



# 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

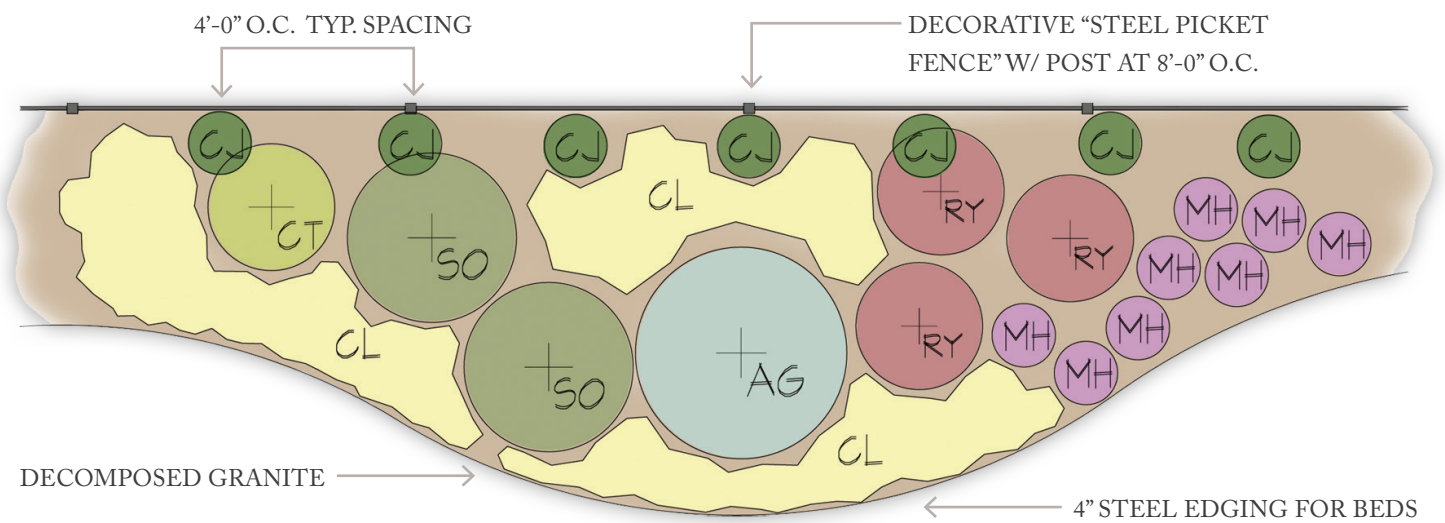
- Drought Tolerant
- Low Maintenance
- Low Water Requirements
- Minimal Fertilization



#### 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

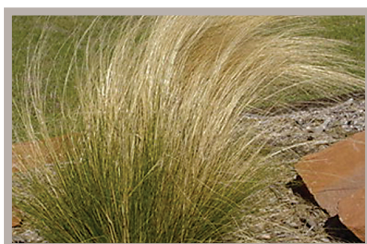
- PT Portulaca  
CL Creeping Lantana  
MH Mexican Heather  
VB Verbena



