

# **STEINER RANCH RESIDENTIAL DESIGN GUIDELINE MANUAL**

## **7.9 Greenbelts**

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### **Goals:**

**To maintain and preserve the harmonious Texas Hill Country of the designated Native Areas, Greenbelts, Common Areas and Native Plant Life.**

**At no time will permission be granted to access the Balcones Canyonlands Preserve. Disturbance and access will be subject to all applicable fines as noted in the Fine/Fee List as well as subject to any Local and Federal jurisdiction.**

### **Requirements:**

Any clearing, tree removal, trimming/pruning, mowing or access must be submitted to the AC for review. Review will be on a case-by-case basis.

No clearing, tree removal, trimming/pruning, mowing or access will be allowed in the Native Areas, Greenbelts or Common Areas without written approval from the AC.

### **Guidelines:**

Only the following trees, shrubs and/or grasses will be considered for clearing, tree removal, trimming/pruning, mowing or access.

No variety of Hardwood tree will be allowed for removal at any time unless proven to be a non-viable tree or a threat to the neighboring property by a Certified Arborist.

Only trimming/pruning of hardwood tree limbs will be considered if the limbs at any point have grown across the shared property line. "Limbing up" the Hardwood tree could be considered if the limbs are below four feet (4') in height at the trunk and below six inches (6") in diameter or to "thin out" the dead branches from the canopy.

Cedar Juniper trees will only be considered for removal if the tree is non-viable or under four feet (4') in height, no larger than twelve inches (12") in diameter and within thirty feet (30') of the shared property line. Larger Cedar Juniper trees may be considered to "limb up" the smaller limbs below four feet (4') in height or "thin out" dead branches from the canopy.

At no time will a Hardwood tree or Cedar Juniper be "topped off", the top of the canopy must remain in-tacked.

Shrubs may be considered for removal if the shrub is under four feet (4') in height, three feet (3') in width and within thirty feet (30') of the shared property line. Shrubbery may be considered for trimming/pruning if the shrub has grown across the shared property line. Grasses may be considered for mowing if the grass height is greater than two feet (2') in height and no farther than ten feet (10') from the shared property line.

All branches, limbs, cuttings and brush must be removed from the Native Area, Greenbelt or Common Area and disposed of properly.

Chipping in the Native Area, Greenbelt or Common Area is not allowed.

Disturbance of the Native Area, Greenbelt or Common Area without prior AC approval will be subject to all applicable fines as noted on the Fine/Fee List.

Permission to access the Native Area, Greenbelt or Common Area for construction to a neighboring property is at the sole desecration of the AC.

