



THE TEXAS LIVING FENCE™

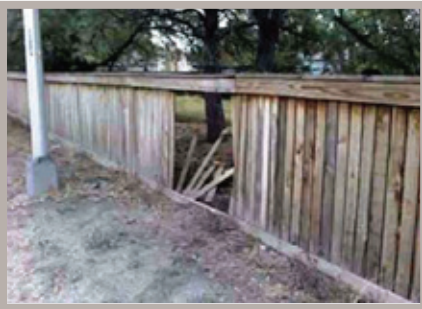


Solid Board Yard Fencing.

P E R H A P S T H E R E I S A B E T T E R I D E A

Your developer, The Lookout Development Group, has spent decades of trial and error in attempting to create more unique “streetscapes” here in the hill country of Central Texas. Our goal is to deliver not another “cookie cutter subdivision” but create more artful “Master Planned Communities” with a common aesthetic vision. A community that actually looks better as it ages and with property values that also grow over time.

It is unfortunate but true that most subdivision streetscapes look pretty much the same. We have learned to ask “why”. In terms of fences - “why do almost all builders and homeowners install the same wooden privacy fence”? It is true that these common fences provide privacy and keep the kids and pets in the “corral”.



“Good fences make good neighbors” is an old adage made famous by Robert Frost’s poem, Mending Wall. We could not agree more. It isn’t a question of needing to “hide” anything behind privacy fences (although this unfortunately may be necessary if you have a bad neighbor). It is just that few of us want to live under a microscope. Even good neighbors don’t enjoy feeling obligated to wave “hello” every time they step outside. We get that. And we have proven the “Texas Living Fence” is a better alternative on many levels.

Please know that we are not asking you to be the “test model” for this concept. We have proven the popularity of the “Texas Living Fence” in

SOLID FENCE PROBLEMS

- Hinders the viewscapes
- Ages with exposure causing warp and rot
- Never uniform in appearance and often stained a myriad of colors
- High maintenance and costly to replace at 6-10 years
- Helps disburse a wildfire
- Introduces insects and termites to a community of masonry homes
- May lean or fall, creating a hazard
- Causes an ongoing enforcement issue with the Property Owners Association
- Creates a grid-like appearance to the community, while nature is more curvilinear
- Provides no room for creativity on the part of the owners, no sense of a common aesthetic
- Wood is a hardscape, not an organic “softscape”



LIVING FENCE BENEFITS

- Cost; over time the “Texas Living Fence” saves on maintenance
- More beautiful in terms of color, form and texture
- Seasonal variations ranging from spring flowers to autumn foliage
- Fruit production for household consumption and pollinators to attract birds
- Organic and curvilinear shaped plantings mimic nature, effectively rendering each home as individual works of art
- Deed restriction violations on fence repair will be an insignificant issue as the community matures
- A community that will look better over time as more owners embrace the concept and each “Texas Living Fences” matures; it is a major component of long term property values
- Provides privacy, wind and noise barrier; wind breaks can save up to 20% on heating bills during Texas winters
- Neighbors can “work together” if desired for even more creativity in design
- Shade trees strategically planted on the west and south sides of homes can cut cooling costs up to 50%

Austin’s #1 Master Planned Community - Crystal Falls. We have also commissioned a series of landscape palettes by our Landscape Architect to assist you in your specific design. Each has its own benefits. Some are easy and inexpensive to install but may take time to mature. Others are more elaborate but may yield more immediate results as to screening. The main thing to understand is that a “**Texas Living Fence**” delivers a beautiful streetscape and will set us apart as a community - while affording the privacy you desire. And there is something for every budget.

THE TEXAS LIVING FENCE™ SUSTAINABILITY

The admitted downside to a living fence is it will require some watering. Some designs will need frequent watering and some maintenance; others in the water thrifty xeriscape palette - almost no maintenance or watering. Our desire is to take away every excuse for failing to maintain a beautiful yard by mitigating the cost of potable water by providing reclaimed water in some of our communities. In our communities where reclaimed water is not available, we encourage the use of rainfall harvesting devices for the landscape irrigation and endorse the xeriscape “palettes” contained in the manual.