Autumn Sage



Viburnum



Mexican Feather Grass



Lantana



Muhly Grass

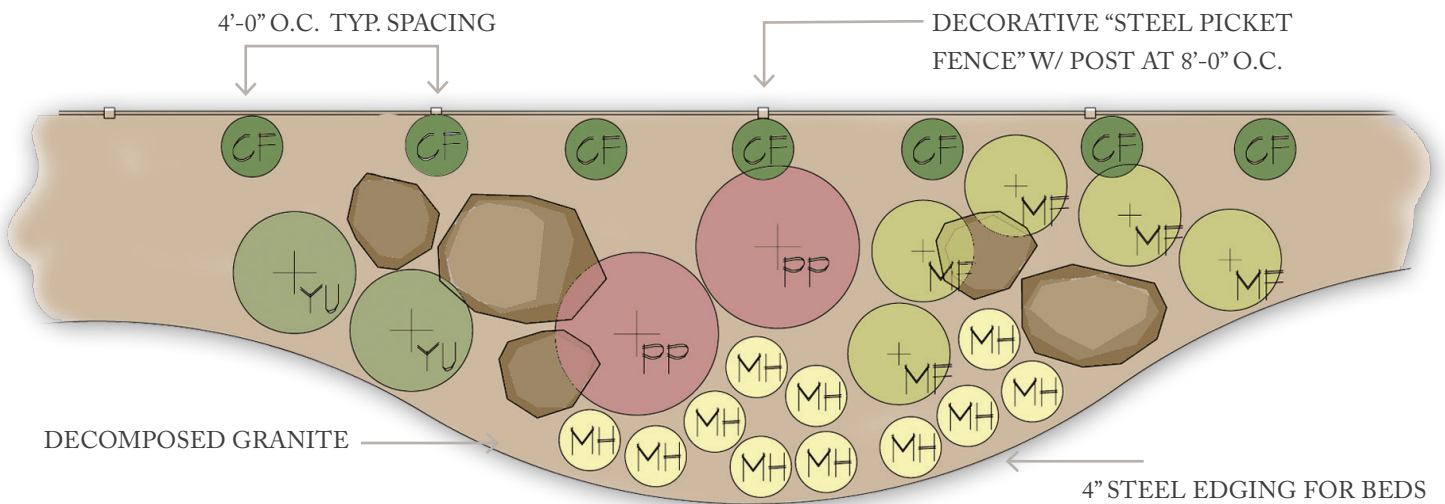
### + PROS

- Drought Tolerant
- Low Maintenance
- Low Water Requirements

### - CONS

- 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

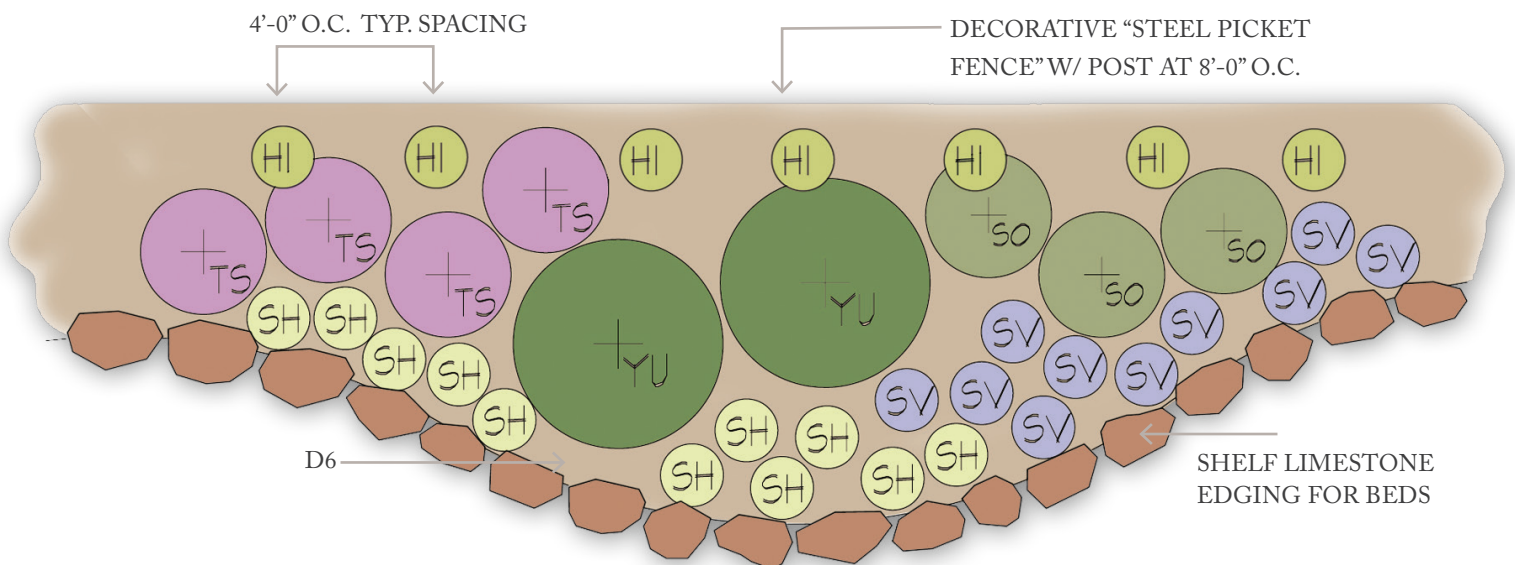
#### + P R O S

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

