



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/or Barndominium (1600 sq. ft. minimum for full time residence)
- d. Barns, garage, guest homes, etc. are all allowed with up to 4 structures.
- e. Campers and travel trailers are allowed while you build for a limited time, no mobile homes
- f. For your peace of mind for years to come, no subdividing of any tract

2. POWER:

Electrical service will be extended through the community.

3. WATER:

Individual water well.

4. SEWER:

Individual county approved septic system

5. EASEMENTS:

All tracts have dedicated build back lines/easements.

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 a record owner of any tract will pay \$600.00 / yr. for each tract. Most of these funds will go towards maintenance of the private road system.