

SUPPLEMENTAL NOTICE OF DEDICATORY INSTRUMENTS
for
LANTANA RIDGE PROPERTY OWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

The undersigned, being the authorized representative of Lantana Ridge Property Owners Association, Inc. (the "Association"), a property owners' association as defined in Section 202.001 of the Texas Property Code, hereby supplements the instrument entitled "Notice of Dedicatory Instrument for Lantana Ridge Property Owners Association, Inc.", recorded in the Official Public Records of Real Property of Comal County, Texas under Clerk's File No. 201106040258 (the "Notice") were filed of record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the following documents are Dedicatory Instruments governing the Association.

- **Amended and Restated Oak Wilt Policy for Lantana Ridge Property Owners Association, Inc.**

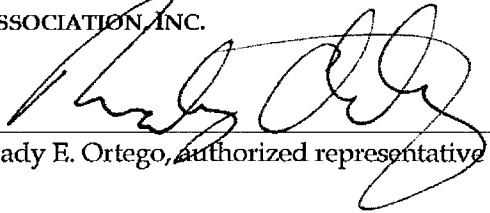
True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Comal County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Supplemental Notice are true and correct copies of the originals.

Executed on this 6th day of May, 2022.

LANTANA RIDGE PROPERTY OWNERS
ASSOCIATION, INC.

By:

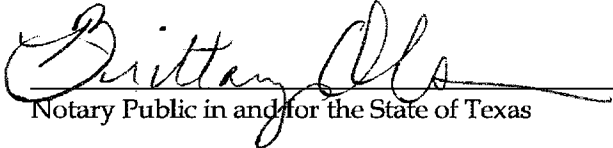

Brady E. Ortego, authorized representative

THE STATE OF TEXAS §

COUNTY OF Bexar §

BEFORE ME, the undersigned notary public, on this 6th day of May, 2022, personally appeared Brady E. Ortego, authorized representative of Lantana Ridge Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

AMENDED AND RESTATED OAK WILT POLICY
for
LANTANA RIDGE PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
 §
COUNTY OF COMAL §

I, Lauren Alisa Stewart, Secretary of Lantana Ridge Property Owners Association, Inc. (the "**Association**"), do hereby certify that in the open session of a properly noticed meeting of the Board of Directors (the "**Board**") of the Association, duly called and held on the 2nd day of May, 2022, with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Amended and Restated Oak Wilt Policy (this "**Policy**") was duly approved by at least a majority vote of the members of the Board present at the meeting.

RECITALS

1. The property encumbered by this Policy is that property restricted by (1) the Declaration of Covenants, Conditions and Restrictions for Lantana Ridge Unit 1, recorded in the Official Public Records of Real Property of Comal County, Texas, under Clerk's File No. 200006021697; (2) Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lantana Ridge Unit 1, recorded in the Official Public Records of Real Property of Comal County, Texas, under Clerk's File No. 200106024289; (3) Declaration of Covenants, Conditions and Restrictions for Lantana Ridge Unit 2, recorded in the Official Public Records of Real Property of Comal County, Texas, under Clerk's File No. 200206005353; (4) Declaration of Covenants, Conditions and Restrictions for Lantana Ridge Unit 3, recorded in the Official Public Records of Real Property of Comal County, Texas, under Clerk's File No. 200206023107; (5) First Amended and Restated Declaration of Covenants, Conditions and Restrictions for Lantana Ridge Unit 3, recorded in the Official Public Records of Real Property of Comal County, Texas, under Clerk's File No. 200306015056; and (6) the Amended and Restated Declaration of Covenants Conditions and Restrictions for Lantana Ridge Unit 6, recorded in the Official Public Records of Real Property of Comal County, Texas, under Clerk's File No. 200506010772, as same has been or may be amended from time to time (collectively, "**Declaration**"), and any other property which has been or may be subsequently annexed thereto and made subject to the authority of the Association.

2. The Declaration grants the Board the power to i) promulgate, amend, repeal and/or reenact rules covering any and all aspects of the Association's functions, including preservation of the Association Property; and ii) adopt rules, regulations and/or guidelines for the purpose of obtaining compliance therewith.

