






# DEER FOREST APPROVED BUILDERS



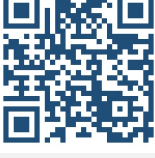


122 Signal Road, New Waverly, TX 77358

Block 3, Lot 15 | Deer Forest Subdivision

Deer Forest is a deed-restricted community in Walker County, Texas. The recorded subdivision restrictions require any home built on a lot to be designed and constructed by an approved builder. Buyers should select a builder from the list below or submit an alternative builder to the Deer Forest HOA architectural review committee for written approval BEFORE finalizing plans.

## Approved Builders

Builder	Scan QR	About
<b>Royal Texan Homes</b> <a href="http://royaltexan.com">royaltexan.com</a> (936) 271-4425	 <i>Scan to visit</i>	2025 GHBA Custom Builder of the Year. Custom, energy-efficient homes on owner-supplied lots across Texas.
<b>Partners in Building</b> <a href="http://partnersinbuilding.com">partnersinbuilding.com</a> see website	 <i>Scan to visit</i>	Luxury custom builder since 1986. Build on your lot across Greater Houston.
<b>Design Tech Homes</b> <a href="http://www.dth.com">www.dth.com</a> see website	 <i>Scan to visit</i>	Build on your lot specialist. 20-year structural warranty. Serves Greater Houston, Conroe, Magnolia, Willis.
<b>Sierra Classic Custom Homes</b> <a href="http://sierraclassic.com">sierraclassic.com</a> see website	 <i>Scan to visit</i>	Fixed-price, transparent process since 1997. Houston, Austin, San Antonio, Hill Country.
<b>Blackoak Custom Homes</b> <a href="http://blackoak-homes.com">blackoak-homes.com</a> see website	 <i>Scan to visit</i>	Design-build on your lot. Unique floor plans, custom cabinetry. Model home in Texas Grand Ranch, Huntsville.

<p><b>RVision Homes</b>  <a href="http://rvisionhomes.com">rvisionhomes.com</a>  see website</p>	 Scan to visit	Turn-key luxury custom builder since 2007. Active in Walker County and New Waverly.
<p><b>Superior Homes Custom</b>  <a href="http://superiorhomescustom.com">superiorhomescustom.com</a>  (936) 228-0008</p>	 Scan to visit	Family-owned build-on-your-lot builder since 1962. Conroe-based, BBB accredited.
<p><b>Tilson Homes</b>  <a href="http://www.tilsonhomes.com">www.tilsonhomes.com</a>  see website</p>	 Scan to visit	Family-owned, 90+ years building custom homes on customers' land throughout Texas.
<p><b>Jamestown Estate Homes</b>  <a href="http://jamestownestatehomes.com">jamestownestatehomes.com</a>  (832) 358-5800</p>	 Scan to visit	Family-owned luxury builder since 2010. Award-winning designs across Fort Bend, Harris, Montgomery, Walker, Waller counties.
<p><b>Precision Homes</b>  <a href="http://precision-homes.com">precision-homes.com</a>  see website</p>	 Scan to visit	Build on your lot custom builder since 1960. Walker County active service area.

### Building Requirements (Per Deed Restrictions)

- Minimum home size: 2,000 square feet of heated and air-conditioned living area.
- Construction must be site-built. Manufactured homes, mobile homes, and barndominiums (metal buildings) are NOT permitted.
- Aerobic septic system required at time of construction. Central water is available at the road.
- Building plans, exterior elevations, and color selections must be submitted to the Deer Forest HOA architectural committee for approval BEFORE construction begins.
- HOA dues: \$495 per year. Transfer / resale fee at closing: \$175.

### Alternative Builders

Builders not on the list above may be submitted to the Deer Forest HOA architectural review committee for approval. Approval is at the discretion of the committee and is not guaranteed. Buyers planning to use a non-approved builder should obtain written approval BEFORE entering into a purchase contract or, at minimum, make the purchase contract contingent on builder approval.

## Contact

For the most current approved builder list, the HOA application process, and architectural review committee contact information, contact the Deer Forest HOA at (936) 647-6512.

*For questions about the property, the listing, or how to coordinate a builder visit, contact:*

**Sean McFarlin, REALTOR | Lion Drive Realty**

sean@smcfarlin.com | (832) 515-3872

*This list is for buyer reference only. Approved builder status is set by the Deer Forest HOA and may change. Confirm current status with the HOA before signing a builder contract.*