

PROPERTY INFORMATION

UTILITIES & ROAD

- High-Speed Fiber Optic Internet by Eastex Telephone
- Underground Electric Service by Sam Houston Electric Co-op
- Street Lights
- Septic Sewer Systems – to be installed by Lot Owner
- Asphalt Type Roads
- Roads are installed by Developer with approval by Polk County & the Intent that Polk County will assume ownership & maintenance after the waiting period set by Polk County has been met

HOMES & USE

- 2,000 sq ft Living Space Minimum
- 2 Car Garage Minimum
- Shops & Second Garages Allowed (not before construction of the home has started)
- Dwelling setback lines - 40' front, 40' side street on corner lots, 20' side
- Fencing allowed on Side & Rear Property Lines, no fences in Front of Homes
- No Above Ground Pools
- Ten Foot No Clear Zone between homes for nature like aesthetic and privacy
- Horses Allowed on Larger Lots

PROPERTY OWNER MEMBERSHIP

- \$250 Annual HOA Dues – Dues go towards monthly electric service to street lights, mowing of ditches of un-sold lots, & any common areas that may be designated, road maintenance until roads are accepted by Polk County, drainage maintenance, and HOA Insurance.

NOTE

- Lots retained by Developer will have custom homes between 2,500 & 3,000+ square feet for sale
- Lots are not currently part of the Four Corners Estates Home Owners Association. This property was bought and developed by Blue River Homes, the lots are platted as “Stonebrook Estates”. Once all or a majority of lots are sold the residents can vote to stay as their own separate Homeowners Association or can request to join the Four Corners Estates Homeowners Association.