3. The Board has determined that, in order to protect and preserve the Property by providing updated guidance regarding the monitoring and maintenance of the tree disease

known as "Oak Wilt" within the Lantana Ridge subdivision (the "**Subdivision**"), it is appropriate and in the best interests of the Members of the Association to amend the Rule regarding Oak Wilt, recorded as Document No. 201806004606 in the Official Public Records of Comal County, Texas.

4. This Amended and Restated Oak Wilt Policy replaces and supersedes any previously recorded or implemented rule or policy that addresses the subjects contained herein, if any, adopted by the Association.

5. All capitalized terms in this Policy shall have the same meanings as that ascribed to them in the Declaration.

OAK WILT POLICY

1. Information Relating to Oak Wilt.

- a. Disclosure. Oak Wilt is a disease that has been recognized as causing massive tree losses in the Texas Hill Country. Losses vary with location, with the greatest losses occurring in the Hill Country. A management program has been developed through Texas A&M University which involves the use of cultural and chemical controls. Live Oak, Shumard Red Oak, Southern Red Oak, Spanish Oak, Blackjack Oak, Pin Oak and Water Oak are native oak species that are susceptible to the oak wilt fungus. They are members of the Red Oak group and will normally die in a few weeks to months after symptoms are observed, however, the White Oak group, including Bur Oaks, White Oaks and Post Oaks, are less susceptible to the disease but also may die from oak wilt. This information was obtained from the United States Department of Agriculture and USDA Forest Service Southern Research Station, New Orleans, Louisiana, How to Identify and Manage Oak Wilt in Texas, attached hereto as Exhibit "A".
- b. Identification. Foliar symptoms can be identified from yellowing or browning of veins of the leaves. For further identification see Exhibit "A".

2. Treatment/Prevention.

- a. Pruning. Research has shown that oak wilt is at the highest risk for transfer in the Spring. In order to prevent the spread of oak wilt, **oak tree pruning is prohibited from February 1st through June 30th of each year**. Owners may request permission from the Board to prune during the months of February, March, April, May, and June. Owners may not prune trees during the months of February through June without the prior written approval of the Board. The Board, in its discretion, may allow Owners to prune oak trees during the spring for the following reasons:
 - i. To accommodate public safety concerns, such as hazardous limbs, traffic visibility or emergency line clearance;
 - ii. To repair damaged limbs, such as from storms;

- iii. To remove limbs that are rubbing on a building or other structure or on other branches;
 - iv. To remove trees or limbs on sites where construction takes precedence;
 - v. To remove dead branches where live tissue is not exposed; or
 - vi. In accordance with the Oak Wilt Plan under Section 3 herein.
- b. Painting Wounds. Owners must paint fresh wounds on oaks, including pruning cuts and stumps, with tree sealant, wound dressing or paint immediately after pruning at all times of the year. Additionally, it is recommended that pruning tools and blades be sterilized prior to and in between cutting any oak trees as a precaution.
- c. Firewood. Firewood originating from oak trees must be stored away from healthy trees to prevent the spread of the disease. It is recommended the firewood be covered and sealed by clear plastic to prevent disease-baring insects from escaping.

3. **Monitoring and Management.**

- a. Monitoring and Identifying Oak Wilt. Unless treated, oak wilt can eventually kill various oak species in a given area. The Association may in its discretion monitor oak wilt throughout the Subdivision on an ongoing basis and, as appropriate, consult with a certified arborist or similar expert about how best to contain the spread of oak wilt throughout the Subdivision.
- b. Remedial Action – General. Should a certified arborist or similar expert deliver to the Association at Association’s request a written report recommending that particular steps be taken to prevent the spread of oak wilt within the Subdivision (the “Oak Wilt Plan”), the Oak Wilt Plan shall be submitted to a second certified arborist or similar professional for review and confirmation that such expert agrees with the need and appropriateness of the remedial actions set forth in the Oak Wilt Plan. Any remedial actions in the Oak Wilt Plan that are confirmed as necessary and appropriate shall be taken by the appropriate parties, as set forth below.
- c. Remedial Action for Common Areas. If the Oak Wilt Plan suggests remedial action for Common Areas, the Association shall ensure that such remedial action is taken in a timely manner, and the costs of such remedial action shall be borne by the Association.
- d. Remedial Action for Lots – Notice to Owners and Required Action. If the Oak Wilt Plan suggests remedial action be taken on one or more Lots, the Association shall deliver notice to the affected Owner(s) of such Lot(s). Such notice shall be in writing and include a copy of the Oak Wilt Plan. The notice shall require that the Owner(s) complete the required remedial action within 90 days of the date of the notice, at the sole cost and expense of the Owner(s), and to provide to the Association written

confirmation by a certified arborist or similar professional that such remedial actions have been completed.