COST

The cost to install the Texas Living Fences should be considered relative to the “standard” cedar fence found in most subdivisions. The typical top-capped cedar board fence is \$18 per linear foot compared to decorative steel picket at \$25 per linear foot. This initial investment pays for itself quickly since the cedar fence requires annual staining and maintenance plus replacement every 10 years while the steel picket requires no ongoing maintenance or replacement. The landscaping component of the Texas Living Fence can be accomplished for as little as \$500 dollars for the minimal palette and upwards of \$3,000 for the more elaborate options.

DESERT Palette

RECOMMENDED DESERT PLANTS

EVERGREEN CLIMBING VINES

- HH Hall's Honeysuckle
- CH Cape Honeysuckle
- BG Bougainvillea
- LB Lady Banks Rose
- CC Cat's Claw
- TV Trumpet Vine
- CJ Confederate Jasmine



Yucca



Agave



Portulaca



Trumpet Vine



Lady Banks Rose

SHRUBS & ORNAMENTAL GRASSES

- YU Yucca
- RY Red Yucca
- SO Sotol
- SE Sedum
- CT Cactus
- AG Agave
- DY Dwarf Yaupon
- OC Ocotillo

GROUNDCOVERS

- PT Portulaca
- CL Creeping Lantana
- MH Mexican Heather
- VB Verbena



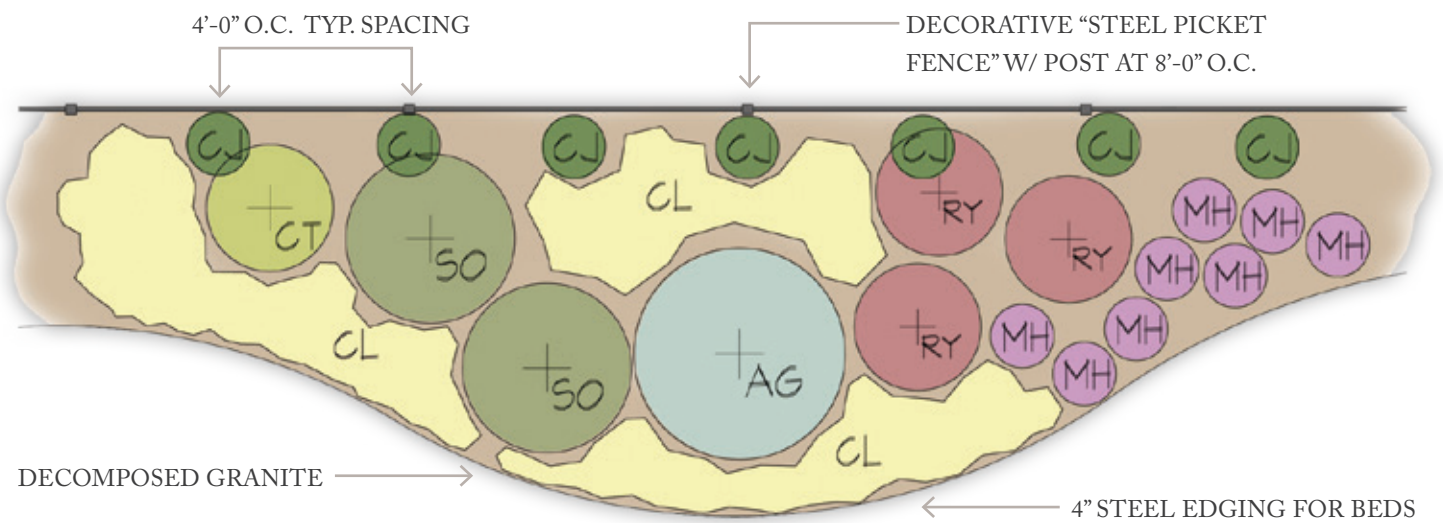
PROS

- Drought Tolerant
- Low Maintenance
- Low Water Requirements
- Minimal Fertilization



