

REPUBLIC GRAND RANCH

SUMMARY OF PROTECTIVE COVENANTS

UTILITIES & IMPROVEMENTS

- 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

- 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

- 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

- Very Low Tax Rate: \$1.6258 per \$100 (1.6258%)
- Only \$495 Annual POA Dues, composite lot pays single dues
- NO MUD TAXES!