- e. Failure To Take Action. A Lot Owner shall be deemed to have violated his maintenance responsibilities with regard to oak wilt management if the Owner fails to complete the remedial action identified and/or recommended in the Oak Wilt Plan and deliver the required certification of completion within the 90-day period set forth in Section 3(d) above. If an Owner is negligent in the performance of, or failure to perform, such remedial action, said Owner may be held liable for damages to nearby Lots and/or Common Areas.

4. Violations.

- a. Fines. Notwithstanding other provisions of this Policy to the contrary, Owners who violate Section 2 of this Policy will be subject to an immediate \$250 fine per violation. Each tree that is cut in violation of this Policy may be considered a separate violation. For repeat violations of this Policy (e.g., trimming trees out of season without permission on multiple occasions), the fines shall escalate in \$500 increments, and each tree that is cut may be considered a separate violation. In addition, an Owner who fails to take remedial action and provide written confirmation of completion in accordance with Section 3(d) may, at the sole and absolute discretion of the Board, be subject to an initial fine and subsequent fine(s) in an amount and interval as determined by the Board, depending on the severity and progression of the oak wilt and potential impact to common areas. The Association's managing agent shall have the authority and, absent a Board resolution otherwise on a case-by-case basis, is directed to send all notices as required by law and implement/levy these fines for violations of this nature.
- b. Liability. Any Owner negligent in the prevention or treatment of oak wilt on Owner's Lot may be held liable for damages to neighboring Lots or Common Areas.

5. Disputes; Disclaimer; Indemnity.

- a. Interpretation. In the event of any dispute regarding the effect or application of this Policy, the interpretation of the Board of the Association shall be final.
- b. Disclaimer. This Policy and the exhibit attached hereto are not a substitute for the consultation and recommendations of an arborist professional. The Association accepts no liability for any information contained in this Policy or the exhibit attached hereto.
- c. Indemnity.

OWNERS OF LOTS WITHIN THE SUBDIVISION HEREBY AGREE TO INDEMNIFY, PROTECT, HOLD HARMLESS, AND DEFEND (ON DEMAND) THE ASSOCIATION, INCLUDING ITS DIRECTORS, OFFICERS,

MANAGERS, AGENTS, EMPLOYEES AND COMMITTEE MEMBERS FROM AND AGAINST ALL CLAIMS (INCLUDING WITHOUT LIMITATION CLAIMS BROUGHT BY AN OWNER OR OCCUPANT) IF SUCH CLAIMS ARISE OUT OF OR RELATE TO THIS POLICY. THIS COVENANT TO INDEMNIFY, HOLD HARMLESS, AND DEFEND INCLUDES (WITHOUT LIMITATION) CLAIMS CAUSED, OR ALLEGED TO BE CAUSED, IN WHOLE OR IN PART BY THE INDEMNIFIED PARTIES' OWN NEGLIGENCE, REGARDLESS OF WHETHER SUCH NEGLIGENCE IS THE SOLE, JOINT, COMPARATIVE OR CONTRIBUTORY CAUSE OF ANY CLAIM.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Oak Wilt Policy was approved by not less than a majority vote of the Board as set forth above and now appears in the books and records of the Association, to be effective upon recording in the Official Public Records of Comal County, Texas.

TO CERTIFY which witness my hand this the 4th day of May, 2022.

LANTANA RIDGE PROPERTY OWNERS
ASSOCIATION, INC.

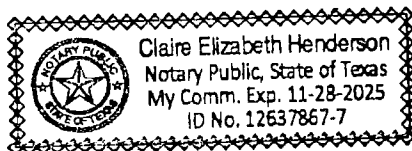
By: [Signature]

Printed: Lauren Alisa Stewart

Its: Secretary

THE STATE OF TEXAS §
 §
COUNTY OF COMAL §

BEFORE ME, the undersigned notary public, on this 4th day of May, 2022, personally appeared Lauren Alisa Stewart, Secretary of Lantana Ridge Property Owners 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 purpose and in the capacity therein expressed.