CONS

- Less Color
- Reduced Plant Selection



XERISCAPE Palette

RECOMMENDED XERISCAPE PLANTS

EVERGREEN CLIMBING VINES

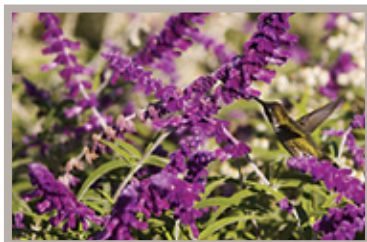
- CF Creeping Fig
EI English Ivy
IT Ivy Treebine
MG Mustang Grape
GB Greenbriar

SHRUBS & ORNAMENTAL GRASSES

- PT Rosemary
YH Yaupon Holly
DYH Dwarf Yaupon Holly
CE Cotoneaster
PH Purple Fountain Grass
MF Mexican Feather Grass
PG Pampas Grass
MG Muhly Grass
DG Dwarf Pampas Grass
AS Autumn Sage
IR Iris
SE Sedum
SO Sotol
SE Sensia
ND Nandina
YU Yucca
RY Red Yucca
PP Prickly Pear Cactus
GL Giant Liriope
FF Foxtail Fern
AG Asparagus Fern
VB Viburnum
SP Sago Palm
SH Sacahuista
WM Wax Myrtle
DY Dwarf Yaupon

GROUNDCOVERS

- PT Portulaca
CL Creeping Lantana
MH Mexican Heather
VB Verbena



Autumn Sage



Viburnum



Mexican Feather Grass



Lantana



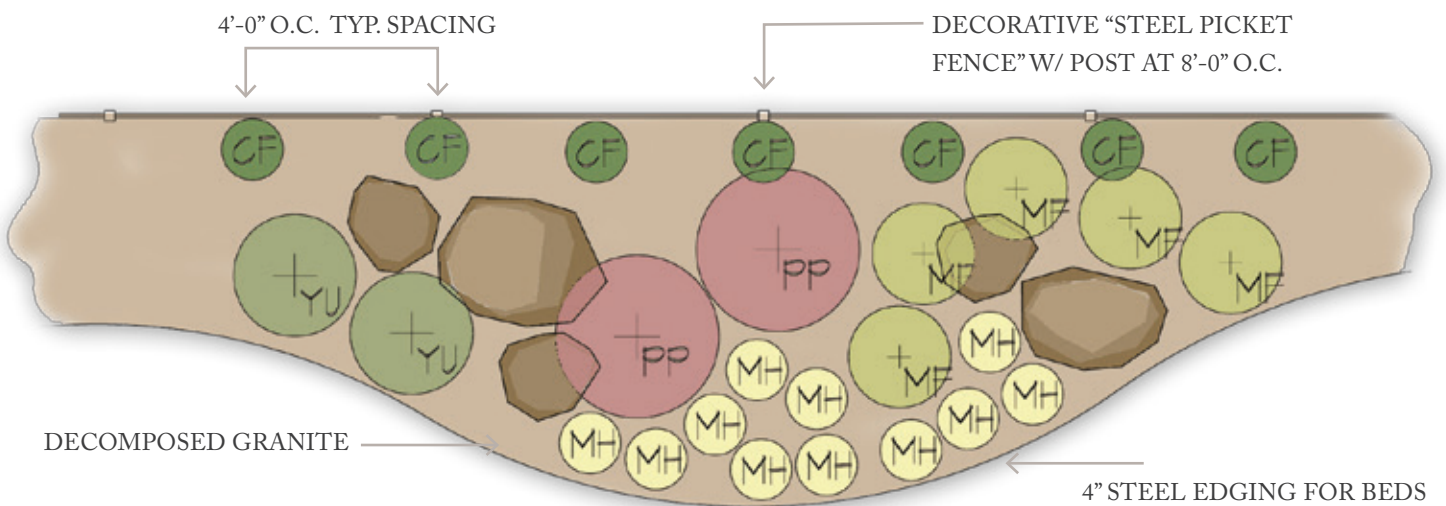
Muhly Grass

+ P R O S

- Drought Tolerant
- Low Maintenance
- Low Water Requirements

- C O N S

- Less Color
- Reduced Plant Selection
- Less Plant Material



HILL COUNTRY Palette

RECOMMENDED HILL COUNTRY PLANTS

EVERGREEN CLIMBING VINES

- RV Red Wall Virginia Creeper
- CV Coral Vine
- PF Passion Flower
- CF Creeping Fig
- CH Coral Honeysuckle
- SL Scarlet Leatherflower Clematis
- IT Ivy Treebine
- HI Hibiscus



