

# REPUBLIC GRAND RANCH

## SUMMARY OF PROTECTIVE COVENANTS

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### UTILITIES & IMPROVEMENTS

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- High-Speed Fiber Optic Internet w/ Suddenlink.
  - Underground Electric Service w/ SHECO (Co-Op).
  - Central Water System & On-Site Aerobic Septic.
  - All roads will be Asphalt paved surfaces w/ ditch & culvert drainage.
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### COMMUNITY AMENITIES

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- Entrance Park w/ stocked lake for fishing, boardwalk, pavilions and docks, fields and forest nature trails.
  - Forest Park & adjoining green spaces with hiking trails.
  - 20-minutes to The Woodlands, 10-minutes to Conroe & Lake Conroe (marina, boat ramp, camping).
  - Desirable Willis ISD with new school campus only 5 minutes away, recently accredited to 6A status for sports, the same designation as The Woodlands High School and other top schools.
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### BUILDING & USE RESTRICTIONS

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- 2,000 sqft minimum home size, 500 sqft minimum guest home size, residential uses only.
  - Accessory buildings of all sorts are permitted, should match home design and may be made of metal.
  - No clear-cutting of trees, protective covenants are in place to preserve the "forest-look".
  - Property fencing is permitted, various types of fencing are named and specified in CCRs.
  - One horse per acre & two laying hens per acre allowed. Livestock only allowed for 4H & FFA purposes.
  - 100' front building setback, 20' side setbacks, 25' rear setback on all lots 2 acres or greater.
  - 75' front building setback, 20' side setbacks, 25' rear setback on all lots smaller than 2 acres.
  - 75' setbacks on both front and side streets, 20' setbacks on both interior boundary lines for corner lots.
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### PROPERTY OWNERSHIP FEES & TAXES

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- Very Low Tax Rate: \$1.9842 per \$100 (1.9842%)
- Only \$495 Annual POA Dues, composite lot pays single dues.
- NO MUD TAXES!