



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: Whipoorwill 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 169-212 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 and 361-367 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, 280-281 312-318 and 328 have an Unobstructed Drainage 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.
- Lots 32 and 241 will require a fill disclosure.
- Lots 364-365, 369-371 and 329-333 have a utility easement
- Lots 364, 365, 370 and 371 have a woods road 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 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.
- Association fees: \$500 capital contribution fee at closing and \$900 annual maintenance fee.

G. Property Taxes:

The taxes on a property are determined by County Taxing Authorities based upon Market/Assessed Value:

Based on the 2021 tax rates, a property with a value of \$100,000 would be taxed as follows:

Tyler County \$629.20
County Special \$233.70
Woodville ISD \$891.00
Hospital \$213.30
Emergency Services District Five \$30.00
Total: \$1,997.20