

**NOTICE OF FILING: FIRST AMENDMENT TO THE
ARCHITECTURAL CONTROL COMMITTEE
GUIDELINES
WESTMONT MAINTENANCE ASSOCIATION, INC.**

STATE OF TEXAS)
) **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF TARRANT)

THIS NOTICE OF DEDICATORY INSTRUMENTS FOR WESTMONT MAINTENANCE ASSOCIATION, INC. ("Notice") is made AUGUST 19, 2022 by Westmont Maintenance Association, Inc. ("The Association")

WITNESSETH:

WHEREAS, the Association is the property owners' association created to manage or regulate the planned development covered by the **Declaration of Covenants, Conditions and Restrictions for WESTMONT**; and

WHEREAS, Section 202.006 of the Texas Property Code provides that a property owners' association must file each dedicatory instrument governing the association that has not been previously recorded in the real property records of the county in which the planned development is located; and

WHEREAS, the Association desires to record the attached dedicatory instrument in the real property records of **TARRANT County**, Texas, pursuant to and in accordance with Section 202.006 of the Texas Property Code and for the purpose of providing public notice of the following dedicatory instrument affecting the owners of property within **WESTMONT** subdivision ("Owner").

NOW THEREFORE THE AMENDMENT TO Article XVIII, Sections A _ H known as the Westmont Plant List is hereby amended as attached, hereto as Exhibit "A" are originals and are hereby filed of record in the real property records of TARRANT County, Texas, in accordance with the requirements of Section 202.006 of the Texas Property Code.

IN WITNESS WHEREOF, the Association has caused this Notice, executed by its duly authorized agent as of the date first written above.



D222222382
09/08/2022 11:41 AM Page: 1 of 12 Fees: \$63.00
NOTICE
SUBMITTER: PROPERTY MANAGEMENT GROUP LLC

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK

**WESTMONT MAINTENANCE
ASSOCIATION, INC.**

By: *Dawn Kelly*
Name: *Dawn Kelly*
Title: *Property Manager*

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Dawn Kelly, authorized agent of **WESTMONT MAINTENANCE ASSOCIATION, INC.** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that (s)he executed the same for the purposed and consideration therein expressed on behalf of said corporation.

SUBSCRIBED AND SWORN TO BEFORE ME on this 6 day of September, 2022

Fariessa Marie Rosario

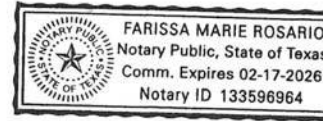


Exhibit "A"

WESTMONT PLANT LIST: Approved Trees, Shrubs, Grasses, Flowers

Shrubs Small Under 5 feet Tall	Height @ Maturity		Width @ Maturity	Sperry Rating	Shade, Part Sun, Sun	
	Hardiness Zone 8	Ft			Dec/Ever	
Azalea, various varieties, (acidic soil req.)	6-8	3-4	3-4	1	Part Sun	E
Holly, Buford	6-9	4	3	1	All	E
Holly, Carissa	6-9	3	3	1	All	E
Holly, Chinese	6-9	4	3	1	All	E
Yaupon Dwarf	6-9	3	3	1	All	E
Juniper: Various dwarf varieties	6-9	2-4	2-4	1	Sun	E
Mahonia, oregan grape	6-8	4	3	1	Part shade and shade	E
Nandina: Compact	6-9	3	3	1	Sun and part sun	E
Nandina Gulf Stream	6-9	3	3	1	Sun and part sun	E
Nandina Moonbay	6-9	3	2.5	1	Sun and part sun	E
Spiraea: Anthony Waterer (acidic soil req.)	6-9	2	2	1	Sun	D
Crape myrtle, dwarf,	6-9	2-4	2-4	1	Sun	D
Barberry: Japanese	6-8	2	2	2	Sun and Part shade	D/E
Boxwood, Japanese	6-9	2	2	2	Sun and Part shade	E
Cleyera, Yucca: Soft leaf yucca	6-8	5	5	2	Shade	E
Fatsia: Aralia sieboldiana,	8-9	5	5	2	Shade	E
Hydrangea: not Oakleaf	7-9	4	4	2	Part shade and shade	D
Nana Nandina	6-8	2	2	2	Sun and part sun	E
Indian hawthorn: various varieties	6-9	3	3	2	Sun	E
Rose, various varieties (disease prone)						D

