

**TABLE 1**  
**DWELLING/RESIDENCE**

Single Family Residential Construction	Amended	Minimum Sq. Ft.	If Two Story Min. First Story	Masonry	Set Backs
<b>UNIT 1</b>					
Lots 49 - 67 and 92 - 122		2,600	1,300	75% Inclusive, 75% exclusive	All 75' front, 60' back, 20' side,
All other Lots with one story dwelling		2,200		street side. Hardiplank is not	25' from side street for corner Lots
All other Lots with two story dwelling		2,400	1,200	masonry.	
<b>UNIT 2</b>					
Lots 343 - 384		2,600	1,300	75% Inclusive, 75% exclusive	All 75' front, 60' back, 20' side,
All other Lots with one story dwelling		2,200		street side. Hardiplank is not	25' from side street for corner Lots
All other Lots with two story dwelling		2,400	1,200	masonry.	
<b>UNIT 3</b>					
Lots 388 - 418		2,600	1,300	75% Inclusive, 75% exclusive	All 75' front, 60' back, 20' side,
All other Lots with one story dwelling		2,200		street side. Hardiplank is not	25' from side street for corner Lots
All other Lots with two story dwelling		2,400	1,200	masonry.	
<b>UNIT 4 part 1</b>					
Lots 627 - 640, 642 - 651 and 659 - 661		2,600	1,300	627-636,642-648 100% exclusive	All 75' front, 60' back, 20' side,
All other Lots with one story dwelling		2,200		All others 75% inclusive, 75%	25' from side street for corner Lots
All other Lots with two story dwelling		2,400	1,200	exclusive street side. Hardi- plank is not masonry.	
<b>UNIT 4 part 2</b>					
Los 592 - 599, 667 - 669 and 690 - 699 if one story		2,200		75% Inclusive, 75% exclusive	All 75' front, 60' back, 20' side,
Los 592 - 599, 667 - 669 and 690 - 699 if two story		2,400	1,200	street side. Hardiplank is not	25' from side street for corner Lots
				masonry.	
<b>UNIT 5A</b>					
All Lots if one story	Yes	2,200		75% Inclusive, 75% exclusive	All 100' front, 100' back, 50' side
All Lots if two story		2,400	1,200	street side. Hardiplank is not	
				masonry.	
<b>UNIT 5B</b>					
Lots 590 - 596 and 607 - 610		2,600	1,300	75% Inclusive, 75% exclusive	All 75' front, 60' back, 20' side,
All Lots if one story		2,200		street side. Hardiplank is not	25' from side street for corner Lots
All Lots if two story		2,400	1,200	masonry.	
<b>UNIT 5C</b>					
Lots 705-707,710,713,714,719,720,724,725,727-731,755-759	Yes	2,600	1,300	75% Inclusive, 75% exclusive	50' front, 60' back, 20' side for
All Lots if one story		2,200		street side. Hardiplank is not	25' from side street, Lots listed
All Lots if two story		2,400	1,200	masonry.	All others 75' front, 60' back, 20' side, 25' from side street
<b>UNIT 5D</b>					
Lots 780-785, 788-793	Yes	2,600	1,300	75% Inclusive, 75% exclusive	50' front, 60' back, 20' side for
All Lots if one story		2,200		street side. Hardiplank is not	25' from side street, Lots listed
All Lots if two story		2,400	1,200	masonry.	All others 75' front, 60' back, 20' side, 25' from side street