Texas Sage



Coral Honeysuckle



Plumbago



Rosemary



Prickly Pear Cactus

SHRUBS & ORNAMENTAL GRASSES

- AG Agarita
- AS Autumn Sage
- EP Esperanza
- TS Texas Sage
- SO Sotol
- AV Agave
- YU Yucca
- CE Cotoneaster
- TC Turk's Cap
- PP Prickly Pear Cactus
- PB Plumbago
- MG Muhly Grass
- SH Sacahuista
- CW Coneflower
- BD Blackfoot Daisy
- RM Rosemary
- SV Salvia
- RR Rock Rose
- LE Lamb's Ear
- PF Purple Fountain Grass

GROUNDCOVERS

- LN Lantana
- AJ Asiatic Jasmine
- BV Butterfly Vine



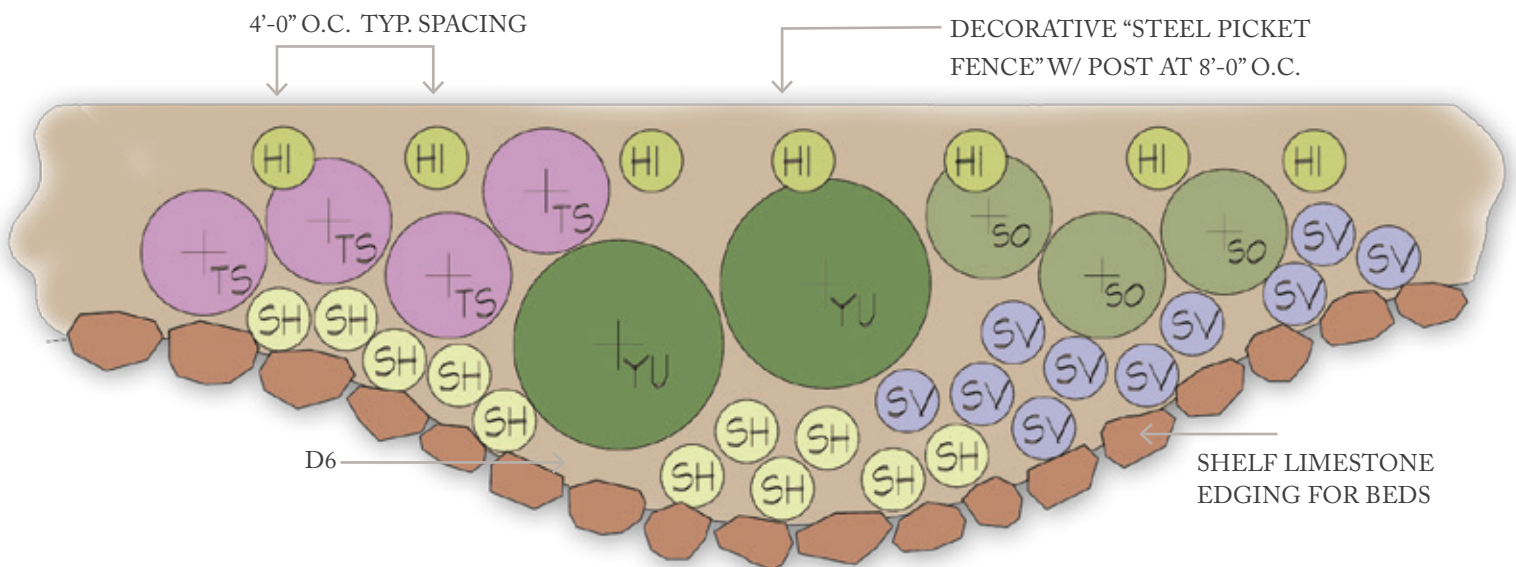
PROS

- Disease Resistant
- Drought Tolerant
- Low Maintenance
- "Hill Country" Character