Shrubs Medium 5 to 6 feet Tall	Height @ Maturity		Width @ maturity	Sperry Rating	Shade, Part Sun, Dec/Ever	
	Hardiness Zone 8	Ft	FT		Sun	Dec/Ever
Abelia, Aucuba japonica Green / No variegated varieties	6-9	6	6-8	1	Sun and part sun	E
Eleagnus: Silverberry,	6-9	6	8	1	Sun	E
Mahonia, Leatherneck	6-9	5	4	1	Shade	E
Nandina, Standard	6-9	5	4	1	Sun and part sun	E
Texas sage, various varieties	6-8	5	5	2		E
Loropetalum, not chinese (acidic soil req.)	6-9	4-8	4-8	2	Part Sun	E
Spiraea, Bridal Wreath	6-8	5	5	2	Sun and part sun	E
Callicarpa: American beautyberry,	6-9	6	6	2	Shade	D

Shrubs Large 6-9 feet Tall	Height @ Maturity		Width @ maturity	Sperry Rating	Shade, Part Sun, Dec/Ever	
	Hardiness Zone 8	Ft	FT		Sun	Dec/Ever
Holly Burford	6-9	7	7	1	All	E
Holly Willowleaf	6-9	7	7	1	All	E
Holley Little red	6-9	7	7	1	All	E
Hydrangea, Oakleaf	6-8	6	8	1	Part Sun and Shade	D
Loropetalum, Chinese (acidic soil req.)	7-9	4-9	4-8	2	Part Sun	E

Shrubs, Large, Could be considered small trees 10 feet or higher	Height @ Maturity		Width @ maturity	Sperry Rating	Shade, Part Sun, Dec/Ever	
	Hardiness Zone 8	Ft	FT		Sun	Dec/Ever
Viburnum	6-9	15	12	1	Part Sun and Shade	D
Holly:						

Nellie R Stevens	6-9	16	12	1	All	E
Mary nell	6-9	10	8	1	All	E
Foster's	6-9	20	16	1	All	E
Savannah	6-9	20	16	1	All	E
Yaupon	6-9	15	15	1	All	E
Possumhaw	6-8	12	12	1	All	E
Cardinal	6-9	12	8	1	All	E
Liberty	6-9	12	8	1	All	E
Festive	6-9	12	8	1	All	E
Oakland	6-9	12	8	1	All	E
Patriot	6-9	12	8	1	All	E
E Oakleaf	6-9	12	8	1	All	E
Red Hollies						
Robin	6-9	15	10	1	All	E
Oakleaf	6-9	12	8	1	All	E
Chaste Tree, Vitax	6-9	8-10	5-8	NR	Sun	D
Chitalpa- Hybrid,	6-9	30	20-30	NR	Sun	D
Holly Emily Brunner	7-9	15-20	5-8	NR	Sun, Part Shade	E
Holly Needlepoint	7-9	10	12	NR	Sun, Part Shade	E

Small Trees, Ornamental and Large Shrubs	Hardiness Zone 8	Height @ Maturity Ft	Width @ maturity FT	Sperry Rating	Shade, Part Sun, Sun	Dec/Ever
Crape myrtle, (top trimming not allowed)	6-9	10-30	10-25	1	Sun	D
Holly, American	7-9	30	25	1	All	E
Japanese Maple	6-8	5-25	5-25	1	Shade	D
Texas White, Dogwood,	6-9	20	20	1	Part Shade and shade	D
Cherry laurel, Compacta, Bright n Tight	7-9	15	15	2	Sun and part sun	D

