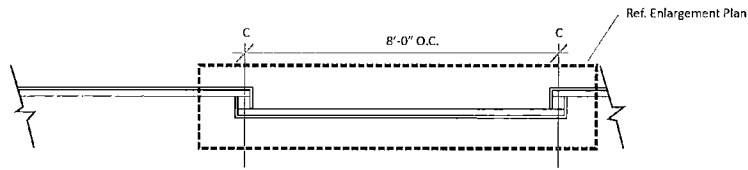
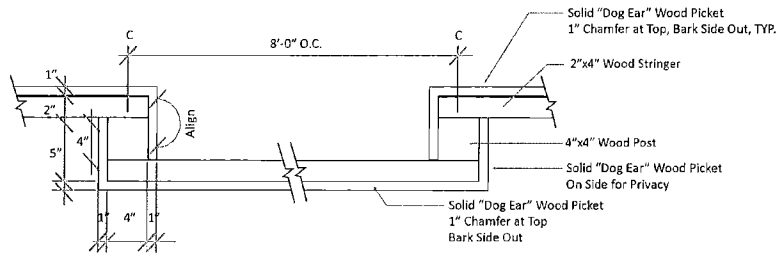


Exhibit 2.6b
Interior Lot Fencing

FENCING

Corner Lots

Corner Lot fencing shall be treated as other Public View fencing and must be screened with a planting buffer as described in the Landscape portion of Guidelines. Street-facing fencing must be set back a minimum of five feet (5') from the back of the public sidewalk to allow for installation of the planting buffer.

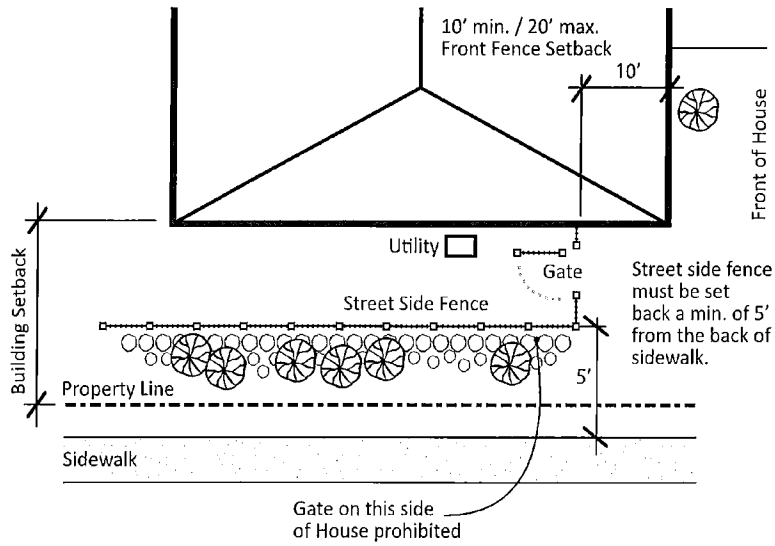


Exhibit 2.6c
Fencing Corner Lots

FENCING

Public View Fencing

Required when fencing is visible to the public (front returns, street-facing sides, landscape amenities).

- ▶ Wood or metal tubular fencing may be used. Refer to the Neighborhood Fence Diagram for specific fence type.
- ▶ Rear fence gates are prohibited.

Wood Fencing (public view)

Wood fencing visible to the public must have a finished side facing outward and a continuous 2x6 cap.

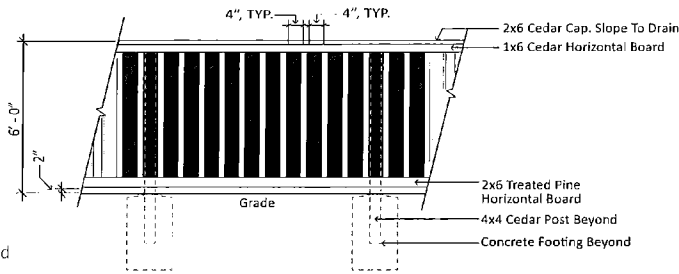


Exhibit 2.6d
Public View Wood
Fence

Metal Fencing (public view)

Where a 5-foot metal fence meets a 6-foot wood fence, two 8-foot transitional metal panels are required.

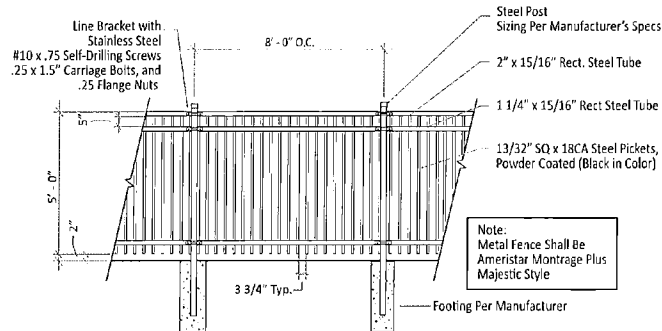


Exhibit 2.6e
Public View Metal/
Wood Transition
Fence

FENCING

Wood Fencing Specifications

Wood fencing will enclose yard areas as specified in neighborhood diagrams for safety, security, and privacy.

- ▶ Construction: #1 Cedar 1x6 pickets, #2 treated Cedar, and/or Southern Yellow Pine posts with three rails. Non-Cedar materials must be pressure-treated.
- ▶ Fencing will be six feet (6') high, except for special cases like between a home and detached garage.
- ▶ Fence posts will be set in concrete and spaced no more than eight feet (8') apart.
- ▶ Fence step-downs, if necessary, will be a maximum of twelve inches and occur only at false posts. Fencing must remain level and horizontal.
- ▶ Metal hardware will be flat black.



