



ADDENDUM "A"
PROPERTY DISCLOSURE INFORMATION STATEMENT LAKELAND RANCH
Located in Tyler County, TX

A. Utility Services:

1. ELECTRIC SERVICE: Electrical service is run to each homesite. Provided by: Entergy. Phone:(800) 368-3749
2. TRASH REMOVAL SERVICE:
Tyler County operates the Tyler County Landfill and Woodville Collection Center located at NE Woodville on S SD Antioch Rd, 1/2 mi S Inters. W/ US Hwy 190, Woodville, TX 75979 Phone: (409) 283-6712.

Residential pickup every Thursday is available through Piney Woods Sanitation. Phone: (409) 429-3994
Price: \$88.07 billed quarterly.

Residential pickup is also available through Local Sanitation. Phone: 409-224-1780. 96-gallon carts for residential curbside monthly service. Quarterly or Monthly billing is available, Quarterly billing does not require a cart deposit; Monthly billing requires a \$55.00 one-time deposit on cart.
Monthly rate:
1 can service = \$23.65 tax included
2 can service = \$39.40 tax included
Quarterly rate:
1 can service = \$70.95 tax included
2 can service = \$118.20 tax included
3. SEWER: You will need to install an aerobic septic system. Public sewer not available. You are free to choose your own contractor.
Contractor: Whippoorwill Septic, Lufkin, TX Phone: (936) 824-2201
Price as of 11/26/2021: \$7200.
4. WATER: Water is provided by Tyler County Special Utility District for lots 1-168b. Phone: (409) 429-3994. Tap Fees: \$1000 (includes meter, inspection, and deposit)

Lots 169 and above will require wells. Contractors: Bellinger Well Services, Silsbee, TX 409-385-2323 or Dales Water Wells, Silsbee, TX 409-679-7027
Price as of 10/18/22: from \$7000 for 100ft, \$15 per ft after 100ft.
5. TV: Dish – Phone: (855) 831-9244 or Spectrum - Phone: (855) 299-8955
6. INTERNET: Spectrum High Speed Internet – Phone: (855) 299-8955

B. Other State and Local Land Use Restrictions and Requirements Applicable to this Property

The following information describes any material restrictions, which pertain to this property imposed by land use laws and regulations, zoning laws, restrictive covenants, easements, environmental and conservation restrictions.

- Residential Dwellings: Single Family, site constructed, or site assembled Modular home installed on a permanent foundation.
- Setbacks: 50' front, 25' rear or lake, 15' side (Lots 1-8 and 11 have 75' front setback)



- Minimum Square Footage:
 - Primary Residence – 1600 sqft under air.
 - Guest House – Built simultaneously with primary residence - 600 sqft minimum under air.
 - A guest house (including a cabin or barndominium) may be constructed before a primary residence on lots 4 acres or larger with a 750 sqft minimum if the lot owner demonstrates that there is adequate space for the primary residence to be constructed 35 ft in front of the guest house.

No Mobile Homes

Recreational Vehicles. Owners may use and occupy an RV on their lot during the construction of a Primary Residence on their lot for up to twelve (12) consecutive months. Owners and their guest may use or occupy an RV on their lot for up to seven (7) days per calendar month provided that the RV is not permanently attached to the land, the RV remains in good repair and is sufficiently hidden from view by a visual barrier or fence as approved in writing by ACC.

C. Flood Zones. All lots within Lakeland Ranch have a building envelope outside of the Floodplain in Zone X, except for Lot 168a and b. Lots 1-5, 121-131, 136-137, 139-144, 158-160, 162-167, 183-187, 337-338, 361-367 and 387 are partially in the Flood Zone A. Initial lot in Exhibit A.

D. Easements. Purchaser understands that easements, including but not limited to those listed herein, have been granted to ensure the rights on ingress, egress, drainage, and utility service for the subdivision and to further the purposes of the Property Owners Association.

- Lots 1-95 have a 15' Unobstructed Drainage and Utility Easement along the roadway. Lots 96-387 have a 20' Unobstructed Drainage and Utility easement long the roadway. These easements are including not in addition to the building setbacks.
- A 20' drainage and utility easement is dedicated on all sides of all lots.
- Lots 1-7, 8-9, 37-40, 62-63, 65-66, 86-87 96, 123, 126-7, 131, 134-135, 169-170, 172, 177, 179, 183, 187, 194-195, 203, 208, 222-224, 240-242, 267-269, 320-327, 338, 344-349, 361, 365-372, 375-376, and 379-382 have an Unobstructed Drainage Easement.
- Lots 312-318 and 329 have a 30' wide easement.
- Lot 144 and 183 has a 100' Unobstructed Drainage and Utility Easement and Dam Maintenance Easement.
- Lots 24-60, 67-77, 151-155, 158-160, 169-179, 223-245 and 327-344 have a 20' Inundation Easement.
- Lots 61-63, 65-66 and 86-87 have a 40' Inundation Easement.
- Lots 158-160 and 162-167 have an ingress and egress easement of 50' along the border of Lake Kirkpatrick for those lots to access their lakefront. Docks are allowed. Only the lot owner may park, fish,



or build a dock on their lot. The easement is only to allow access to the owner's lot.

- Lot 179 will require three 48" culverts to crossing the drainage easement.

