

HPR

HIGH POINT RANCH

High Point Ranch Covenants Summary

- ◆ Single family residence construction only
- ◆ 1800 square feet of living area for one story and 2000 square feet of living area for two story with at least 1200 square feet on ground floor
- ◆ Guest house allowed with minimum of 500 square feet and up to 50% of the square footage of main dwelling
- ◆ Attached or detached garages must be side or rear entry
- ◆ Construction must be of new construction materials and consist of 100% masonry on exterior walls. Roofs shall be constructed of 30 year or better composition shingle, tile, slate, metal standing seam or other roofing approved by the ACC
- ◆ All exterior color schemes or any improvement must be approved by the ACC
- ◆ One permanent metal, rock, and/or Hardiplank barn, storage building, or workshop shall be allowed so long as such building is no larger than 2500 square feet and constructed using rock wainscoat around the bottom 3 feet of the structure on all sides.
- ◆ The first 150 feet of all driveways must be constructed of asphalt, two-course chip and seal asphalt paving, concrete, brick pavers, unless otherwise approved in writing by the ACC.
- ◆ Walls and fencing, if any, may be constructed of the following materials:
 - ◇ Three or four board vinyl
 - ◇ Masonry or masonry veneer; masonry privacy fences may only be constructed behind the front line of the main dwelling
 - ◇ Wrought iron
 - ◇ Cedar posts with barbed wire, straight wire, rolled no climb wire, and/or heavy gauge cattle/hog panel
 - ◇ Metal pipe with top rail
 - ◇ Metal pipe without top rail so long as the pipe fencing has a top rail along any portion facing a street. The sides and rear of the fence not facing the street may have a metal pipe no less than every 50 feet with t-posts in between unless otherwise approved by the ACC. All t-posts must be painted the same color as the pipe.

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(Continued)

- ◆ All improvements, except fences, shall be set back at least 75 feet from the front property line, 20 feet from the side lot lines, and 60 feet from the rear lot line.
- ◆ In ground swimming pools are acceptable with ACC approval. Above ground pools are not allowed.
- ◆ On-site sewage facility (septic system) is required. Contact Kendall County Development Management Department at (830)331-8253.
- ◆ Horses, cows, and goats are allowed so long as the number of horses, cows, and goats does not exceed one animal for every 2 full acres owned by homesite owner. Each lot allows 6 laying hens.
- ◆ Property Owners Association is mandatory with \$275.00 year dues for maintenance of common areas.
- ◆ All planned improvements must be submitted to the ACC for approval before any construction begins. Two sets of construction plans and two sets of site plans should be submitted to the High Point Ranch Information Center for review.