Fence Stain: All wood fencing must be stained with **Sherwin Williams, Super Deck #SW3508SS "Covered Bridge" Semi-Solid Stain** to provide consistent fence appearance throughout the community

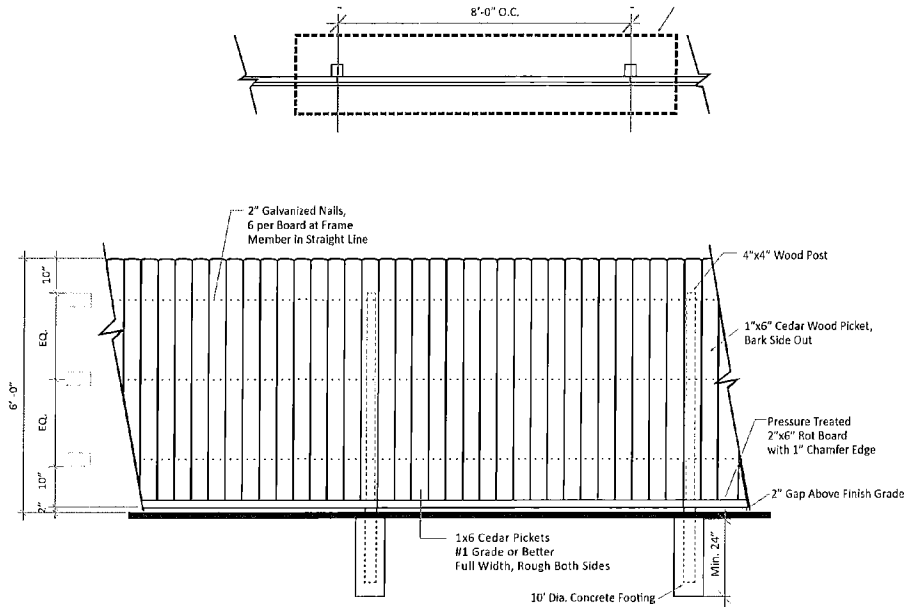


Exhibit 2.6f
Wood Fence specs

FENCING

Metal Fencing Specifications

Metal fencing will be installed as specified in the Neighborhood Fence Diagram

- ▶ Construction: primed and painted black, semi-gloss metal tubing. Hot-dipped galvanizing is recommended.
- ▶ Fencing will be five feet (5') high.
- ▶ Metal posts will require concrete footings.
- ▶ To accommodate grade changes, metal fences may step up or down uniformly, with a maximum six-inch elevation change per step. Fence stringers will remain parallel to the slope, while pickets stay plumb.

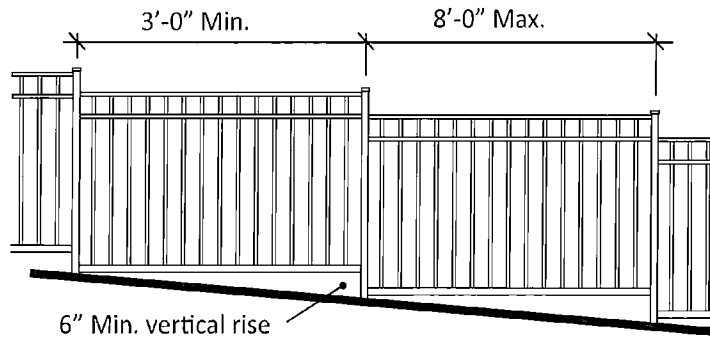


Exhibit 2.6g
Metal Fencing at Slopes

LANDSCAPE

INSPIRATION

Inspiration

Midline's landscape prioritizes resident well-being and environmental responsibility. By blending regional character with open spaces, trails, native plants, and recreational areas, the landscape offers a variety of outdoor experiences. These Guidelines are provided to complement this vision with thoughtful residential landscapes by adhering to the following Minimum Standards.

The goal is to create an orderly landscape utilizing native and adaptive plants, which are naturally drought tolerant and resistant to pests and diseases. With less watering, fertilizing, and chemical control required, the residents at Midline will contribute to the conservation and preservation of our precious water resources.

Specialty Products such as Declarant designated (SFSP for example) Neighborhoods, have special landscape requirements that may differ from the requirements below. Please refer to the applicable Master Covenant, DAD, and NOA for any additional requirements or modifications to these Landscape Guidelines.



LANDSCAPE

GENERAL NOTES

General Notes

- ▶ Builders should consult professional landscape architects for assistance in designing landscapes for their Homes.
- ▶ All required landscaped open areas shall be completely covered with living plant material. Mulch and other materials can be used around required tree, shrub and groundcover plantings.
- ▶ Mulch bed size must be proportionate to the number and size of plants in the bed. Refer to section on Mulching Page 47 for allowable mulch types.
- ▶ Corner Lots require additional landscape material on street-facing sides.
- ▶ Landscaping consists of a combination of sodded turf areas, trees, shrubs, and ground cover bed areas.
- ▶ Builder or Owner, as applicable, are responsible for all labor, materials, equipment, and services required to comply with these guidelines, including coordination with work of all other trades.
- ▶ Landscaping must be completed by qualified professionals before home occupancy.
- ▶ Landscaping shall extend to the street curb, or sidewalk where it is adjacent to the street.
- ▶ Where planting areas are adjacent to roadways, plant material should be turf, low growing shrubs or groundcovers in order to ensure visibility for motorists and pedestrians.
- ▶ All landscaping is required to be maintained in a healthy and attractive appearance by Builder, prior to occupation of the Home by the buyer. Proper maintenance includes:
 - ↳ Lawns: Mowing, watering, edging, weed control, and repair of erosion areas.
 - ↳ Trees, Shrubs, and Groundcovers: watering, pruning, weed control, and periodic replacement of mulch.
 - ↳ Irrigation System: monitoring and adjustment of the duration and frequency of the watering schedule to maintain adequate irrigation, adjustment of irrigation heads for coverage and elevation, and repair of leaks.
 - ↳ Appropriate fertilization for lawns and planted areas.
 - ↳ Insect and disease control.
 - ↳ Replacement of diseased and/or dead plant material.
 - ↳ Removal of trash and debris.
- ▶ All excess soil, soil preparation materials, fertilizer, or plant containers shall be removed from the site upon completion of work.