[Signature]
Notary Public in and for the State of Texas

periods for pruning are during the coldest days in midwinter and extended hot periods in mid-to-late summer. Regardless of season, all pruning cuts or other wounds in oak trees, including freshly-cut stumps and damaged surface roots, should be treated immediately with a wound or latex paint to prevent exposure to contaminated insect vectors.

Transporting unseasoned firewood from diseased red oaks is a potential means of spreading the oak wilt fungus. Oak wilt cannot be transmitted by burning infected firewood, but fungal mats may form on firewood in storage. Presently no vectors have been proven to transmit the fungus from live oaks to other oak trees, but diseased wood from any oak species should never be stored near healthy oak trees unless precautions are taken. It is best to purchase wood that has been thoroughly dried for at least one full year. If firewood from diseased trees is stored near healthy oak trees, it should be covered with clear plastic with the edges buried to prevent insects from leaving the pile.

Stopping Spread Through Roots

Measures can be taken to break root connections between live oaks or dense groups of red oaks to reduce or stop root transmission of the oak wilt fungus. The most common technique is to sever roots by trenching at least 4 ft deep with trenching machines, rock saws, or ripper bars. Trenches more than 4 ft deep may be needed to assure control in deeper soils. Although not required, commercially-available root barriers may be inserted in the trench to reduce the potential for trench breakouts. Correct placement of the trench is critical for successful protection of uninfected trees. There is a delay between colonization of the root system by the fungus and appearance of symptoms in the crown. Therefore, all trees with symptoms should be carefully identified first. Then, the trench should be placed a minimum of 100 ft beyond these symptomatic trees, even though there may be "healthy" trees at high risk of infection inside the trench. Trees within the 100-ft barrier, including those without symptoms, may be uprooted or cut down and removed to improve the barrier to root transmission. Tree removal should be initiated after trenching, starting with healthy trees adjacent to the trench and gradually working inward to include symptomatic trees.

Oak wilt infection centers are more easily suppressed when detected early, before they become too large. The untreated trees immediately outside the treated area should be closely monitored for several years. If the pathogen appears to have crossed a barrier, the same measures (new trenching and treatment of trees within the barrier) should be repeated while the diseased site is still small.

Fungicide Treatment

Propiconazole (Alamo[®]) is the only fungicide scientifically tested and proven effective (when properly applied) prior to in-

fection) for use as a preventative treatment to protect live oaks. Limited success also may be achieved in trees treated with therapeutic injections during the earliest stages of infection. The fungicide is injected into the tree's water-conducting vascular system through small holes drilled into the root flares at the base of the tree. Treatment success depends on the health of the candidate tree, application rate, and injection technique. Injection should be done only by trained application.

Fungicide injection does not stop root transmission of the fungus. This treatment, therefore, is used best in conjunction with trenching or to protect individual high-value trees in situations where trenching is impractical. Healthy live oaks at high risk of infection in advance of an expanding infection center are preferred candidates for injection. Foliar symptoms can be used in selecting trees as candidates for preventative or therapeutic treatments. A tree with foliar symptoms of oak wilt, as well as any non-symptomatic tree immediately adjacent to a tree with symptoms, should receive a therapeutic treatment. If symptoms are observed in more than 30 percent of the crown, it is unlikely a fungicide injection will be effective. Injections of non-symptomatic trees at greater distances from symptomatic trees (i.e., 75 to 150 ft) will yield the best results for preventative treatments.

There are several steps in the injection process that require quite careful attention following tree selection. Mixing the fungicide solution, exposing and drilling holes in the flare moils, connecting the injection apparatus to the tree, and monitoring uptake must be done according to label specifications and directions. Treatment may take several hours. Information and training are available through county extension or Texas Forest Service offices. The services of a professional arborist may be required to assure proper injection.

Integrated Oak Wilt Management

Early detection and prompt action are essential for successful management of oak wilt. The specific measures taken depend on several circumstances outlined in this brochure, but should include appropriate combinations of the following:

1. Prevent New Infections

- Cut and dispose of diseased red oaks immediately.
- Avoid wounding oak trees, including pruning, from February through June, and paint all wounds and fresh stumps regardless of season.
- Handle oak firewood cautiously, burn all firewood before spring, and never store unseasoned oak wood from infected trees near healthy oaks.
- Cover unseasoned firewood (from infection centers and unknown origins) with clear plastic, and bury the edges of the plastic.

