

AFFIDAVIT IN COMPLIANCE WITH TEX. PROP. CODE § 202.006

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared OWEN SEIDENBERGER, who, being by me duly sworn according to law, stated the following under oath:

“My name is OWEN SEIDENBERGER. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct.

I am the President of Mission Trace Homeowners Association, a Texas non-profit corporation (the “Association”). I am also a custodian of the records for the Association and I have been authorized by the Association’s Board of Directors to sign this Affidavit.

The Association is a property owners’ association as that term is defined in *TEX. PROP. CODE* § 202.001. The Association’s jurisdiction includes, but may not be limited to, the property in Bexar County, Texas and described as:

That certain subdivision known as Mission Trace Subdivision, being the property identified and referenced in the Declaration of Covenants and Restrictions, recorded in Volume 6991, Page 193 of the Official Public Records of Bexar County, Texas, together with all amendments, supplements and annexations thereto.

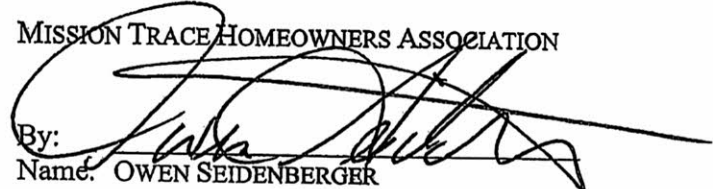
Attached hereto are the originals of, or true and correct copies of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded:

*Mission Trace Homeowners Association
Landscape Standards 2021*

The documents attached hereto are subject to being supplemented, amended or changed by the Association. Any questions regarding the dedicatory instruments of the Association may be directed to the Association at:

Mission Trace Homeowners Association
11333 Mission Trace
San Antonio, Texas 78230
Phone: 210-696-7164
Email: missiontracehoa@gmail.com

SIGNED on this the 15th day of October, 2021.

MISSION TRACE HOMEOWNERS ASSOCIATION
By: 
Name: OWEN SEIDENBERGER
Its: President

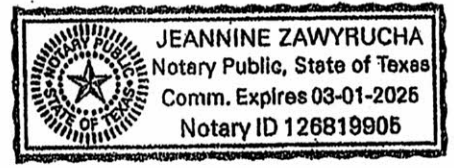
ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF BEXAR §

BEFORE ME, the undersigned authority, on this day personally appeared OWEN SEIDENBERGER, President of the MISSION TRACE HOMEOWNERS ASSOCIATION, who, after being duly sworn, acknowledged and stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

ACKNOWLEDGED, SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 15th day of October, 2021.


NOTARY PUBLIC, STATE OF TEXAS



After Recording, Return To:
Michael B. Thurman
Thurman & Phillips, P.C.
4093 De Zavala Road
Shavano Park, Texas 78249
Phone: 210-341-2020

MISSION TRACE HOA LANDSCAPE STANDARDS

2021

Gardens/ Garden Beds

Requests to modify common area must be made in writing

Requests must include a drawing, materials and plants proposed for the garden/bed

Plants must be xeriscape in nature (see list of recommended plants)

Design must be in keeping with the "Natural Look" of MTHOA

See Addendum for definition of Natural Look

*Once written approval is received by the homeowner for the modification to the common

*area, maintenance for the area becomes the responsibility of the homeowner

If the modified area falls into disrepair MTHOA will send one request to correct the issue.

If the issues are not addressed by the homeowner in the specified timeframe, MTHOA will return the area to its previous state and the actual costs to do so will be reimbursed by the Homeowner who requested the change as outlined in Article V Section C of the Declaration & Covenants.

Rocks

MTHOA is responsible for rocks on common ground and to that purpose, MTHOA has placed decorative rocks in designated rock beds.

Rocks have also been placed as borders

In addition, Boulders have also been placed around the property.