LANDSCAPE PLANTING LAYOUT

Planting Layout

All planting shall be configured to facilitate a sense of privacy for both the Homeowner and the neighbors. Planting bed requirements vary by yard type. See Font Yard, Side Yard on Corner Lot and Rear Yard requirements for specifications.

- ▶ Three-tiered planting layers shall be installed and include a mix of groundcovers, small and large shrubs (ascending height to rear of bed.)
- ▶ Plant species shall be grouped for aesthetic impact and clarity and should not block windows or architecturally significant features.
- ▶ Reference Planting List section for approved species.

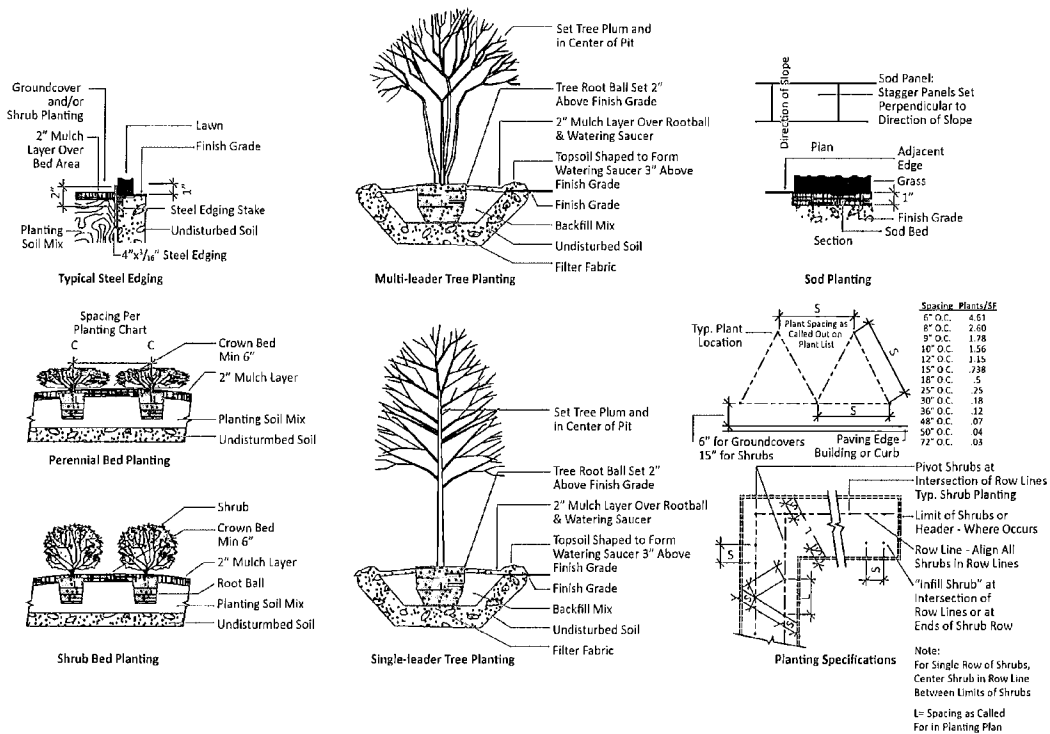


Exhibit 4.3
Planting specs

LANDSCAPE

REQUIREMENTS FOR ALL YARDS

Irrigation

Automatic irrigation systems are required for all front and side yards, and any rear yards visible to the public through a metal fence.

- ▶ Systems must be designed and installed by a licensed irrigator in the State of Texas and include a back-flow prevention device.
- ▶ Sprinkler heads should be placed to:
 - › avoid pedestrian paths,
 - › water plants efficiently and evenly, and
 - › minimize over-spray onto impervious surfaces
- ▶ Rain sensors are recommended.



Sod

Front yard and rear yard landscaped areas shall be one hundred percent (100%) sod where there are no trees or planting beds.

LANDSCAPE

EDGING & MULCHING

Edging

Plant bed edging is not required, and if maintained properly, shrub beds with a sharply cut shovel edge can be very attractive. In all cases, edging should be in keeping with the architectural style of the residence.

Allowed Materials:

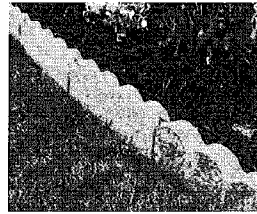
- ▶ Ryerson Steel Edging, or similar
- ▶ Natural Stone/Brick Pavers Set in Mortar in colors that complement the Home

Prohibited Materials:

- ▶ Wood
- ▶ Plastic
- ▶ Wire or Wire Wickets
- ▶ Scalloped or Continuous Concrete Curb



Allowed



Prohibited

Exhibit 4.5
Allowed and prohibited edging materials

Mulching

All trees, shrubs and planting beds shall be mulched after planting with at least a two inch (2") depth to retain moisture, suppress weeds, and prevent soil compaction. Large mulched areas without significant plantings are not allowed.

Approved mulch: The following types are approved in Dark Brown or black colors:

- ▶ Shredded pine bark mulch
- ▶ Shredded cypress mulch
- ▶ Shredded hardwood mulch
- ▶ Miracle mulch or approved equal

Prohibited mulch:

- ▶ High contrast colors such as red mulch and white landscape rocks.

Other materials to be used in place of mulch will require a submission to Reviewer for approval. Gravel and rock may be used at the drip line of the Home but is not permitted for use or substitution of shrubs, ground cover, mulch, or grass lawns.



Allowed



Prohibited

Exhibit 4.6
Approved, prohibited mulches

LANDSCAPE

PLANT SPACING

General

- ▶ Avoid planting in formal arrangements.