CONS

- Although drought tolerant, requires supplemental water and care to maintain aesthetic
- Not as lush or vibrant as tropical palettes



FLOWERING Palette

RECOMMENDED FLOWERING PLANTS

EVERGREEN CLIMBING VINES

- RV Potato Vine
- XV Cross Vine
- SJ Star Jasmine
- PJ Pink Jasmine
- CJ Carolina Jessamine
- CR Climbing Rose
- BG Bougainvillea



Salvia



Cross Vine



Agapanthus



Carolina Jessamine



Purple Fountain Grass

SHRUBS & ORNAMENTAL GRASSES

- EP Esperanza
- RY Red Yucca
- CS Compact Sensia
- SV Salvia
- PB Plumbago
- CP Coral Plant
- MH Mexican Heather
- CP Crape Myrtle
- TS Texas Sage
- IR Iris
- AG Agapanthus
- TC Turk's Cap
- IH Indian Hawthorne
- PG Pampas Grass
- MG Muhly Grass
- MF Mexican Feather Grass
- DG Dwarf Pampas Grass
- PF Purple Fountain Grass

GROUNDCOVERS

- LN Lantana
- AJ Asiatic Jasmine
- BV Butterfly Vine



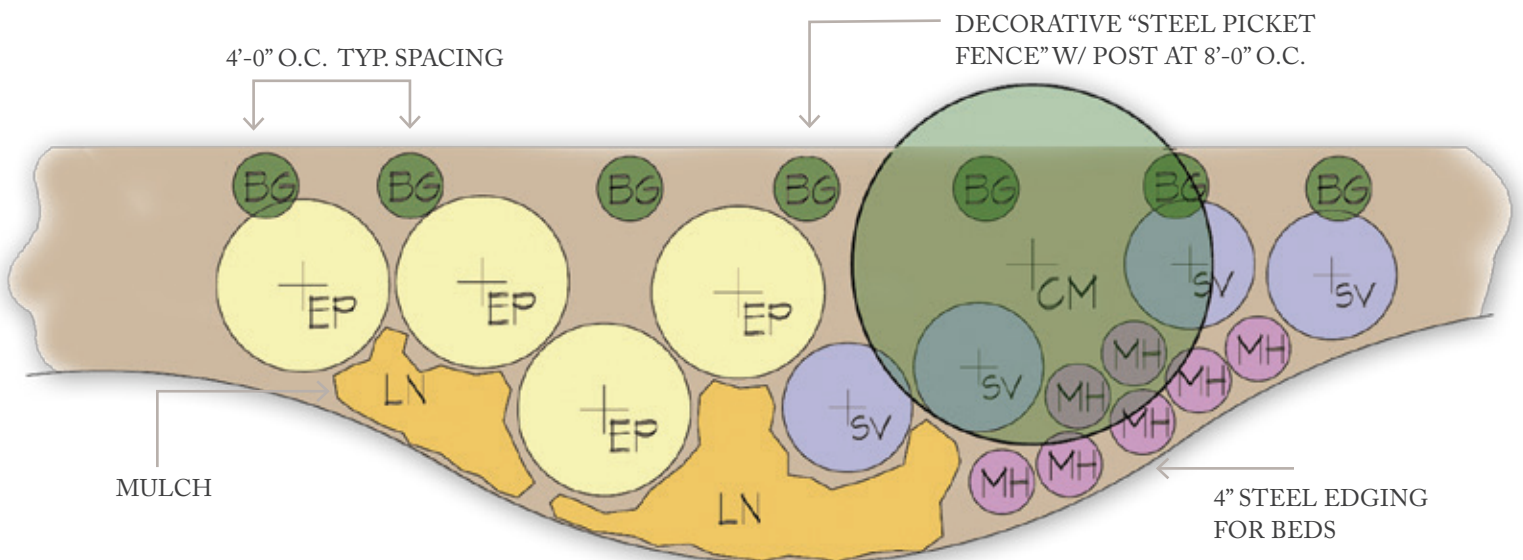
PROS

- Seasonal Color
- Lush/Vibrant Aesthetic



CONS

- Requires More Fertilization
- More Maintenance
- Needs More Water



SHADE Palette

R E C O M M E N D E D S H A D E P L A N T S

LARGE TREES

SY Sycamore
LO Live Oak
BC Bald Cypress
CE Cedar Elm
SO Shumard Red Oak
MC Montezuma Cypress
BO Burr Oak