Magnolia Deciduous, Little Gem	6-10	15-20	7-10	2	Sun and part sun	E
E redbud, (disease prone)	6-9	25	25	2	Sun and part sun	D
Desert willow,	7-9	20	20	2	Sun	
Forest Pansy, Red Bud (disease prone)	5-9	20-30	25-35	NR	Sun and part sun	D
Wirt L. Winn'latifolia, Eggleston Holly	6-9	20-25	8-15	NR	Sun and part sun	E
Wax myrtle, (short life cycle)	7-9	12	8-10	NR	Sun and part sun	D

Trees Front Yard:	Height @ Maturity		Width @ maturity		Sperry Rating	Shade, Part Sun, Sun	
	Hardiness Zone 8	Ft	FT			Dec/Ever	
Elm-Cedar	6-8	50	40	1	Sun	D	
Maple Shantung	6-9	40	35	1	Sun	D	
Bur Oak	6-9	60	60	1	Sun	D	
Chinquapin Oak	6-9	50	50	1	Sun	D	
Shumard Red Oak	6-9	50	50	1	Sun	D	
Maple Autumn x red	6-9	40	35	2	Sun	D	
Pine, Slash (not street permitted)	6-9	60	40	2	Sun	E	
Pine, Loblolly (not street permitted)	6-9	60	40	2	Sun	E	
Maple October Glory	4-9	40-50	35	NR	Sun, part Sun	D	

Trees Back Yard Only:	Height @ Maturity		Width @ maturity		Sperry Rating	Shade, Part Sun, Sun	
	Hardiness Zone 8	Ft	FT			Dec/Ever	
Juniper: Eastern red cedar (Insect & bag worm prone)	6-9	45	40	1	Sun	E	
Elm-Cedar	6-8	50	40	1	Sun	D	
Ginkgo: Hybrid (male) varieties only	6-9	30	30	1	Sun	D	
Magnolia southern	6-9	60	40	1	Sun	E	
Pecan, Hickory	6-9	60	60	1	Sun	D	

Cypress, bald	6-9	60	50	2	Sun	D
Elm Lacebark	6-9	45	45	2	Sun	D
Magnolia grandiflora	7-9	25	20	2	Shade, Part Sun, Sun	E
Elm American	6-9	60	60	3	Sun	D
River birch-Heritage,	6-8	25	20	3	Sun	
Elm American	6-9	60	60	3	Sun	
Pine, Eldarica	6-8	30	25	3	Sun	E
Pine Bigtooth	5	40-50	20-30	NR		D
Oak, English	4-8	75-100	75-100	NR	Sun, part Sun	D
Eve's necklace (Spring flowering)	7	15-35	10-20	NR	shade	D
Highrise Live Oak	7-10	40	25	NR	Sun	

Yards visible from the street shall not have ornamental trees or shrubs

GROUNDCOVER:	Hardiness Zone 8	Height inches	Width inches	Sperry rating	Shade, Part Sun, Sun	Dec/Ever
Asian Jasmine,	7-9	6	Spreads	1	Sun and part sun	E
Liriope various varieties,	6-9	15	15	1	Sun and part sun	E
Ferns						
Southern wood	7-9	18-30	12-16	1	Part sun and shade	D
Holly	7-9	18-30	12-18	1	Part sun and shade	E
Autumn	6-8	18-24	12	1	Part sun and shade	D
Prostrate juniper, various varieties,	6-9	4-18	Spreads	1	Part sun and shade	E
Purple wintercreeper,	6-9	10	Spreads	1	Sun and part sun	E
Mondgrass	6-9	8	6	1	Part sun and shade	E

Mondograss dwarf	6-9	3	3-4	1	Part sun and shade	E
Hedera Ivy, English, Persian, various varie	6-9	6	Spreads	2	Shade	E
Ajuga,	6-8	6	6	3	Shade	E
Vinca,	7-9	10	24	3	Shade	E