#### - C O N S

- 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

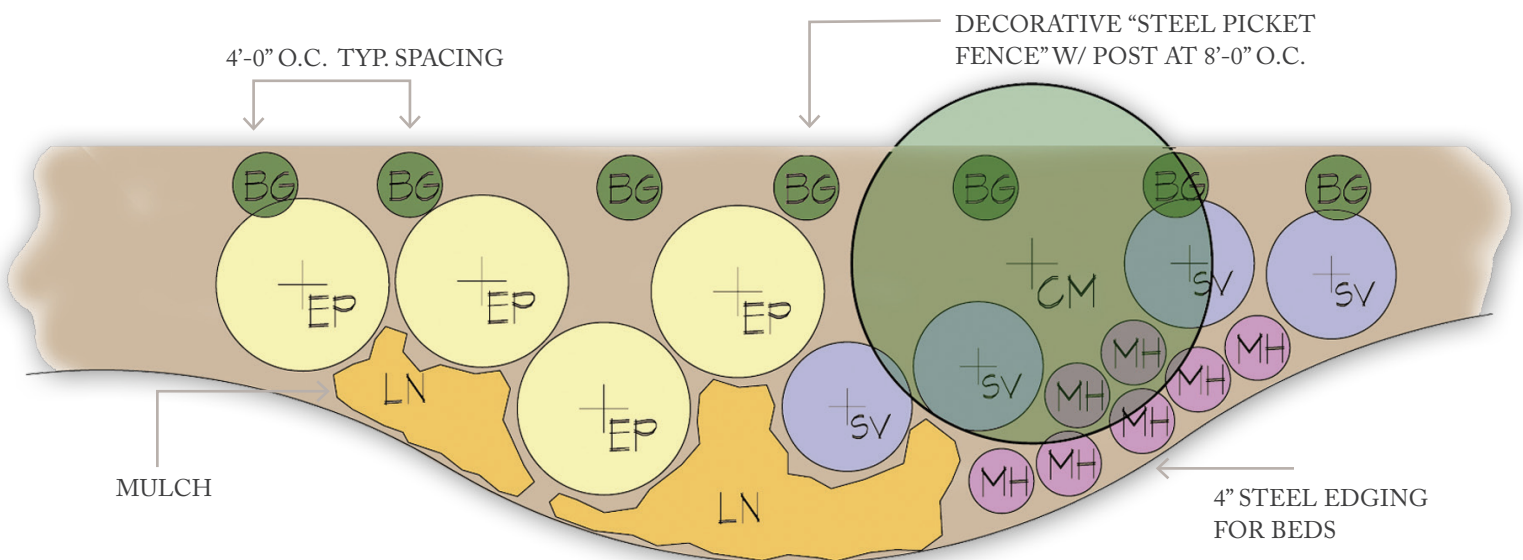
#### + P R O S

- Seasonal Color
- Lush/Vibrant Aesthetic

#### - C O N S

- 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

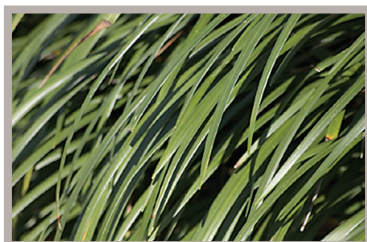
MG Monkey Grass  
MH Mexican Heather  
AJ Asiatic Jasmine  
BV Butterfly Vine  
VB Verbena  
PT Portulaca