SMALL TREES

MS Mexican Sycamore
HS Huisache
TP Texas Persimmon
VX Vitex

FLOWERING TREES

TM Texas Mountain Laurel
CM Crape Myrtle
ER Eastern Redbud
MO Mexican Olive
MB Mexican Buckeye

SHRUBS & ORNAMENTAL GRASSES

AG Agarita
AS Autumn Sage
TS Texas Sage
SV Salvia
IH Indian Hawthorn
PB Plumbago
FF Foxtail Fern
CW Coneflower
ND Nandina
BB Beauty Berry
CD Caladium
GL Giant Liriope

EVERGREEN CLIMBING VINES

CF Creeping Fig
CV Coral Vine
PF Passion Flower
CJ Confederate Jasmine
PV Potato Vine

GROUNDCOVERS

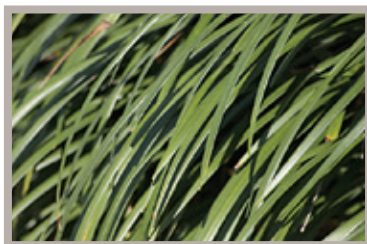
MG Monkey Grass
MH Mexican Heather
AJ Asiatic Jasmine
BV Butterfly Vine
VB Verbena
PT Portulaca



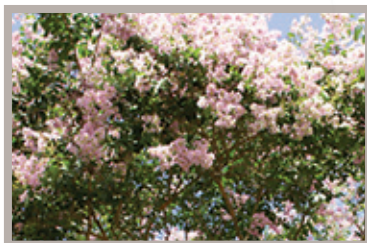
Beauty Berry



Indian Hawthorne



Liriope



Crape Myrtle



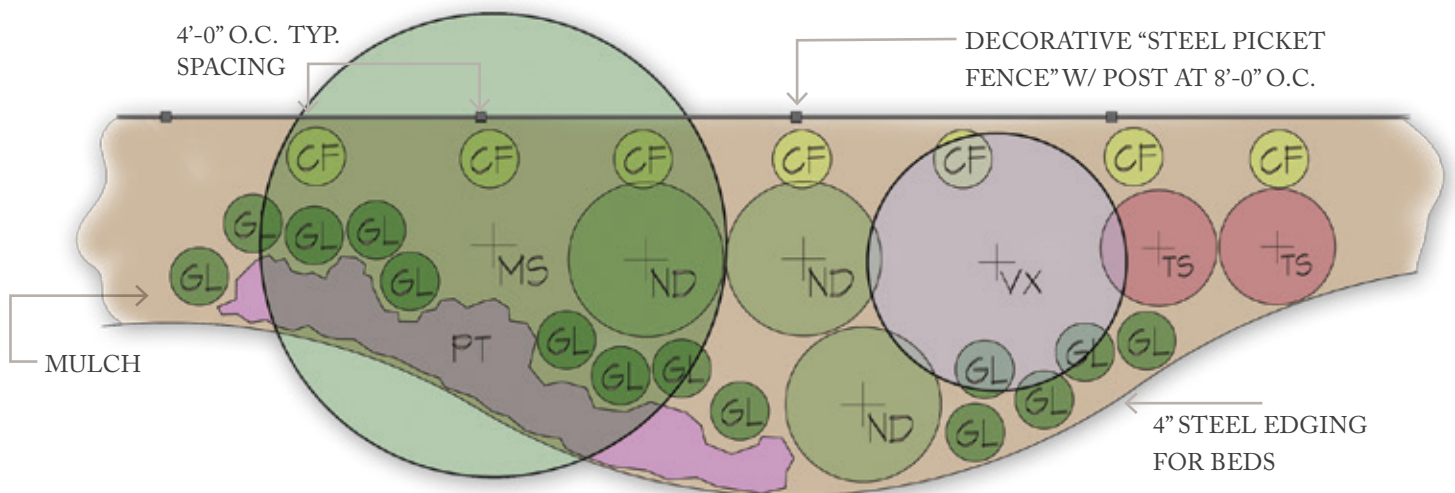
Potato Vine

+ P R O S

- Seasonal Flower/
Foliage Color
- Trees provide shade,
block winds and create
a buffer/screen
- Lower Utility Bills