Grasses	Hardiness Zone 8	Height inches	Width inches	Sperry Rating	Shade, Part Sun, Sun	Dec/Ever
Maiden grass, various varieties,	6-9	48-72	48-60	1	Sun and part sun	D
Mexican feathergrass,	7-9	18	10	1	sun	D
Fountain grass,	6-9	18-30	15-18	1	Sun	D
Liriope	6-9	15	15	1	Sun and part sun	D
Muhly grass,	6-9	24-30	30-36	2	Sun and part sun	D

Vines/ Screening:	Hardiness Zone 8	Height @ Maturity Ft	Width inches	Sperry Rating	Shade, Part Sun, Sun	Dec/Ever
Carolina Jessamine,	7-9	15	15	1	All	E
Clematis various varieties,	7-9	15	10	1	Sun and Part Sun	E
Climbing roses,	6-9	20	20	1	sun	E
Hedera Ive, English,	8-9	20	20	1	Sun and Part Sun	E
Confederate Jasmine	7-9	15	15	1	Sun and Part Sun	E
Campsis Trumpet vine,	6-9	15	30	1	Sun	D
Wisteria: , Silverlace vine, Coral Vine, Fig Ivy, Passion vine	6-9	40	40	2	Sun	D
Bignonia capreolata Crossvine,	6-9	20	20	2	Sun and Part Sun	D

Evergreen wisteria,	8-9	10	10	2	Sun and Part Sun	E
Boston ivy, Virginia creeper,	6-9	40	40	3	Sun and Part Sun	D
Coral Honeysuckle,	6-9	10-8	15	3	Sun	E

Turf Grasses		Shade, Part Sun, Sun
Bermuda		Full Sun
St Augustine		Sun, Part shade
Zoysia, Palisades (most shade tolerant)		Sun and part shade

Perennials	Season, flowering	Height inches	Width inches	Sperry Rating	Shade, Part Sun, Sun
Candytuff	Spring	18-60	12-15	1	Sun, Part Sun
Daylily	Spring	12-48	12-24	1	Sun
Achillea Yarrow, various varieties,	Spring	12-36	12-18	1	Sun, Part Sun
Salvia Sage, Autumn, Mexican, various varieties,	Spring, Fall	18-24	18	1	Sun, Part Sun
Canna	Summer	18-60	12-16	1	Sun, Part Sun
Chrysanthemum Garden mums, various varieties,	Fall	15-42	15-24	1	Sun
Iris,	Early Winter, Early Spr	20-42	12-18	1	Sun, Part Sun
Rudbeckia Blackeyed Susan, various varieties	Summer	15-18	10-12	1	Sun
Yucca, Red	Summer	36-48	16.24	1	Sun
Shasta Daisy	Spring	12-36	10-18	1	Sun, Part Sun
Thrift	Early Winter, Early Spr	6-8	18-20	1	Sun, Part Sun
Yarrow	Spring	12-36	12-18	1	Sun, Part Sun
Coreopsis Daisy, Shasta, Ox-eye	Spring	15-24	12-18	2	Sun, Part Sun