E. Lakes and Docks:

1. **DOCKS:** No private boat docks are allowed on Lake Umphrey. Private docks are allowed on Lake Kirkpatrick, Lake Sheila, Pretty Lake, and Madison Lake. All docks need to be approved by the ACC. Docks must be constructed of marine grade lumber or a fabricated equivalent (i.e. Trex). No metal or floating docks are allowed. Maximum size for docks is 15ft long by 6ft wide. Docks must run parallel to the shoreline.

2. **BOATS:** Only non-motorized watercraft and boats with electric trolling motors are permitted in any water body or waterway. Motorized boats that use gas power or burn fuel are prohibited.

3. **FISHING:** Catch and release fishing is encouraged. Bass may be kept with a limit of two fish per week per lot.

F. Summary of Protective Covenants and Architectural Guidelines

- Single family homes, site-constructed or site-assembled modular homes installed on a permanent foundation.
- No mobile homes.
- Primary residences must be a minimum of 1600 sqft under air.
- Guest houses are allowed and must be a minimum of 600 sqft.
- Guest houses (including cabins and barndominiums) may be built before a primary residence on lots that are 4 acres or larger with the following conditions: Guest houses must have a minimum of 750 sqft under air and owners must demonstrate that there is room for the primary residence to be located on the lot in front of the guest house.
- Barndominium homes are allowed with ACC approval.
- Lots over 5 acres may be subdivided once with appropriate approvals.
- No timeframe in which to build.
- Choose your own builder.
- Accessory Buildings including barns, stables, detached garages, and sheds are allowed and should be erected behind the primary structure.
- Horses are allowed.
- Livestock is allowed only on lots 5 acres or larger. One animal per every two acres.
- Poultry is allowed only on lots 2 acres or larger. Three chickens per acre.
- Animals shall not create a nuisance to neighboring property owners.
- No commercial use (Home businesses with no traffic are permitted).
- Recreational Vehicles. Owners may use and occupy an RV on their lot during the construction of a Primary Residence on their lot for up to twelve (12) consecutive months. Owners and their guest may use or occupy an RV on their lot for up to seven (7) days per calendar month provided that the RV is not permanently attached to the land, the RV remains in good repair and is sufficiently hidden from view by a visual barrier or fence as approved in writing by ACC.



RULES AND REGULATIONS
Trail and Equestrian Rules

1. Horses are allowed only within the 15-foot utility and drainage easement along the roadways of Lakeland Ranch and on designated trails. With advanced reservations and fees, horses may be kept in boarding stables and may use arena areas. Horses are prohibited from all other common areas.
2. Horses and their stalls must be maintained in a manner that will not create a nuisance or odor to neighboring Lots.
3. Golf carts and ATVs are allowed on the Multi-Use Trail, provided all vehicles obey the appropriate speed limit and yield to horses, bicyclists, and pedestrians. Rights to use the Multi-Use Trail are subject to compliance with this rule.
4. Golf carts and ATVs may be driven only by licensed drivers on roadways throughout Lakeland Ranch after roads are complete and paved. All vehicles, including golf carts and ATVs, must follow the speed limit. Vehicles that create excessive noise are prohibited.
5. The Nature Trails are reserved for horses, bicyclists, and foot traffic only. Motorized vehicles are prohibited on the Nature Trails.
6. Trails may be closed during wet or inclement weather or flooding. Owners are prohibited from using trails while they are closed.

Fishing and Boating Rules

1. Only non-motorized watercraft and boats with electric trolling motors are permitted in any water body or waterway. Motorized boats that use gas power or burn fuel are prohibited.
2. Catch and release fishing is encouraged. Bass may be kept with a limit of two fish per week per lot.

Animal and Livestock Rules

1. All animals must be kept in a humane manner with adequate space for grazing, if applicable, and exercising.
2. All animals must be kept in a fenced area on the owner's Lot. Fences must be approved by the ACC and may not impede access to any easement.
3. The following Rules are excerpted from Section 2.02(j) of the Declaration and reiterated here for convenience. These Rules may be amended only by an amendment of the Declaration:
 - a. Any use of a Lot for the keeping of pets or other animals shall be conducted only at levels that do not adversely impact other Owners' use of the Property. Each Owner shall keep all such animals enclosed within a fence constructed to specifications consistent with the provisions of this Declaration or restrained on a leash when on any portion of the Property outside such Owner's Lot.
 - b. Cattle, sheep, horses and goats shall be allowed on Lots of five (5) acres or more; provided no more than one (1) such animal per two acres shall be allowed without written approval of the ACC.
 - c. Swine and exotic animals shall be prohibited unless specifically approved in writing by the ACC.
 - d. No poultry or fowl may be kept on any Lot for the purpose of gaming or fighting.
 - e. Though dogs are permitted on the Property, commercial dog breeding or boarding is prohibited.
 - f. No more than four cats and four dogs are allowed on any Lot without written approval of the ACC.
 - g. The keeping of bees on Lots of five (5) acres or more in size shall be allowed with ACC approval provided the hives are placed in a wooded area or otherwise out of site and the number of hives on any single Lot shall not exceed one more than the number of hives required by Tyler County for meeting the requirements for such Lot to be granted an agricultural valuation based on bees.
 - h. The keeping of chickens on Lots of two (2) acres or more in size shall be allowed; provided, no more than three (3) chickens per acre shall be allowed and roosters shall be prohibited.

Erosion Control Rules

1. Only minor clearing may be performed within fifty (50) feet of any waterbody or waterway, including but not limited to any river, creek, lake, or stream.