- C O N S

- Limited Color Selection
- Reduced Plant Selection



MINIMAL Palette

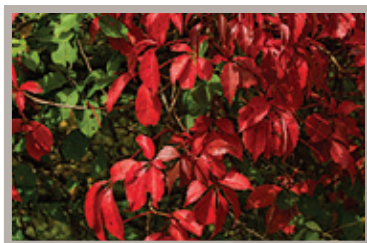
R E C O M M E N D E D M I N I M A L P L A N T S

EVERGREEN CLIMBING VINES

- EI English Ivy
- CF Creeping Fig
- PF Passion Flower
- CV Coral Vine
- TV Trumpet Vine
- CJ Confederate Jasmine
- VC Virginia Creeper



Creeping Fig



Virginia Creeper



Passion Flower



English Ivy



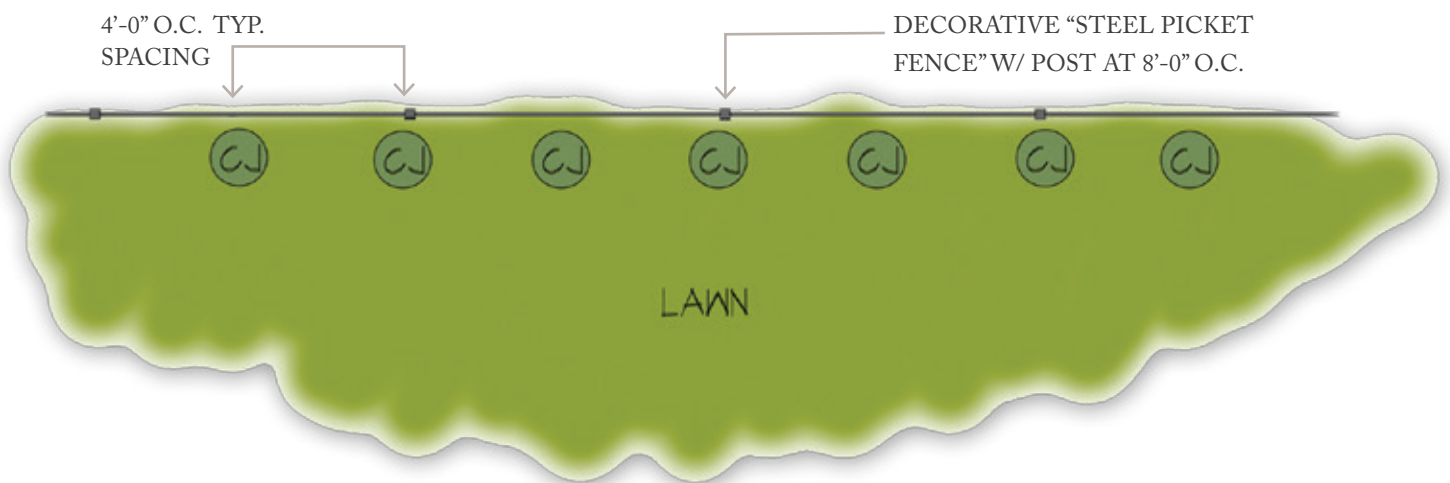
Confederate Jasmine

+ P R O S

- Maximizes Lawn Area
- Little to No Maintenance
- Low Water Requirements
- Much Lower Cost

- C O N S

- Less Color
- Reduced Plant Material





THE TEXAS LIVING FENCE™

THE LOOKOUT DEVELOPMENT GROUP

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