**TABLE 2  
SECONDARY BUILDINGS**

	Barn/Minimums	Barns/Storage/Shops	Portable Buildings		Set Backs
			Allowed	Max. sf	
UNIT 1	Metal, rock, Hardiplank; 3' wainscot street side. 1500 sf max, 30% living area in addition to set backs, behind main dwelling site.	Metal, rock, Hardiplank; 3' wainscot street side. 1500 sf max. No living area. In addition to set backs, behind main dwelling site.	YES	400 sf	All 75' front, 60' back, 20' side, 25' from side street on corner Lots Portable bldgs. must be out of sight
UNIT 2	Metal, rock, Hardiplank; 3' wainscot street side. 1500 sf max, 30% living area in addition to set backs, behind main dwelling site.	Metal, rock, Hardiplank; 3' wainscot street side. 1500 sf max. No living area. In addition to set backs, behind main dwelling site.	YES	400 sf	All 75' front, 60' back, 20' side, 25' from side street on corner Lots Portable bldgs. must be out of sight
UNIT 3	Metal, rock, Hardiplank; 3' wainscot street side. 1500 sf max, 30% living area in addition to set backs, behind main dwelling site.	Metal, rock, Hardiplank; 3' wainscot street side. 1500 sf max. No living area. In addition to set backs, behind main dwelling site.	YES	400 sf	All 75' front, 60' back, 20' side, 25' from side street on corner Lots Portable bldgs. must be out of sight
UNIT 4 part 1	Metal, rock, Hardiplank; 3' rock wainscot street side. 1500 sf max, 30% living area in addition to set backs, behind main dwelling site.	Metal, rock, Hardiplank; 3' rock wainscot street side. 1500 sf max. No living area. In addition to set backs, behind main dwelling site.	YES	400 sf	All 75' front, 60' back, 20' side, 25' from side street on corner Lots Portable bldgs. must be out of sight
UNIT 4 part 2	Metal, rock, Hardiplank; 3' rock wainscot street side. 1500 sf max, 30% living area in addition to set backs, behind main dwelling site.	Metal, rock, Hardiplank; 3' rock wainscot street side. 1500 sf max. No living area. In addition to set backs, behind main dwelling site.	YES	400 sf	All 75' front, 60' back, 20' side, 25' from side street on corner Lots Portable bldgs. must be out of sight
UNIT 5A	Metal, rock, Hardiplank; 3' rock wainscot all sides. 2000 sf max, 30% living area in addition to set backs, behind main dwelling site.	Metal, rock, Hardiplank; 3' rock wainscot all sides. 2000 sf max, no living area in addition to set backs, behind main dwelling site.	YES	400 sf	All 100' front, 100' back, 50' side Portable bldgs. must be out of sight
UNIT 5B	Metal, rock, Hardiplank; 3' rock wainscot all sides. Wood, Hardiplank or rock street side. 1500 sf max, 33% living area. In addition to set backs, behind main dwelling site. Rear of lot.	Metal, rock, Hardiplank; 3' rock wainscot all sides. Wood, Hardiplank or rock street side. 1500 sf max, no living area in addition to set backs, behind main dwelling site. Rear of lot.	YES	400 sf	All 75' front, 60' back, 20' side, 25' from side street on corner Lots Portable bldgs. must be out of sight Rear of Lot
UNIT 5C	Metal, rock, Hardiplank; 3' rock wainscot all sides. Wood, Hardiplank or rock street side. 1500 sf max, 33% living area. In addition to set backs, behind main dwelling site. Rear of lot.	Metal, rock, Hardiplank; 3' rock wainscot all sides. Wood, Hardiplank or rock street side. 1500 sf max, no living area. In addition to set backs, behind main dwelling site. Rear of lot.	YES	400 sf	See Table 1 for Set Back details Portable bldgs. must be out of sight Rear of Lot
UNIT 5D	Metal, rock, Hardiplank; 3' rock wainscot all sides. Wood, Hardiplank or rock street side. 1500 sf max, 33% living area. In addition to set backs, behind main dwelling site. Rear of lot.	Metal, rock, Hardiplank; 3' rock wainscot all sides. Wood, Hardiplank or rock street side. 1500 sf max, no living area. In addition to set backs, behind main dwelling site. Rear of lot.	YES	400 sf	See Table 1 for Set Back details Portable bldgs. must be out of sight Rear of Lot

**Hand Delivered To:**

*Annette W/CIA*

Filed for Record in:  
Bandera County

On: Oct 20, 2017 at 12:58P

As a  
Recording

Document Number: 00222236

Amount 94.00

Receipt Number - 133830

By:  
Debra Dvorosh

Any provision herein which restricts the sale, rental or use of the described real property because of color or race is invalid and unenforceable under Federal law.  
STATE OF TEXAS  
COUNTY OF BANDERA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and and page of the official records of: Bandera County as stamped hereon by me.

Oct 20, 2017

Candy Wheeler, County Clerk  
Bandera County