Trees:

- ▶ All trees must be a minimum of four feet (4') from all property lines and any sidewalk.
- ▶ Avoid planting directly in front of entries and windows.

Shade Trees:

- ▶ Twelve feet (12') minimum between trunks.
- ▶ Twelve feet (12') minimum from the front building foundation.

Small/Ornamental Trees (2" caliper or 30 gallon):

- ▶ Six feet (6') minimum from the building foundation.

Small/Ornamental Trees:

- ▶ Ornamental Trees: five feet (5') minimum between trunks.

Shrubs:

- ▶ Shrubs: Spacing varies per plant list.

Groundcover:

- ▶ Spacing varies between twelve and thirty-six inches (12"-36"). Refer to planting list for specific requirements.

Ornamental Grasses:

- ▶ Spacing varies. Refer to planting list for specific requirements.

Planting Beds:

- ▶ Planting beds should be planted to appear full but not be over-crowded. On average, planting beds should have a **minimum of one (1) plant per four (4) square feet**. Where large shrubs are being used, in part, to meet this requirement they may count as 2 plants. Where small shrubs and groundcovers are being used, in part, to meet this requirement, they may count as .33 plants.
- ▶ Yard Planting Beds, defined as beds not adjacent to the House foundation, shall be no closer than eighteen inches (18") and no further than six feet (6') from public sidewalk.
- ▶ Yard Beds shall extend no further than thirty-six inches (36") from the lead walk.
- ▶ No yard beds shall be located along the garage

LANDSCAPE

FRONT YARD SPECS

Front Yard Specifications

- ▶ Front yard landscaping should be designed to provide a complementary foreground to the residence.
- ▶ Use the front yard landscape to screen driveways, trash staging, and utilities, as well as large blank facades of the residence.
- ▶ Avoid placing large trees and plants in front of significant architectural features or too close to structures.
- ▶ Avoid planting trees exactly in the center of the yard.

Front Yard Planting Minimums					
Front Lot Widths		Trees		Planting Bed Size (% of Yard)	Planting Bed Density
From	To	Shade Trees	Ornamental Trees	Calculated as area of yard minus driveway and sidewalks	≥ 1 plant per 4 square feet*
	<45'	1	-	25%	
45'	60'	1	1	30%	
>60'		2	1	35%	

*see Planting Beds, page 49

Table 4.3
Front Yard: Planting
Minimums

Trees in Front Yards

- ▶ Lots with less than 45' of street frontage width require 1 shade tree.
- ▶ Lots with street frontage greater than 45'; and less than 60'; require 1 shade tree and 1 ornamental tree.
- ▶ Lots with street frontage greater than 60'; require 2 shade trees and 1 ornamental tree.

Shade trees shall be placed within the front yard to meet street tree requirements as follows:

- ▶ Trees shall be centered in the grassed area between the sidewalk and street curb. In locations where the available planting space is less than 4' in width or utility conflicts exists, the tree must be placed between the sidewalk and home façade within 2 feet of the sidewalk.
- ▶ Trees shall be selected from the approved shade tree list.
- ▶ Trees should be selected that are appropriate to the planting locations, i.e. roots that commonly produce a large-buttress root systems should not be used in areas less than 10' wide.
- ▶ Shade trees should be placed a minimum of 30' apart and as appropriate to tree species.
- ▶ In locations with overhead power line conflicts, small trees with a mature height of less than 16' are allowable within twenty feet of the power pole line. Medium trees with a mature height of less than 40' are allowable between twenty feet and fifty feet from the power pole line. Refer to Centerpoint Energy's Tree Planting Guide for more information.
- ▶ In locations with buried utilities, the following minimum distances shall apply:
 - › 8"-10" water and sewer line: 10'
 - › 12"-16" water and sewer lines: 15'
 - › 18"+ water and sewer lines: 20'
 - › All other services: 10'
- ▶ Shade tree clearances shall comply with the following chart, page 50 (excerpt from League City requirements):

LANDSCAPE

FRONT YARD SPECS

Features	Small Tree (up to 35' height)	Medium Tree (up to 60' height)	Large Tree (over 60' height)
Sidewalks	2 feet	3 feet	4 feet
Driveways	5 feet	5 feet	10 feet
Fire Hydrants	5 feet	5 feet	5 feet
Intersections	35 feet	35 feet	35 feet
Water Meters	5 feet	5 feet	5 feet
Utility Boxes	5 feet	5 feet	5 feet
Utility Poles	5 feet	10 feet	10 feet
Street Lights	10 feet	20 feet	30 feet
Stop Signs	35 feet	35 feet	35 feet
Regulatory Signs	Cannot block sign		

Table 4.7
Shade Tree Clearances

Trees Root Barriers

- ▶ Tree root barriers shall be installed at new shade tree plantings to prevent spread of tree roots that can damage hardscape and infrastructure, i.e. sidewalks, driveways, streets, and storm sewers.
- ▶ Root barriers should be placed adjacent to the hardscape/infrastructure to be protected, allowing as much space for root growth as possible for the health of the tree.
- ▶ Install at a minimum depth of 30".

Trees: Shade & Ornamental

- ▶ **Shade Trees** are required in the front yard. At least one must be a hardwood species with a minimum four inch (4") caliper (Measured twelve inches (12") above grade). Minimum height is ten feet (10'); minimum branch spread is sixty inches (60").
- ▶ **Small/Ornamental Trees** are required in the front yard of most lot sizes. A minimum two inch (2") caliper is required (measured twelve inches (12") above grade).
- ▶ **All trees** must be a minimum of four feet (4') from all property lines and any sidewalk.
- ▶ **Shade Trees** must be a minimum of twelve feet (12') from the front building foundation.
- ▶ **Small/Ornamental Trees** must be a minimum of six feet (6') from the building foundation.
- ▶ Avoid planting directly in front of entries and windows.
- ▶ Avoid planting in formal arrangements.