Penstemon,	Spring	15-36	12	2	Sun
Day Lillies, continous blooming	Spring, Fall	12-48	12-24	2	Sun, Part Sun
Mexican petunia, (invasive)	Spring, Fall	10-30	12-18	2	Sun, Part Sun
Verbena Aster, Stokes, Tahoka,	Spring, Fall	6-12	12-18	2	Sun
Blackfoot Daisy,	Summer	6-12	6-10	2	Sun, Part Sun
Coneflower	Summer	60-70	24	2	Sun
Mexican Mint Marigold,	Fall	18-30	15-18	2	Sun, Part Sun
Aquilegia Columbine Hinckley's,	Spring	15-20	12-15	2	Shade
Butterfly bush/Weed	April/May	18	15	2	Sun, Part Sun
Hosta	Spring/Summer	12-24	12-15	2	Shade
Lavandula Lavender,	Spring, Summer	16-20	16-20	2	Sun
Liatris Gayfeather,	Late Summer	18-24	16-24	2	Part Sun, Shade
Lythrum Cultivars only Modern's Pink, etc.	Summer	18-24	8	2	Sun, Part Sun
Perovskia Russian sage	Summer	30-40	24-30	2	Sun, Part Sun
Sedum various varieties	Year round	3-8	8-12	2	Sun
Stachys Lamb's ear,	Spring/Summer	10-12	12-15	2	Sun, Part Sun
Texas skullcap,	Summer	12-18	12-24	2	Sun
Zinnia Linearis, angustifolia	Summer	8-42	8-24	2	Sun
Philox	Winter, Early Spr	4-6	15-18	2	Sun, Part Sun
Allium, (Bulb)	March/April	12-24	8-12	3	Part Sun, Shade

Annuals	Season	Height inches	Width inches	Sperry rating	Shade, Part Sun, Sun
Pansy, Matrix	Cool	8-10	12-12	1	Sun
Dianthus	Cool	8-12	8-12	1	Sun
Sweet Alyssum	Cool	3-4	10-12	1	Sun
Swiss Chard	Cool	14-16	10-14	1	Sun
Viola	Cool	8-10	10-12	1	Sun
Alternanthera	Warm	14-20	12-16	1	Sun
Angelonia, summer snap dragon	Warm	12-16	10-12	1	Sun

Begonia, Green	Warm	8-15	10-15	1	Part Sun, Shade
Begonia, Red	Warm	8-15	10-15	1	Sun
Caladium	Warm	10-16	8-12	1	Part Sun, Shade
Lantana,	Warm	8-36	10-24	1	Sun
Coleus	Warm	16-30	16-20	1	Part Sun, Shade
Euphorbia	Summer	12-24	8-12	1	Sun, Part Sun
Firebush	Summer	16-24	15-20	1	Sun
Copper Plant	summer	24-36	16-20	1	Sun
Impatiens, Hybraid	Spring/Fall	12-18	12-15	1	Part Sun, Shade
Moss Rose/ Potulaca	Summer	6-8	8-10	1	Sun
Pentas	Summer	12-16	10-12	1	Sun, Part Sun
Purslane	Summer	8-10	10-12	1	Sun
Sweet Potato, ornamental	Summer	10-12	18-20	1	Sun
Cabbage/Kale	Cool	12-14	12-16	2	Sun
Calendula	Cool	12-20	12-16	2	Sun
Cyclamen	Cool	8-14	6-10	2	Sun, Part Sun
Dusty Miller	Cool/Winter	10-16	10-14	2	Sun
English Daisy	Cool	8-10	8-10	2	Sun
Foxglove	Spring	24-36	12-15	2	Sun
Petunia	Winter/Spring	8-10	10-12	2	Sun
Marigold	Spring/Fall	10-36	10-20	2	Sun
Periwinkle	Summer	8-12	10-12	2	Sun
Zinnia	Spring/Fall	8-42	8-24	2	Sun
Pachysandra,	Summer	18-22	14-16	3	Sun

Notes

*If a tree, shrub, plant etc that is currently on the lot and is being replaced, they must be replaced by a tree, shrub plant etc from the approved list

*The Sperry rating comes from Neil Sperry, who specializes in Texas trees, shrubs and plants
*If a tree, shrub or plant are not on the list, a homeowner will be required to complete an ACC review and receive approval before planting.



D222222382
NOTICE
Pages: 12
Fees: \$63.00

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS OF
TARRANT COUNTY, TEXAS
09/08/2022 11:41 AM

Mary Louise Nicholson
MARY LOUISE NICHOLSON
COUNTY CLERK