

High River Ranch

Restrictions Overview

- The Property shall be used exclusively for single family residential purposes (but may include an office for an Owner's personal business, provided the office doesn't unreasonably increase traffic). No Bed and Breakfast rental activity or rental of any type is permitted.
- The minimum climate controlled floor area, exclusive of open screened porches, patios, garages, etc., shall be 2,250 square feet and shall have exteriors and landscaping that blend favorably with the aesthetics of the Hill Country.
- One guest house or quarters with a maximum of 1,250 square feet is allowed per tract. The guest house must be constructed concurrently with the primary residence or thereafter.
- No structure shall be taller than forty-five feet.
- Building plans must be submitted to Developer or the Architectural Control Committee prior to beginning construction for approval.
- No animals shall be kept on any Tract except dogs, cats or other common household pets. As many as two horses will be allowed on Tracts greater than or equal to five acres.
- No hunting is allowed on the Property.
- No structure shall remain unfinished for more than twelve months after the same has been commenced. An RV can remain on a tract only during construction of the main home for up to eight months.
- Setbacks: The building setbacks for Tracts 4 and 6 are a twenty-five foot front setback and a ten foot side setback line. The building setbacks for all other Tracts within the Subdivision are a fifty foot front setback and a twenty-five foot side setback line. All Tracts have a fifty foot rear setback line. The septic and well setback for each Tract are a forty-five foot setback line along High Ridge Lane and High River Road and a seventy-five foot setback line on all other sides, excepting Lot 17 which has a fifty foot septic and well side setback line.
- Travel trailers, boats, campers, buses, motorcycles, and recreational vehicles shall be in at least a three-sided and roofed covered area.
- All fences shall be constructed of a material conforming to the Hill Country. No chain link or game fencing will be allowed.
- No trailer, mobile, manufactured and/or modular homes shall be placed or parked on the Property or any Tract at any time.
- The initial maximum Homeowner Association assessment shall be \$250.00 per year, per Tract.