Shrubs & Ground Cover

- ▶ Shrubs and ground covers are to be planted in a pleasing, organized design within planting beds to produce a full look..
- ▶ Planting shall consider mature plant size to avoid growth that will overhang sidewalks or crowd built structures.

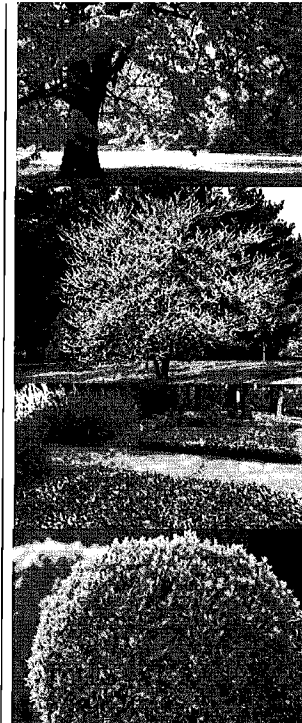


Exhibit 4.8b
Trees & Shrubs

LANDSCAPE

FRONT YARD SPECS

Planting Beds also known as foundation beds.

- ▶ Planting beds width shall extend a minimum of eight feet (8') from the front building foundation.
- ▶ Beds shall be curvilinear, or rectilinear to compliment the architectural style of the home. Oval and circular shaped beds are prohibited.
- ▶ Plantings shall be grouped in tiered layers including groundcover, small shrubs, and large shrubs (ascending height to rear of bed).
- ▶ Plants shall be grouped for aesthetic impact and clarity.
- ▶ The number of plants utilized shall be appropriate for the size of the planting bed. A maximum of five (5) different species of planting may be utilized within a front yard.
- ▶ Additional planting beds are encouraged as long as the yard is no more than sixty percent (60%) planting beds. Sod must make up the remaining forty percent (40%).

Special Planting Bed also known as Yard/Island

Bed (if required by Declarant)

- ▶ An additional Special Planting Bed, with ornamental grass and perennial plant species is encouraged, as appropriate to the lot and yard size.
- ▶ Special Planting Beds shall have a minimum of two (2) species and one (1) of those shall be an ornamental grass from the planting list. Shrubs and trees may not be included.
- ▶ Special Planting Beds must be a minimum of forty-eight (48) square feet and have a minimum width of four feet (4').
- ▶ Special Planting Beds may only utilize steel edging or shovel cut edging.

Front Yard Hardscape

Permitted:

- ▶ Specimen boulders
 - › Max. three (3) per Lot of width 45' and under
 - › Max. five (5) per Lot of width over 45'
- ▶ Decorative Rock accents

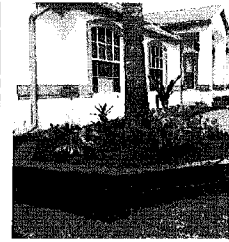
Prohibited:

- ▶ Loose Brick, Plastic, Concrete Scallop, Corrugated Aluminum, Vertical Timbers, Railroad Ties

Gravel is allowed only as a border when set in/laid horizontally, or when utilized for drainage purposes.



Allowed



Prohibited

Exhibit 4.9
Front Yard Hardscape

LANDSCAPE

SIDE YARD CORNER LOT

Side Yard Corner Lot Requirements & Specifications

Corner lots adjacent to a secondary street shall have sod or planting beds installed on the outside of the fence along the street-facing panels, not including the gate. The table below outlines the Side Yard planting minimums in addition to their respective Front Yard Planting Minimums.

Trees: Shade and Ornamental

- ▶ **Shade Trees** One (1) shade tree per thirty feet (30') of street frontage shall be required to serve as street trees. Placement and selection shall follow the requirements for the front yard shade trees.
- ▶ **Small/Ornamental Trees** a maximum of two different species shall be used.

Planting Beds

- ▶ Beds will provide a minimum coverage as specified in the table for Corner Lot Side Yards below.

Sight Lines

- ▶ A thirty-five-foot (35') site-distance triangle is required at street corners. Landscaping may not violate this requirement.
- ▶ Landscaping must not impede pedestrian access and traffic on the public sidewalk.

Fencing Issues See also Fences, pages 16-21

- ▶ Fences are to be set back a minimum of five feet (5') from the ROW to allow for landscaping.
- ▶ Corner Lots without landscape easements are required to use plant material to soften long walls and fences.

Corner Lot Side Yard Planting Minimums				
Front Lot Widths		Trees		Planting Beds (% of Yard)
From	To	Shade Trees	Ornamental Trees	Calculated as area of yard minus driveway and sidewalks
	<45'	1 per 30'	1	25%
45'	60'	1 per 30'	1	30%
>60'		1 per 30'	1	35%

Table 4.4
Corner Lot Side Yard:
Planting Minimums

LANDSCAPE

REAR YARD LOT PUBLIC VIEW

Rear Yard with Public View Lot Requirements & Specifications

Rear yards open to Public View, such as those facing an amenity, are subject to additional planting requirements. The table below outlines the Rear Yard planting minimums **in addition to** their respective Front Yard Planting Minimums.

Rear Yard with Public View Planting Minimums				
Front Lot Widths		Trees		Planting Beds (% of Yard)
From	To	Shade Trees	Ornamental Trees	Calculated as area of yard minus driveway and sidewalks
	<45'	-0-	0	15%
45'	60'	-0-	0	20%
>60'		-0-	1	15%

Table 4.5
Rear Yard With Public View:
Plant Minimums

Trees

- ▶ **Shade Trees** are not required in rear yards.
- ▶ **Small/Ornamental Trees are required in the rear yard.** They must be a minimum two inch (2") caliper (measured twelve inches (12") above grade.)

Shrubs & Ground Cover

- ▶ Hedgerows, if used for screening, are to be planted inside the metal fence and are not to exceed five feet (5') in height at maturity, or maintained to a maximum height of 5'.