Flagstone has also been placed for foot traffic

Rocks may not be "appropriated" by residents for personal use on their property or common ground

Rocks MAY NOT be placed in TURF AREAS as they present a HAZARD to LAWN EQUIPMENT

Pots/Decorative Items

Decorative Ceramic and Clay pots in good condition, designed for growing plants are allowed on hardscape areas of common ground fronting your structure in moderation. These must be

located only on hardscape, ie. Mulch, rock or pavement. All pots must contain a living plant. At no time can any item be placed in a drainage path.

Plastic nursery/greenhouse type pots/containers are not allowed.

Prohibited on open grassy area are Tables, Chairs, Wheelbarrows, Toilets and Animal troughs.

One additional decorative item for the list below may be allowed :

Bird Bath

Bench (Must be of natural material & natural color)

A request must be submitted for consideration for any other item. The request will be reviewed by the Grounds Committee and will be reviewed & acted upon on a case by case basis.

Bird Feeders

While bird feeders are not prohibited, they are discouraged due to their tendency to spread disease. Bird feeders must not interfere with drainage or landscape work.

<https://www.msn.com/en-us/news/us/mystery-bird>

Edging

Steel edging in green or brown are the authorized edging. Permission must be requested to add edging of any type to common areas.

Landscape/Lighting

Permission must be requested to add landscape or Tree lighting of any kind

All exterior light fixtures must be in good working condition. Any fixtures in disrepair will be removed.

These Standards apply to both common property and all publicly visible areas outside a home's exterior walls.

Mission Trace is a Natural Community, our letter head has always reflected this

Natural Look Description

Our goal is to have much of our 53 acres unaffected by human activity.

The overall plan for Mission Trace is to be a harmonious blend of natural areas and planned landscaping that gives the community its unique character.

Our landscaping and maintenance is planned with the use of native plants with the intent to conserve water.

Xeriscape plants will be used as much as possible

Turf grass should be reduced as much as possible

Shrubs will be trimmed only to allow for passage of walkways & driveways

Pruning of trees shall be limited to removal of dead wood & unsafe branches only

*Tree cover plays an important role in reversing soil erosion. Because soil is protected under tree cover, which doesn't allow water to flow freely and thereby protecting the soil.**

Wooded areas will be left in the natural state, no trimming or tree removal (unless dead or a hazard) will be done

Leaves will be left in the natural areas to provide mulch and assist with minimizing erosion

*Grass and shrubs are very effective at stopping soil erosion. This is primarily because plant roots tend to hold soil together, making it harder to erode, the leaves of the plants also help to reduce the velocity of raindrops falling on the ground, making it harder for them to dislodge the soil and erode it.***

Grounds Request

Name: _____

Address: _____

Date of Request: _____

Nature of Request:

Change to Common Area:

Plantings to be Used if Applicable:

Date Work to be Done:

Attach Drawing or Picture

Reviewed by Committee: _____

Approved Date _____ Disapproved Date _____

Recommended Plant List

PERERNNIALS

Angel's Trumpet
Autumn Sage
Black Dalea
Blackfoot Daisy
Blue Plumbago
Bluebeard
Bulbine
Cedar Sage
Copper Canyon Daisy
Coral Bean
Damianita
Duranta
Dwarf Barbados Cherry
Fall Aster
Espenaza
Purple Leaf Sage
Firebush
Lantana
Mexican Bush Sage
Pink Scullcap
Pride of Barbados
Red Yucca
Rock Rose
Turks Cap

GRASSES

Bamboo Muhly Grass
Blue Fescue
Gulf Muhly Grass
Mexican Feather Grass
Ruby Grass

GROUND COVERS

Compact Oregano
Frog Fruit
Horse Herb
Sedum

SHRUBS

Beach Vitex
Crepe Myrtle
Dwarf Buford & Yaupon Holly
Primrose Jasmine
Texas Mountain Laurel
Texas Sage
Variegated Privet

PALMS

Mediterranean Fan Palm
Sago Palm
Texas Palmetto
Texas Sabal Pam
Windmill Palm

File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

Document Number: 20210289411
Recorded Date: October 15, 2021
Recorded Time: 4:01 PM
Total Pages: 8
Total Fees: \$50.00

**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 10/15/2021 4:01 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk