

THE ESTATES OF TGR

SUMMARY OF PROTECTIVE COVENANTS

UTILITIES & IMPROVEMENTS

- High-Speed Fiber Optic Internet w/ AT&T
- Underground Electric Service w/ Entergy
- City water
- All roads will be Asphalt paved surfaces w/ ditch & culvert drainage

COMMUNITY & SURROUNDING AREA AMENITIES

- Community clubhouse, private stocked lake, nature reserves, a park, & hiking trails
- Sam Houston National Forest & Huntsville State Park within 5 to 15-minute drive
- 20-minutes to The Woodlands, 10-minutes to Willis & Lake Conroe (marina, boat ramp, camping).
- Desirable New Waverly ISD only 5 minutes away, with small classroom sizes

BUILDING & USE RESTRICTIONS

- 2,000 sqft minimum home size, 500 sqft minimum guest home size, residential use only.
- Wide variety of accessory buildings permitted, including matching custom structures and approved metal buildings.
- No clear-cutting of trees, protective covenants are in place to preserve the "forest-look".
- Property fencing is permitted, fencing types outlined & specified in Protective Covenants.
- No manufactured or mobile homes are permitted on any property, only custom homes are allowed.
- One horse & three laying hens per acre allowed for homesites or composite homesites that are 2 acres or greater in size.
- 75' front building setbacks, 10' side setbacks, 20' rear setback on all homesites.
Minimum of 60% masonry, stone, and stucco construction on the front of all homes.

PROPERTY OWNERSHIP FEES & TAXES

- Very Low Tax Rate: Walker County \$1.618 per \$100 (2025)
- Only \$595 Annual POA Dues, composite lots pay single dues! NO MUD
- TAXES & NO TIMEFRAME TO BUILD!!





APPROVED BUILDERS



ROYAL
TEXAN
HOMES

ROYAL TEXAN HOMES

Home Sales | 936-271-4425
sales@royaltexan.com



PARTNERS IN BUILDING

Home Sales | 281-356-5339
info@partnersinbuilding.com



DESIGN TECH HOMES

Home Sales | 281-355-1591
info@dth.com



**SIERRA CLASSIC
CUSTOM HOMES**

Sales | 281-978-2201
Alicia Schutlz | 210-718-6680
Samantha Haude | 210-317-1898
Scott Siple | 281-505-5429



**BLACKOAK CUSTOM
HOMES**

Mack Davis | 281-853-9762
md@blackoak-homes.com



RVISION HOMES

Scott Edmiston | 936-730-4883
scott@rvisionhomes.com



**SUPERIOR HOMES
CUSTOM**

Scooter Jefferson | 936-276-6361
scooterjefferson@superiorhomescustom.com



**TILSON CUSTOM
HOME BUILDERS**

Amy Williams | 936-755-1643
williamsa@tilsonhomes.com
Catherine Knox | 936-755-1642
knox@tilsonhomes.com



PRECISION HOMES

281-353-9883 ext. 1
info@precision-homes.com



**JAMESTOWN
ESTATE HOMES**

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