Planting Beds

- ▶ Beds will provide a minimum coverage as specified in the table for Rear Lot Yards above.



LANDSCAPE

LANDSCAPE MATERIALS & DEFINITIONS

Landscape Materials & Definitions

Soil Specifications

- ▶ Use fertile, friable, weed-free topsoil.
- ▶ Incorporate 30% organic matter (e.g., compost) into the soil.
- ▶ Amend as required to abate acidic or alkaline soils and toxic substance

Weed Block

- ▶ Use only approved permeable landscape fabric: A.B.S. or Nylon A.B.S. composite.
- ▶ Solid plastic sheeting is prohibited.

Nursery Stock

- ▶ Use healthy, high-quality nursery-grown plants.
- ▶ Plants must be container-grown or balled and burlapped ("B&B") plants.
- ▶ Root-bound plants are prohibited.
- ▶ Protect plants during delivery and storage.
- ▶ Replace dead or unhealthy plants.

Plant Specifications

- ▶ Follow American Association of Nurserymen standards.
- ▶ Measure plants after pruning.
- ▶ Ball and burlap "B&B" plants properly.
- ▶ Container-grown plants must be full and heavy-grade.
- ▶ Plant substitutions require Reviewer approval.

Quality Assurance

- ▶ Reviewer may inspect plants at the nursery or on-site for compliance and condition.
- ▶ Defective plants will be rejected by Reviewer and replaced by Builder at Builder's expense.
- ▶ Guarantee period applies to plant health and growth.
- ▶ The balls of balled plants, which cannot be planted immediately on delivery, shall be "heeled in" for protection with soil mulch, straw, or other acceptable material. Container-grown plants will be mulched and watered daily during storage.

LANDSCAPE

APPROVED PLANT MATERIALS

Approved Plant Material

The following is a list of Plan materials regionally appropriate for Midline. Other plant material may be used if approved by Reviewer, but priority should be given to plants from this palette.

TREES			
COMMON NAME	SCIENTIFIC NAME	TYPE	MINIMUM SIZE (GALLONS)
AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	SHADE	45
BUR OAK	QUERCUS MACROCARPA	SHADE	65
CEDAR ELM	UTMUS CRASSIFOLIA	SHADE	45
CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	SHADE	65
LAUREL OAK	QUERCUS LAURIFOLIA	SHADE	65
LIVE OAK	QUERCUS VIRGINIANA	SHADE	65
MEXICAN WHITE OAK/ MONTERREY OAK	QUERCUS POLYMORPHA	SHADE	65
NUTTALL OAK	QUERCUS NUTTALLII	SHADE	65
OVERCUP OAK	QUERCUS LYRATA	SHADE	65
SHUMARD OAK	QUERCUS SHUMARDII	SHADE	65
SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	SHADE	45
SOUTHERN RED OAK	QUERCUS BALCATA	SHADE	65
WHITE OAK	QUERCUS ALBA	SHADE	65
WILLOW OAK	QUERCUS PHELLOS	SHADE	65
ALMOND VERBENA	ALOYSIA VIRGATA	ORNAMENTAL	30
CHERRY LAUREL BRIGHT AND TIGHT	PRUNUS CAROLINIANA 'MONUS	ORNAMENTAL	30
CHINESE FRINGETREE	CHIONANTHUS REPUSUS	ORNAMENTAL	45
CHINESE PISTACHE	PISTACIA CHINENSIS	ORNAMENTAL	45
GRAPEMYRTLE	LAGERSTROEMIA INDECA	ORNAMENTAL	45
DESERT WILLOW	CHILOPSIS LINEARIS	ORNAMENTAL	30
DRUMMOND RED MAPLE	ACER RUBRUM VAR DRUMMONDII	ORNAMENTAL	45
EAGLESTON HOLLY	ILEX ATTENUATA 'EAGLESTON'	ORNAMENTAL	30
EAST PALATKA HOLLY	ILEX ATTENUATA 'EAST PALATKA'	ORNAMENTAL	30
FANTASY GRAPEMYRTLE	LAGERSTROEMIA FAURIEI	ORNAMENTAL	45
HANNAH RAY WEeping BOTTLEBRUSH	CALLISTEMON VIMINALIS 'HANNAH RAY'	ORNAMENTAL	30
LILAC CHASTE TREE	VITEX AGNUS-CASTUS	ORNAMENTAL	30
LITTLE GEM	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	ORNAMENTAL	30
MEXICAN PLUM	PRUNUS MEXICANA	ORNAMENTAL	30
NELLIE R STEVENS HOLLY	ILEX 'NELLIE R STEVENS'	ORNAMENTAL	30
POSSUMHAW HOLLY	ILEX DECIDUA	ORNAMENTAL	30
SAVANNAH HOLLY	ILEX ATTENUATA 'SAVANNAH'	ORNAMENTAL	30
TEXAS MOUNTAIN LAUREL	SEPHORA SECUNDFLORA	ORNAMENTAL	30
TEXAS REDBUD	CERCIS CANADENSIS VAR. 'TEXENSIS'	ORNAMENTAL	30
YAUDON HOLLY	ILEX VOMITORIA	ORNAMENTAL	30

