



Summary of Protective Covenants

The protective covenants, conditions and restrictions (CCRs) are recorded and established to protect property values and ensure a common conformity to the custom homes in Texas Grand Ranch.

- Minimum of 2000 sq ft on a single story. A two-story home must have at least 1600 sq ft on the ground.
- The exterior must be a combination of at least 65% masonry (brick, stone, stucco) and/ or glass.
- A guest home may be built on the property so long as it is at least 500 sq ft and no larger than 50% the size of the main dwelling.
- No animals are permitted to be kept on the property other than dogs, cats or other domestic pets. An owner purchasing two acres or more may keep one horse per acre and 2 chickens per acre (no roosters). Special allowances are made for FFA and 4-H projects.
- Central water and electricity will be provided to each home site by the developer. The installation of an aerobic septic system will be required for sewage disposal on each homesite and will be the responsibility of the buyer.
- All improvements to any property must be approved by an architectural review committee (ARC) prior to installation or construction. This is a simple process and can primarily be done online.
- The property owner's association (POA) annual maintenance fee for each owner is \$400 per lot.
- All properties are subject to utility, drainage, and building setbacks, which are noted on the recorded plat.
- All common ground areas such as "Nature Trails", Reserves, etc. are noted on the recorded plat.
- The current tax rate is \$1.816 per \$100 ASSESSED value for the Huntsville ISD and \$1.976 per \$100 of ASSESSED value for the New Waverly ISD.