Exhibit "A"

2. **Stop Spread Through Roots**
 - Install a trench at least 4 ft deep and 100 ft beyond the perimeter of infection centers to break up root connections.
 - Cut or uproot all trees within the 100-ft barrier (except those injected with fungicide).
3. **Inject High-Value Oaks with Fungicide**
 - Identify susceptible, high-value oak trees in proximity to expanding oak wilt infection centers.
 - Consult a trained and licensed arborist (with certified applicator's license) for treatment of susceptible trees with injections of propiconazole (Alamo[®]).
4. **Plant New Trees**
 - Plant trees not susceptible to oak wilt.
 - Favor a diversity of tree species in the landscape by planting trees that are adapted to central Texas.
 - Avoid wounding susceptible oaks during planting.

For more information on oak wilt in Texas, visit the Internet website www.texasoakwilt.org

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CAUTION

Pesticides used improperly can be injurious to humans, animals, and plants. Follow directions and read all precautions on the label.

DISCLAIMER

The use of chemical trade or institution names in this brochure is for the information and convenience of the reader. Such use does not constitute official endorsement or approval by the U.S. Department of Agriculture of any product or service or the exclusion of others that also may be available.

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HOW TO Identify and Manage Oak Wilt in Texas



www.texasoakwilt.org



Forest
Service
Southern Research
Station
New Orleans, LA

Updated 2006
by David N. Appel, SRS
1 June 10 2011

Introduction

Oak wilt, one of the most destructive tree diseases in the United States, is killing oak trees in central Texas at epidemic proportions (fig. 1). Oak wilt is an infectious disease caused by the fungus *Ceratocystis fagacearum*, which invades and disables the water-conducting system in susceptible trees. All oaks (*Quercus* spp.) are susceptible to oak wilt to some degree, but some species are affected more than others. Red oaks, particularly Spanish oak (*Q. buckleyi*), Shumard oak (*Q. shumardii*), and black oak (*Q. nigra*), are extremely susceptible and may play a unique role in the establishment of new oak wilt infections. White oaks, including post oak (*Q. stellata*), bur oak (*Q. macrocarpa*), and chinquapin oak (*Q. muhlenbergii*), are less susceptible to the fungus and rarely die from oak wilt. Live oaks (*Q. virginiana* and *Q. laevis*) are intermediate in susceptibility to oak wilt, but are most seriously affected due to their tendency to grow from root sprouts and form vast interconnected root systems that allow movement for spread of the fungus between adjacent trees. The successful management of oak wilt depends on correct diagnosis and an understanding of how the pathogen spreads between different oak species.

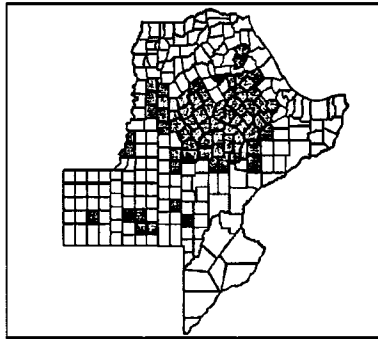


Figure 1. - Texas counties with confirmed cases of oak wilt are shown in red.

U.S. Department of Agriculture, Forest Service, Southern Research Station, New Orleans, LA. Revised 2008 by Texas Forest Service, Austin, TX 78711.

Identification of Oak Wilt

Foliar symptoms, patterns of tree mortality, and the presence of fungal mats can be used as indicators of oak wilt. However, laboratory isolation of the fungus is recommended to confirm the diagnosis. A trained expert should be consulted when in doubt.

Patterns of Tree Mortality

Most live oaks debiliate and die over a 1- to 6-month period following initial appearance of symptoms. Some live oaks take longer to die, and a few untreated trees may survive many years in various stages of decline. A few live oaks in oak wilt centers escape infection or may be resistant to the fungus and apparently remain unaffected by the disease.

Red oaks seldom survive oak wilt and often die within 3 to 4 weeks following the initial appearance of symptoms. During summer months, diseased red oaks often can be spotted from a distance because of their bright autumn-like coloration in contrast to the surrounding greenery.

