



SUMMATION OF COVENANTS

Lone Star Land Partners has listened for decades to what our customers want in their property, and we are proud to offer just that! These tracts are built to YOUR preferred specifications taking great care to bring you quality roads and utilities. We believe you will find this property to be a perfect blend of Freedom and Protection of YOUR precious land!

1. RESIDENTIAL AND RECREATIONAL USE:

- a. No building required.
- b. If you do build, no restriction on when you build or who you use as a builder.
- c. Traditional Home Construction and Barndominium (1200 sq. ft. minimum for full time residence with 3' masonry Wainscot around perimeter of building)
- d. Barns, garage, guest homes, etc. are all allowed with up to 3 structures with living areas per tract.
- e. Campers and travel trailers are allowed while you build for a limited time. No mobile or modular homes allowed.
- f. For your peace of mind for years to come, no subdividing of any tract.

2. POWER:

Electrical service will be brought to each individual tract.

3. WATER:

Water provided to the front of every property.

4. SEWER:

Individual septic system.

5. Fiber Internet:

Fiber Internet service will be provided to each individual tract.

6. ROADS:

All interior roads are paved and built to county specifications and guidelines and will be private in this gated community.

7. ANNUAL PROPERTY OWNERS' MEMBERSHIP AND DUES:

Our Buyers come here for freedom, not high restrictions. Every person or entity who is an owner of any tract will pay \$600.00 / yr. for each tract. These funds will go towards maintenance of the private road and gate system and will also be used to maintain the AG Exemption of the property.