LANDSCAPE

APPROVED PLANT MATERIALS

SHRUBS - LARGE			
COMMON NAME	SCIENTIFIC NAME	SPACING (ON CENTER)	MINIMUM SIZE (GALLONS)
AMERICAN BEAUTYBERRY	CALICARPA AMERICANA	36"	5
BRIDAL WREATH SPIREA	SPIREA PRUNIFOLIA 'BRIDALWREATH'	36"	5
CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	36"	5
CHERRY LAUREL	PRUNUS CAROLINIANA	36"	5
CHINESE HIBISCUS	HIBISCUS ROSA-SINENSIS	36"	5
COMMON BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS	48"	3
COPPERTONE LOQUAT	ERICOBOTRYA X 'COPPERTONE'	36"	5
CORALBERRY	SYMPHORICARPOS ORBICULATUS	36"	5
DWARF BOTTLEBRUSH	CALLISTEMON CITRINUS 'LITTLE JOHN'	36"	5
DWARF HOLLY BURFORD	ILEX CORNUTA 'BURFORDI NANA'	36"	5
DWARF PRINGLES YEW	PODOCARPUS MACROPHYLLUS 'DWARF PRINGLES'	36"	5
DWARF WAXMYRTLE	MYRICA FUSILIA	36"	5
DWARF YAUPON	ILEX VOMITORIA 'NANA'	36"	5
FLAME ACANTHUS	ANISACANTHUS QUADRIFIDUS 'WRIGHTII'	36"	5
GREEN CLOUD TEXAS SAGE	LEUCOPHYLLIUM FRUTESCENS 'COMPACTA'	48"	5
HARDY BOTTLEBRUSH	CALLISTEMON RIGIDUS	36"	5
KNOCKOUT ROSE	ROSA 'KNOCKOUT'	42"	5
ORANGE SHRIMP PLANT	JUSTICIA AMPLIFOLIA	36"	3
PETITE PINK OLEANDER	NERIUM OLEANDER 'PETITE PINK'	36"	3
PETITE SALMON OLEANDER	NERIUM OLEANDER 'PETITE SALMON'	36"	3
PINEAPPLE GUAVA	FEIJOA SELLOWIANA	48"	5
PURPLE SKYFLOWER	DURANTA ERECTA	36"	3
ROSE	ROSA 'SFP'	36"	5
SOUTHERN INDICA AZALEA	RHODODENDRON 'FORMOSA'	36"	5
SOUTHERN WAXMYRTLE	MYRICA CERIFERA	48"	5
TEXAS SAGE; GENIZO	LEUCOPHYLLIUM FRUTESCENS	36"	5
TURKS CAP	MALVAVISCUS ARBOREUS VAR. DRUMMONDII	36"	5
VANHOUTTEI SPIREA	SPIREA X VANHOUTTEI	36"	5
VIRGINIA SWEETSPICE	Itea VIRGINICA	48"	5
WALTERS VIBURNUM	VIBURNUM OBOVATUM	48"	5
YAUPON HOLLY	ILEX VOMITORIA	48"	5
YELLOW BELLS	TECOMA STANS	48"	5

LANDSCAPE

APPROVED PLANT MATERIALS

SHRUBS			
COMMON NAME	SCIENTIFIC NAME	SPACING (ON CENTER)	MINIMUM SIZE (GALLONS)
BUTTERFLY WEED (TROPICAL)	ASCLEPIAS TUBEROSA	18"	3
CAPE PLUMBAGO	PLUMBAGO AURICULATA	30"	3
CAST IRON PLANT	ASPIDISTRA ELATIOR	24"	3
CHERRY CHIEF SALVIA	SALVIA GREGGII 'CHERRY CHIEF'	24"	1
CHINESE FRINGE FLOWER	LOROPETALUM CHINENSIS	30"	3
'CLARA' INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'CLARA'	30"	5
COPPER CANYON DAISY	TAGETES LEMMONI	30"	3
DALLAS RED LANTANA	LANTANA CAMARA 'DALLAS RED'	24"	3
DWARF MEXICAN BUSH SAGE	SALVIA LEUCANTHA 'SANTA BARBARA'	24"	3
ENCORE AZALEA	RHOODODENRON 'SP'	30"	3
FIREBUSH OR HUMMINGBIRD BUSH	HAMELIA PATENS	30"	3
FIRECRACKER PLANT	RUSSELLIA EQUISETIFORMIS	30"	3
FLIRT NANDINA	NANDINA DOMESTICA 'MURASAKI'	24"	3
FOXTAIL FERN	ASPARAGUS DENSIFLORUS 'MEYERSII'	18"	1
GIANT LEOPARD PLANT	FARFUGIUM JAPONICUM VAR. GIGANTEUM	30"	3
JAPANESE FITTOSPORUM	FITTOSPORUM TOBIRA	30"	3
JERUSALEM SAGE	PHLOMIS FRUTICOSA	24"	3
LITTLE LEAF BOXWOOD	BUXUS MICROPHYLLA 'WINTERGREEN'	24"	3
MEXICAN BUSH SAGE	SALVIA LEUCANTHA	24"	3
MEXICAN MINT MARIGOLD	TAGETES LUCIDA	24"	1
PIGEON BERRY	RIVINA HUMILIS	24"	3
RED SHRIMP PLANT	JUSTICIA BRANDEAGEANA	30"	3
RED YUCCA	HESPERALOE PARVIFLORA	30"	3
SCARLET ROSEMALLOW	HIBISCUS COCCINEUS	30"	3
SCARLET SAGE	SALVIA COCCINEA	18"	1
TEXAS LANTANA	LANTANA HORRIDA	30"	3
VARIEGATED JAPANESE FITTOSPORUM	FITTOSPORUM TOBIRA 'VARIEGATED'	30"	3
XANADU PHILODENDRON	PHILODENDRON X 'XANADU'	30"	3
ORNAMENTAL GRASSES			
COMPACT MAIDEN GRASS	MISCANTHUS SINENSIS 'ADAGIO'	30"	3
GULE MUHLY	MUHLENBERGIA CAPILLARIS	30"	3
HAMELIN FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELIN'	36"	3
LINDHEIMER'S MUHLY	MUHLENBERGIA LINDHEIMERI	36"	3
MORNING LIGHT MAIDEN GRASS	MISCANTHUS SINENSIS 'MORNING LIGHT'	30"	3
PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM RUBRUM	24"	3
WHITE CLOUD MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	30"	3