Foliar Symptoms

Leaves on diseased live oaks often develop chlorotic (yellow) veins that eventually turn necrotic (brown), a symptom called veinlet necrosis (fig. 2). Defoliation may be rapid, and dead leaves with brown veins often can be found under the tree for months after defoliation. Leaves may exhibit other patterns of chlorosis and necrosis, such as interveinal chlorosis, marginal scorch, or tip burn, but these symptoms are less reliable than veinlet necrosis for diagnosing oak wilt in live oaks.

Foliar symptoms of oak wilt on red oaks are less distinct. In early spring, young leaves simply wilt, turning pale green and brown. Mature leaves develop dark green water soaking symptoms or turn pale green or bronze, starting at the leaf margins and progressing inward.

Fungal Mats

Fungal mats (fig. 3a, b) are reliable indicators for diagnosis of oak wilt. These specialized spore-producing structures most often form in spring on red oaks that developed advanced symptoms of oak wilt the previous late summer or fall. Red oak infections in late spring and summer usually do not give rise to fungal mats due to high temperatures and low soil moisture conditions. Fungal mats can be found by looking for inconspicuous narrow cracks in the bark of dying red oaks leading to hollow areas between the bark and wood. They often have a distinctive odor similar to fermenting fruit. Fungal mats can be exposed for inspection by chipping away the loose bark.

Laboratory Diagnosis

Oak wilt diagnoses may be confirmed by isolating the fungus from diseased tissues in the laboratory. Samples can be submitted to: Texas Plant Disease Diagnostic Laboratory, 1500 Research Parkway, Suite A130, Texas A&M University Research Park, College Station, TX 77845. A county extension agent, Texas Forest Service forester, or trained arborist should be consulted for proper collection and submission of samples.



Figure 2. - Live oak leaves showing oak wilt symptoms known as veinlet necrosis.



Figure 3. - Fungal mats on oak: (a) crack in bark caused by fungal mat; (b) exposed fungal mat on Spanish oak.

expand at an average rate of 75 ft per year, varying from no spread to 150 ft in any one direction. Occasionally, the oak wilt fungus is transmitted through connected roots between red oaks, but movement through roots is slower in red oaks and occurs over shorter distances than in live oaks.

Spread of Oak Wilt

Establishment of New Infections

Red oaks appear to play a key role in the establishment of new infection centers. The oak wilt fungus may be spread overland by insect vectors and by run through movement of wood from infected red oaks to other locations. Fungal mats form beneath the bark of certain diseased red oaks in late fall and especially in spring, but do not form on live oaks. Individual fungal mats produce spores for only a few weeks. The fruity odor of fungal mats attracts many kinds of insects, the most important of which are believed to be sap-feeding nitidulid beetles. The fungus possibly may be transmitted by these small beetles as they emerge from mats and visit fresh wounds on healthy trees, both red oaks and live oaks. Fungal mats are most commonly formed on standing trees, but they can also develop on logs, stumps, and fresh firewood cut from diseased red oaks.

Spread Through Roots

Live oaks tend to grow in large dense groups (called motts) with interconnected roots. The fungus may be transmitted from one tree to another through these root connections. Root transmission is a proven means of spread from one live oak to another. As a result, patches of dead and dying trees (infection centers) are formed. Infection centers among live oaks in Texas

Disease Management

There are currently three primary approaches used for oak wilt management in Texas. Successful control usually depends on an integrated program incorporating measures from all three approaches. The first approach attempts to prevent the formation of new oak wilt infection centers by eliminating diseased red oaks, handling firewood properly, and painting wounds on healthy oaks. The second approach involves trenching or other measures to disrupt root connections responsible for root transmission of the pathogen. Finally, injections of the fungicide propiconazole (Alamo™) into individual, high-value trees help reduce crown loss and may extend the life of the tree. These measures will not cure oak wilt, but will significantly reduce tree losses.

Preventing New Infections

Infected red oaks that die in late summer or fall should be cut down and burned or buried soon after discovery to prevent insects from transmitting spores from fungal mats that may form on these trees in the fall or following spring. If this is not possible, the trees should be injected with herbicide or deeply girdled with an ax and stripped of all bark 2 to 3 ft above the soil line. Drying of the wood before fall discourages formation of fungal mats.

All wounding of oaks (including pruning) should be avoided from February through June. The least hazardous

**Filed and Recorded
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Comal County, Texas
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Bobbie Koepp