

HIGHLIGHTS of COVENANTS and RESTRICTIONS

Home Owners Association

The initial HOA assessment shall be \$1,000 per year, per lot. One time, HOA Capital Contribution of \$500 at closing. Buyer may purchase and combine 2 contiguous lots and pay only 1 yearly HOA assessment and one Capital Contribution at closing. Maximum of 2 lots combined for 1 assessment. Buyer will be responsible for separate PID fees and any replat requirements and fees with the County.

How does the Public Improvement District (PID) benefit me?

Property owners will enjoy enhanced, and expedited completion of the amenities for a higher quality community while the increased property values do not increase assessment costs. Some of the improvements realized will include roadways, water system, drainage, and the community lake. Please review the PID Disclosure for full details.

Municipal Water

The City of Marble Falls provides water to residents of Marble Falls.

Septic

All septic systems must be installed to meet minimum county and state regulations.

Minimum Square Footage

Residential structures shall consist of a minimum of 2,100 square feet of conditioned space on the main floor. Guest house shall be of similar style and color, built simultaneously with the main residence. All structures must be approved by the ARC.

Accessory Buildings

Accessory Buildings including barns, stables, detached garages, and sheds are allowed and should be of a similar style and color as the primary home. All such buildings shall be erected behind the residential structure. No accessory building can be used for a primary residence at any time and will require ARC approval.

Building Materials

All constructed homes must be built with brick, stone, wood, stucco, concrete board (Hardie® board) or a combination of any of these materials. Roofs shall be tile, metal, or architectural shingles. All construction will require ARC approval.

Building Setbacks (Beyond Utility Easements)

Front Setback: 50 feet, Rear Setback: 50 feet, Side Setbacks: 25 feet.

Construction Time

There shall be no time-frame to build, however, any residential building or improvement commenced upon the property shall be completed within 12 (twelve) months from the commencement date.

RVs

RVs must be enclosed and stored in ARC approved structures.

Animals

Domestic pets, such as dogs, cats, and other common household pets are allowed, provided they are not kept or maintained for commercial purposes and do not become a nuisance or threat to other owners. Unless leashed, all animals must remain within the boundaries of the Owner's lot(s). No exotic, wild or dangerous animals will be permitted.