Beauty Berry



Indian Hawthorne



Liriope



Crape Myrtle



Potato Vine

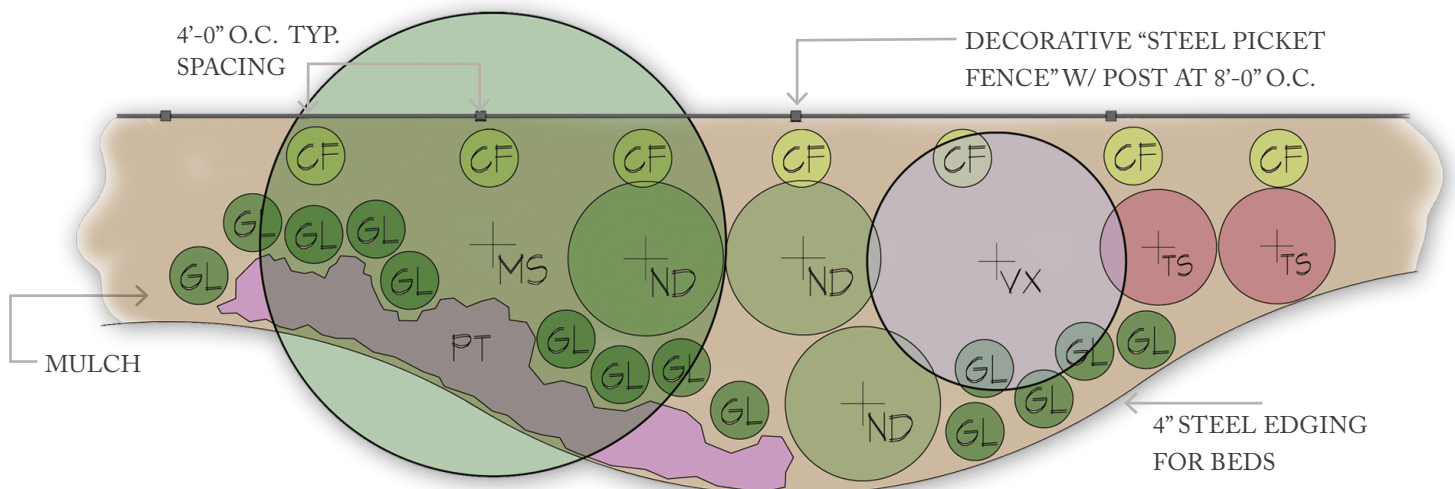
### + P R O S

- 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

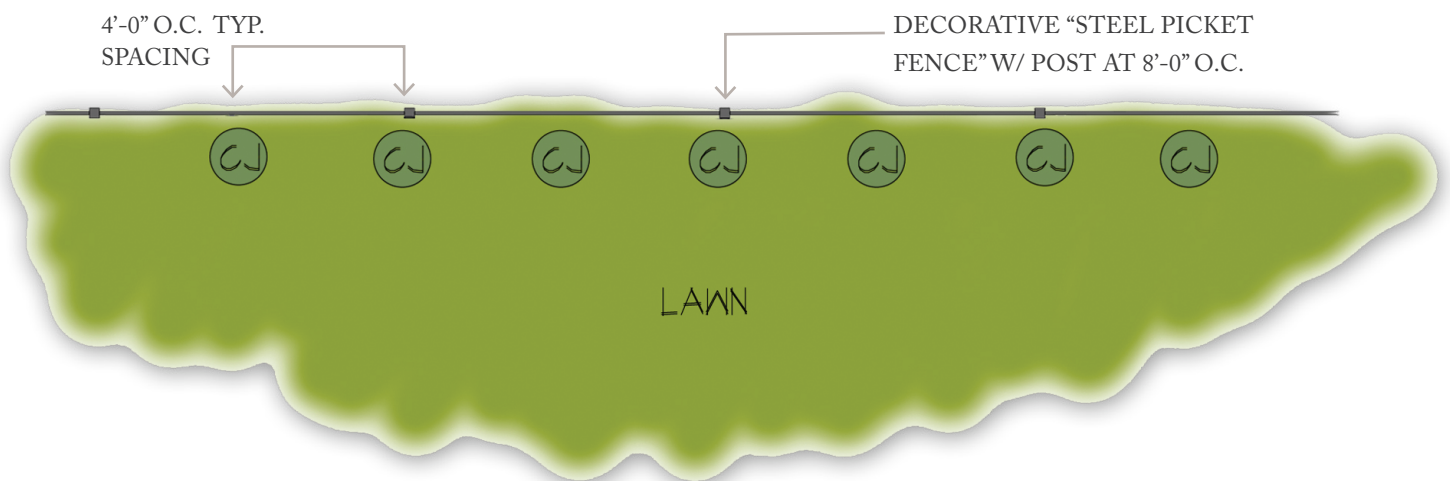
### + P R O S

- 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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