LANDSCAPE

APPROVED PLANT MATERIALS

GROUNDCOVERS - SMALL			
COMMON NAME	SCIENTIFIC NAME	SPACING (ON CENTER)	MINIMUM SIZE
BIG BLUE LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	12"	1 GALLON
BLUE DAZE	EVOLVULUS 'BLUE DAZE'	12"	1 GALLON
CAROLINA WILD PETUNIA	RUELIA HUMILIS 'BLUE SHADE'	12"	1 GALLON
DWARF MONDO	OPHIPOGON JAPONICUS 'NANA'	6"	4" POTS
MONKEY GRASS	OPHIPOGON JAPONICUS	12"	4" POTS
GROUNDCOVERS			
ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	18"	1 GALLON
BICOLOR IRIS (YELLOW)	DIETES BICOLOR	30"	3 GALLON
BLACK AND BLUE SALVIA	SALVIA GUARANTICA 'BLACK AND BLUE'	24"	1 GALLON
BLACK-EYED SUSAN	RUDBECKIA HIRTA	24"	1 GALLON
BUTTERFLY IRIS	DIETES IRIODIDES	24"	3 GALLON
CINNAMON FERN	OSMUNDA CINNAMOMEA	18"	1 GALLON
DAYLILY	HEMEROCALLIS SP.	18"	1 GALLON
DRIFT ROSE	ROSA 'RED DRIFT'	30"	3 GALLON
DWARF ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	30"	1 GALLON
FOXTAIL FERN	ASPARAGUS DENSIFLORUS 'MEYERSII'	18"	1 GALLON
GIANT LIRIOPE	LIRIOPE MUSCARI 'EVERGREEN GIANT'	18"	1 GALLON
GREGG'S MISTFLOWER	CONOCLINIUM GREGGII	24"	1 GALLON
HOLLY FERN	CYRTOMIUM FALCATUM	24"	1 GALLON
'HOT LIPS' SALVIA	SALVIA MICROPHYLLA 'HOT LIPS'	24"	1 GALLON
INDIGO SPIRES SALVIA	SALVIA X 'INDIGO SPIRES'	30"	1 GALLON
LEMON BALM	MELISSA OFFICINALIS	18"	1 GALLON
LILY OF THE NILE	AGAPANTHUS AFRICANUS	21"	3 GALLON
LIZARD'S TAIL	SAURURUS CERNUJUS	24"	1 GALLON
LOUISIANA IRIS	IRIS FULVA	18"	1 GALLON
NEW GOLD LANTANA	LANTANA X 'NEW GOLD'	24"	1 GALLON
ORANGE ZEAXMENIA	WEDELIA ACAPULCENSIS VAR. HISPIDA	24"	1 GALLON
PROSTRATE COMMON JUNIPER	JUNIPERUS COMMUNIS 'PROSTRATA'	30"	1 GALLON
PROSTRATE ROSEMARY	ROSMARINUS OFFICINALIS 'PROSTRATUS'	24"	1 GALLON
PURPLE HEART	TRADESCANTIA BALLIDA 'PURPUREA'	18"	4" POTS
PURPLE TRAILING LANTANA	LANTANA MONTEVIDENSIS	30"	1 GALLON
ROSE PAVONIA ROCK ROSE	PAVONIA LASIOPETALA	24"	6" POTS
SANDY LEAF FIG IVY	FIKOUS TIKOUA	18"	4" POTS
SILVER PONYFOOT	DICHONDRA ARGENTEA	18"	4" POTS
SOCIETY GARLIC	TULBAGHIA VIOLACEA	18"	1 GALLON
TANGERINE BULBINE (ORANGE)	BULBINE FRUTESCENS	15"	1 GALLON
VARIEGATED FLAX LILY	DIANELLA TASMANICA 'VARIEGATA'	24"	1 GALLON
WALKER'S LOW CATMINT	NEPETA X PASSENIJ 'WALKER'S LOW'	18"	6" POTS

LANDSCAPE

APPROVED PLANT MATERIALS

VINES			
COMMON NAME	SCIENTIFIC NAME	SPACING (ON CENTER)	MINIMUM SIZE (GALLONS)
BOUGAINVILLEA	BOUGAINVILLEA SPP.	36"	3
CHINESE STAR JASMINE	TRACHELOSPERMUM JASMINOIDES	48"	3
CORAL/TRUMPET HONEYSUCKLE	LONICERA SEMPERVIRENS	36"	3
CREeping FIG IVY	FIGUS PUMILA	36"	1
EVERGREEN WISTERIA	MILLETTIA RETICULATA	36"	3
PURPLE PASSIONFLOWER	PASSIFLORA INCARNATA	36"	3
TRUMPET VINE	CAMPSIS RADICANS	36"	3
VIRGINIA CREEPER	PARTHENOCISSUS QUINQUEFOLIA	36"	3

PROHIBITED PLANT SPECIES

The following is a list of plant species that shall not be used within Midline. These species are often highly aggressive and/or invasive and their inclusion would be detrimental to adjacent landscapes and the overall planting concept. The list is not comprehensive and additional prohibited species can be added at the discretion of the Reviewer.

SHRUBS

Elephant Ear
Alocasia spp. & Colocasia spp.

Giant Cane
Arundo donax

Russian Olive
Eleagnus angustifolia

English Ivy
Hedera helix

Common Privet
Ligustrum spp.

Wax Myrtle
Morella cerifera

Bamboo
Phyllostachys aurea

Cheesewood
Pittosporum tobira

Pyracantha
Pyracantha spp.

Salt Cedar
Tamarisk spp.

TREES

Tree Of Heaven
Ailanthus altissima

Mimosa
Albizia julibrissin

Mulberry
Broussonetia papyrifera & Morus alba

Palm (All)
Family of Arecaceae

Sago Palm
Cycas revoluta

Chinaberry
Melia azadirach

Chinese Tallow
Sapium sebiferum

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Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$133.00

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-2026-102188