

# THE ESTATES OF TGR

## SUMMARY OF PROTECTIVE COVENANTS

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### UTILITIES & IMPROVEMENTS

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- High-Speed Fiber Optic Internet w/ AT&T.
  - Underground Electric Service w/ Entergy.
  - City water.
  - All roads will be Asphalt paved surfaces w/ ditch & culvert drainage.
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### COMMUNITY & SURROUNDING AREA AMENITIES

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- Numerous nature reserves and a park, both with hiking trails are located within The Estates.
  - Sam Houston National Forest & Huntsville State Park within 5 to 15-minute drive.
  - 20-minutes to The Woodlands, 10-minutes to Willis & Lake Conroe (marina, boat ramp, camping).
  - Desirable New Waverly ISD only 5 minutes away, with small classroom sizes.
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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 Protective Covenants.
  - No manufactured or mobile homes are permitted on any property, only custom homes are allowed.
  - One horse per acre & three laying hens per acre allowed for homesites or composite homesites that are 2 acres or greater in size.
  - There are 75' front building setbacks, 10' side setbacks, 20' rear setback on homesites.
  - The front of all homes must have a minimum of 60% masonry, stone, and stucco construction.
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### PROPERTY OWNERSHIP FEES & TAXES

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- **Very Low Tax Rate: \$1.467 per \$100 (1.467%)**
- Only \$595 Annual POA Dues, composite lots pay single dues!
- **NO MUD TAXES & NO TIMEFRAME TO BUILD!!**

# APPROVED BUILDERS

Royal Texan Homes



Home Sales | 832-699-0475  
sales@royaltexan.com

Partners In Building



Home Sales | 281-356-5339  
[info@partnersinbuilding.com](mailto:info@partnersinbuilding.com)

Design Tech Homes



Home Sales | 281-355-1591  
info@dth.com

Sierra Classic Custom Homes



General information | (281) 962-4030  
Bill Rice | (281) 505-5694  
wrice@sierraclassic.com  
Dallas Chamberlain | (281) 505-5429  
dchamberlain@sierraclassic.com

BlackOak Custom Homes



Mack Davis | 281-853-9762  
md@blackoak-homes.com

Rvision Homes



Scott Edmiston | 936-730-4883  
scott@rvisionhomes.com

Superior Homes Custom



Scooter Jefferson | 936-276-6361  
scooterjefferson@superiorhomescustom.com

Tilson Custom Home Builders



Amy Williams | 936-755-1643  
williamsa@tilsonhomes.com  
Catherine Knox | 936-755-1642  
knox@tilsonhomes.com

Kurk Homes Custom Builders



Ryan Tate 832-823-8593  
ryan@kurkhomes.com  
Jeffrey Merriman 469-688-0588  
jeffrey@kurkhomes.com

BUYERS INITIALS \_\_\_\_\_



SALES REP SIGNATURE \_\_\_\_\_

2-1-2024



## The Estates of TGR Lenders



**10% Down**

**Walker County Federal Credit Union**

*Robert Logston 936-291-2171  
Operations@walkercountyfcu.com*

**15% Down**

**Austin Bank**

*Tim Ward 936-552-0116  
Tward@austinbank.com*

**The First State Bank of Louise**

*Darren Drake 361-526-4511 ext 6001  
Ddrake@fsblouise.com*

**Happy Bank**

*James Piper 281-380-5250  
Jpiper@happybank.com*

**20% Down**

**Security Services Federal Credit Union**

*Daniel Bonney 210-980-7171  
Dbonney@ssfcu.org*

**Brenham National Bank**

*Amy Ehlert 979-277-6137  
Aehlert@bnb.bank*

**25% Down**

**Frost Bank**

*Luis Saenz 281-450-8531  
Luis.saenz@frostbank.com*

*Rates and terms will be determined by the borrower's credit score and lenders loan policy  
\*Out of State customers are not always able to receive financing from all the above lenders*